

# WEST COMMERCIAL LANDINGS



**9400-9440 West Commercial Blvd.  
Sunrise, FL 33351**

## HIGHLIGHTS

- +750 feet of frontage on Commercial Blvd.
- Located between Sawgrass Expressway and University Drive
- Lighted intersection at NW 94th Avenue
- Adjacent to high-volume, Publix-anchored shopping center
- Large 3-mile daytime population (+86,800)

## TRAFFIC COUNTS

- 43,700 on Commercial Blvd.
- 13,380 on NW 94th Avenue

## SPACE AVAILABLE

- 1,500 SF Inline retail space (A102)

## JOIN THESE ESTABLISHED TENANTS



## DEMOGRAPHICS\*

	1 MI	3 MI	5 MI
<b>POPULATION</b>	15,546	143,044	380,923
<b>HOUSEHOLDS</b>	6,073	59,532	147,648
<b>AHI</b>	\$65,274	\$70,157	\$73,238

\*Estimated 2024. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



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## TENANT LEGEND

BAY	TENANT	SQ FT
<b>9440 WEST COMMERCIAL</b>		
101	Huey Magoos	1,875
<b>102</b>	<b>AVAILABLE</b>	<b>1,500</b>
103	Papa John's	1,500
104	uBreakiFix	1,125
105	Green Dental	1,500
<b>9430 WEST COMMERCIAL</b>		
101	McAlister's Deli	3,150
102	Verizon	1,050
<b>9420 WEST COMMERCIAL</b>		
	Burger King	
<b>9400 WEST COMMERCIAL</b>		
	Wawa	6,119
<b>9410 WEST COMMERCIAL</b>		
	Learning Experience	