

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
POPULATION	15,546	143,044	380,923
HOUSEHOLDS	6,073	59,532	147,648
AHI	\$65,274	\$70,157	\$73,238

*Estimated 2021. 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
9440 WEST COMMERCIAL		
101	Huey Magoos	1,875
102	AVAILABLE	1,500
103	Papa John's	1,500
104	uBreakiFix	1,125
105	Green Dental	1,500
9430 WEST COMMERCIAL		
101	McAlister's Deli	3,150
102	Verizon	1,050
9420 WEST COMMERCIAL		
	Burger King	
9400 WEST COMMERCIAL		
	Wawa	6,119
9410 WEST COMMERCIAL		
	Learning Experience	