



DAVIE SHOPPING CENTER

4701 S. University Drive, Davie, FL 33328

DAVIE, FL



MARKET: South Florida

COUNTY: Broward

GLA: 107,887 SF

TRAFFIC COUNT: 99,024



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	12,359	37.4	\$78,617
3 MILES	115,943	38.6	\$85,710
5 MILES	351,119	39.1	\$88,004

MEREDITH VOGEL | LEASING AGENT

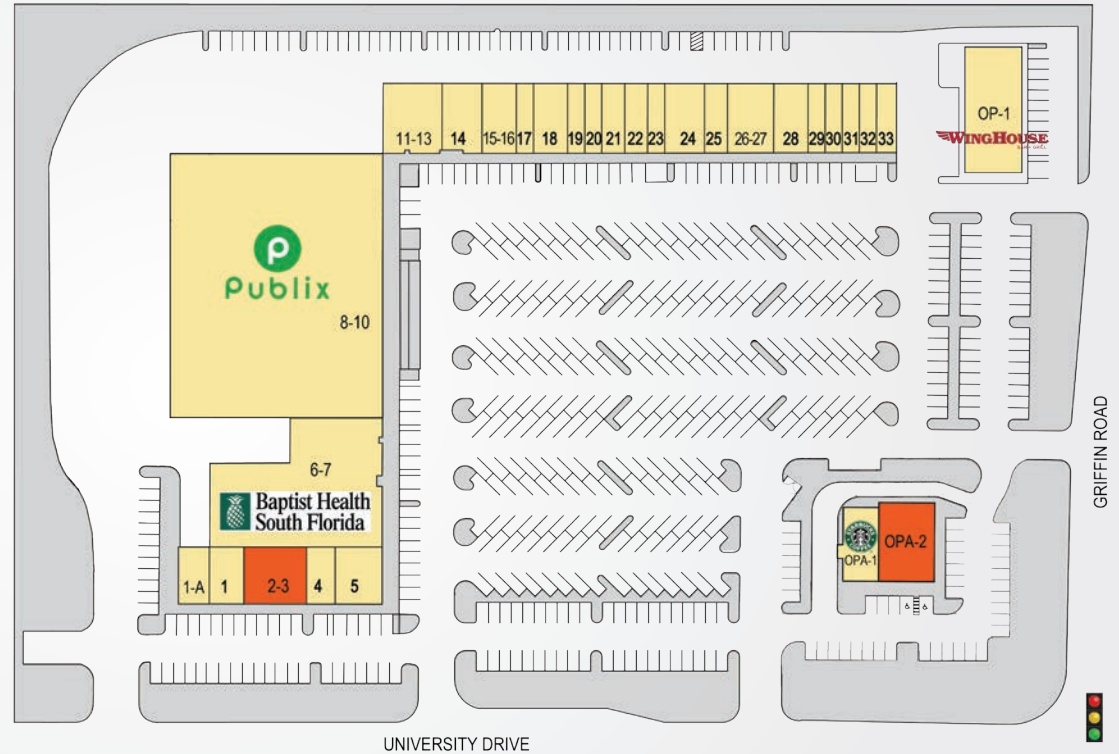
mvoegel@secenters.com
(561) 347-0888 | Mobile (561) 420-9718



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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Verizon Store	1-A	1,435	Leslie's Poolmart	26-27	2,400
La Café Francais	1-B	1,442	A Caruana & Associates	28	1,782
Available	2-3	2,750	Jimmy Johns Gourmet Subs	29	900
Davie Advanced Dentistry	4	1,250	The UPS Store	30	900
Mercantil Bank	5	2,065	Burger Hive	31	909
Baptist Outpatient Services	6-7	14,212	The Ticket Clinic	32	909
Publix Super Markets	8-10	47,113	University Podiatry	33	1,200
H&R Block	11-13	3,000	Winghouse	OP-1	5,500
Champion Zone Fitness	14	2,082	Starbucks	OPA-1	2,300
Dr. Richard A. Norman	15-16	1,836	Available	OPA-2	3,220
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			



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Located on the SW corner of S. University Dr. and Griffin Rd., this established Publix center is situated in the heart of the Davie submarket. The Publix recently underwent a complete renovation that upgraded the store both inside and out resulting in an increase of customer traffic to the center. Other national retailers at the center include Starbucks, My Eyalab, Verizon Wireless retailer, Jimmy Johns and Leslie's Pools. All tenants at **Davie Shopping Center** benefit from combined daily traffic counts of nearly 100,000 vehicles per day as well as 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.