

# 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 2023. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

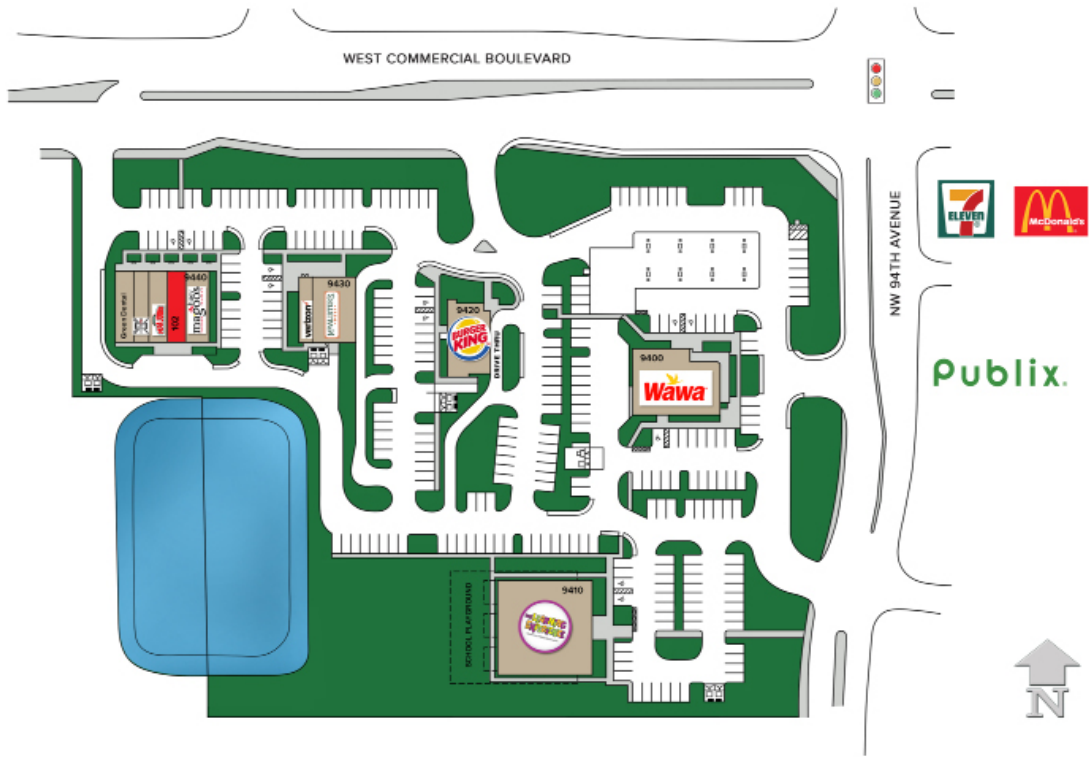


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## TENANT LEGEND

| BAY                         | TENANT              | SQ FT        |
|-----------------------------|---------------------|--------------|
| <b>9440 WEST COMMERCIAL</b> |                     |              |
| 101                         | Huey Magoo's        | 1,875        |
| 102                         | <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 |              |