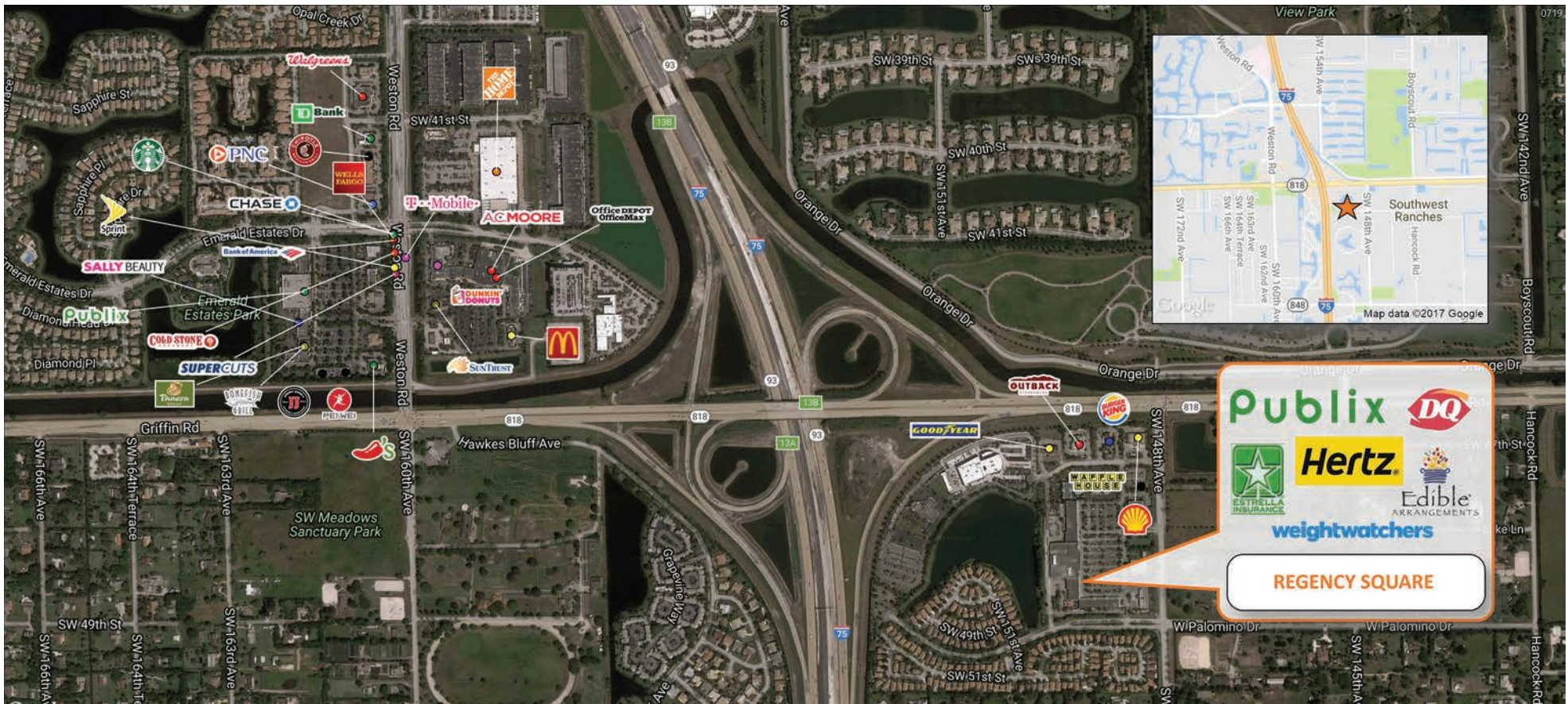




# REGENCY SQUARE

4901 S.W. 148th Avenue, Davie, FL 33330

# DAVIE, FL



**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** 98,967 SF

**TRAFFIC COUNT:** 38,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	3,505	42.1	\$130,729
<b>3 MILES</b>	57,721	40	\$157,493
<b>5 MILES</b>	245,175	40.9	\$119,876

**MEREDITH VOGEL** | LEASING AGENT

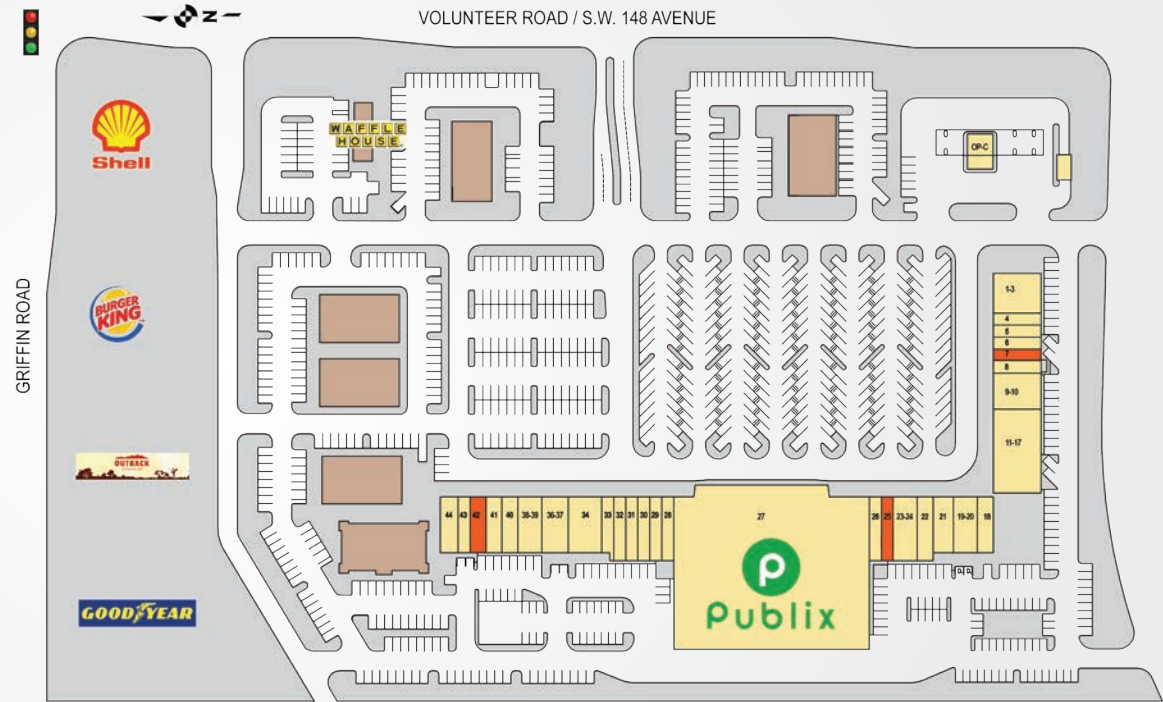
mvogel@secenters.com  
(561) 347-0888 | Mobile (561) 420-9718

**SOUTHEAST CENTERS**

WWW.SOUTHEASTCENTERS.COM

# REGENCY SQUARE

TENANTS	UNIT	SF	Goodwill	UNIT	SF
Wunder Bar			31	1,200	
Sports And Grill	1-3	3,000	<b>TENANTS</b>	<b>UNIT</b>	<b>SF</b>
Estrella Insurance	4	900	Florida Gun And	32	1,250
TT Nails	5	900	Police Supply	33	1,050
Dairy Queen	6	900	US Pak N Ship	34	2,959
<b>Available</b>	<b>7</b>	<b>900</b>	Donato's Restorante	36-37	2,286
Hertz	8	900	Urgent Care	38-39	2,100
Massage Luxe	9-10	2,700	ICM Veterinary Group	40	1,400
Little Hands On Learning	11-17	6,300	Primo Liquors	41	1,400
Weight Watchers	18	1,400	Edible Arrangements	<b>Available</b>	<b>42</b>
Integrated Care	19-20	2,100	My Barber Shop	43	1,050
Shimuja Japanese Restaurant	21	1,750	Suburban Pool	44	1,540
Kuman Math & Reading	22	1,600	U-Gas	OP-C	1,027
Dance Theatre Of Broward	23-24	2,400			
<b>Available</b>	<b>25</b>	<b>1,200</b>			
America's Dry Cleaner	26	1,200			
Publix Super Markets	27	48,555			
Hair Salon By Ju Salomao	28	1,200			
Vapor World	29	1,200			
Sierra Dental	30	1,200			



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**Regency Square**, located on 148th Ave and Griffin Rd, is conveniently positioned just east of I-75 in the affluent submarket of Southwest Ranches. Tenants at the center benefit from the high-income levels of surrounding households and an expansive customer base provided by the nearby interstate highway. The center is anchored by an established Publix supermarket, attracting the daily-needs customer and benefiting the surrounding tenant base.

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.