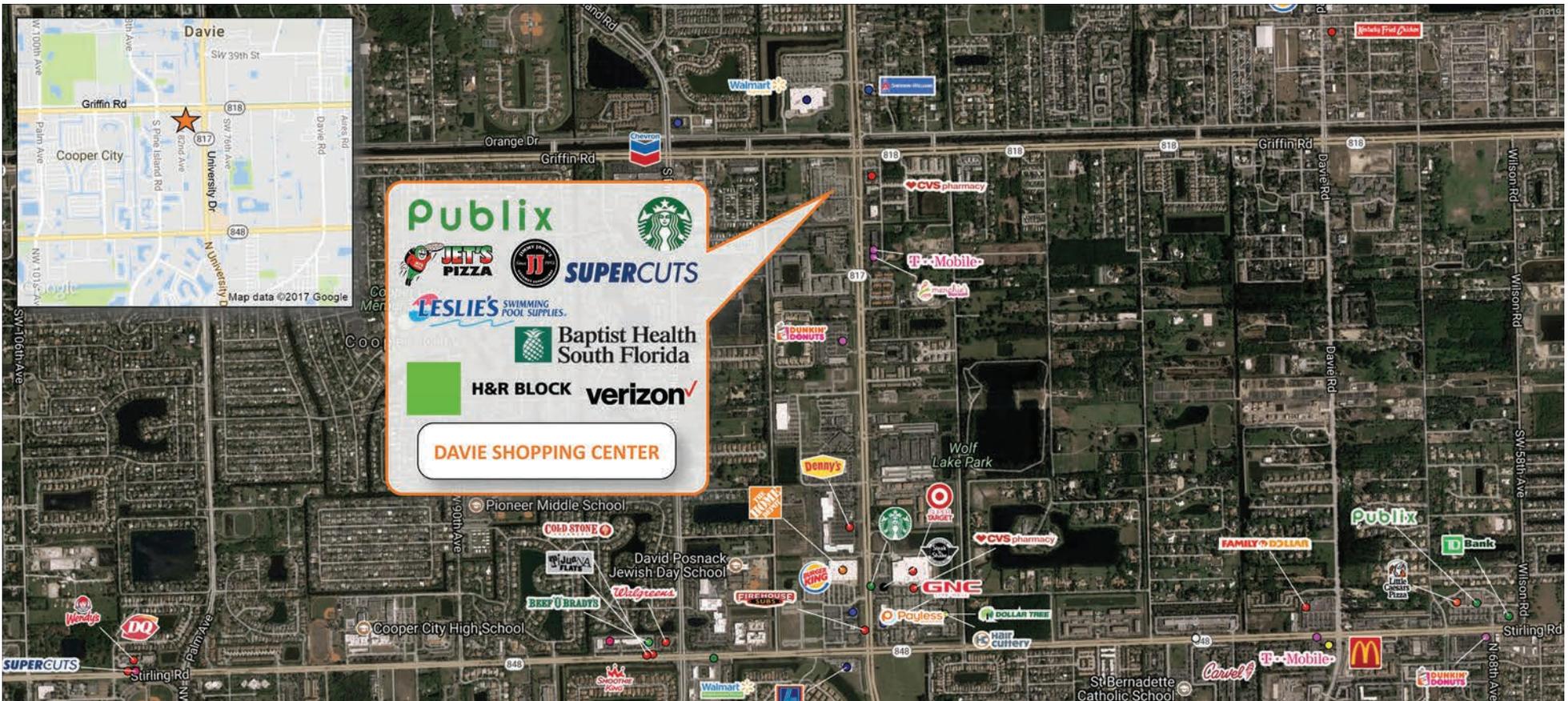




# DAVIE SHOPPING CENTER

4701 S. University Drive, Davie, FL 33328

# DAVIE, FL



**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** 107,887 SF

**TRAFFIC COUNT:** 82,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	11,027	37.3	\$80,412
<b>3 MILES</b>	111,011	38.6	\$83,706
<b>5 MILES</b>	347,412	39.1	\$87,394

**MEREDITH VOGEL** | LEASING AGENT

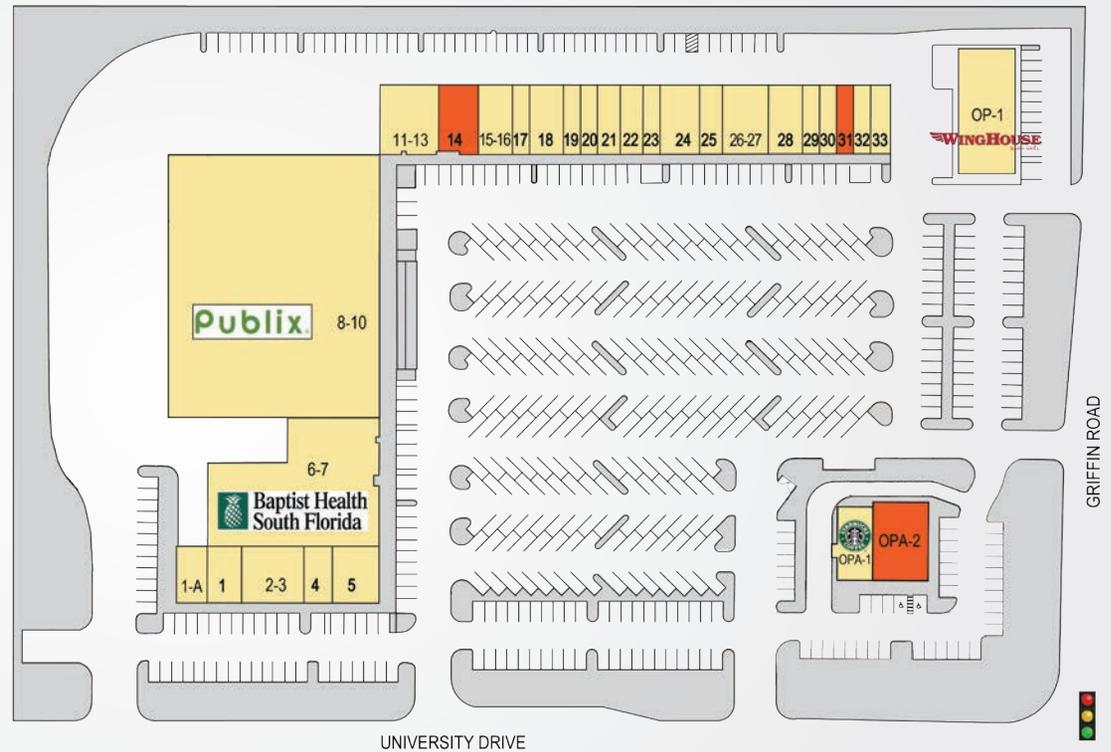
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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Verizon Store	1-A	1,435	A Caruana & Associates	28	1,782
La Café Francais	1-B	1,442	Jimmy Johns	29	900
Play Hard	2-3	2,750	Gourmet Subs	30	900
Davie Advanced Dentistry	4	1,250	The UPS Store	31	909
Mercantil Bank	5	2,065	The Ticket Clinic	32	909
Baptist Outpatient Services	6-7	14,212	University Podiatry	33	1,200
Publix Super Markets	8-10	47,113	Winghouse	OPA-1	5,500
H&R Block	11-13	3,000	Starbucks	OPA-1	2,300
<b>Available</b>	<b>14</b>	<b>2,082</b>	<b>Available</b>	<b>OPA-2</b>	<b>3,220</b>
Dr. Richard A. Norman	15-16	1,836			
MCM Cleaners	17	918			
New Nails	18	1,742			
Orient Chief	19	900			
Estrella Insurance	20	915			
Supercuts	21	1,200			
Supplement Warehouse	22	1,188			
1 Repair Center	23	705			
Jet's Pizza	24	1,900			
Gran Salon	25	1,214			
Leslie's Poolmart	26-27	2,400			



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**Davie Shopping Center** is located on the SW corner of S. University Dr. and Griffin Rd., this flagship shopping center is undergoing a reconstruction and expansion of Publix. The brand new Publix store is scheduled to reopen in the first quarter of 2018. Other national retailers include Starbucks, Verizon Wireless retailer, Jimmy Johns and Leslie's Pools. Tenants at Davie Shopping Center benefit from combined daily traffic counts of an impressive 88,000 and convenient ingress and egress on both major thoroughfares.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.