



SAWGRASS SQUARE

12500 W. Sunrise Blvd., Sunrise, FL 33323

SUNRISE, FL



MARKET: South Florida

COUNTY: Broward

GLA: 215,658 SF

TRAFFIC COUNT: 76,503



| | TOTAL POPULATION | MEDIAN AGE | AVG. HH INCOME |
|----------------|------------------|------------|----------------|
| 1 MILE | 8,695 | 37.4 | \$135,714 |
| 3 MILES | 100,716 | 40 | \$92,665 |
| 5 MILES | 246,645 | 40.3 | \$88,528 |

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| TENANTS | UNIT | SF |
|-----------------------------|-----------|------------|
| Baptist Outpatient Services | 1-4 | 5,400 |
| Publix Super Markets | 5 | 55,747 |
| Hallmark | 6-8 | 7,500 |
| Hair Cuttery | 9 | 1,176 |
| Mr. Chang's | 10 | 979 |
| Golden Crust | 11 | 1,347 |
| Dry Clean USA | 12 | 994 |
| Dunkin Donuts | 13-14 | 1,900 |
| Bonita's Boutique | 15 | 950 |
| Verizon | 16 | 750 |
| Sally Beauty | 17 | 1,400 |
| Orange Theory | 18-19 | 3,150 |
| Office Depot | 22a | 16,050 |
| Party City | 22b | 11,317 |
| 9 Lives Cat Hospital | 23 | 988 |
| Available | 24 | 750 |
| Nail Depot | 25-26 | 1,769 |
| Dr. Randall Califf, D.D.SPA | 27 | 1,397 |
| Beauty Café | 28 | 1,097 |
| First Watch | 29 | 3,300 |
| Michael's | A-1 | 25,936 |
| Five Below | A-2 | 12,386 |
| Homegoods | B | 25,210 |
| Ross Dress For Less | C | 30,190 |
| Chick-Fil-a | OP-1 | 3,931 |



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Sawgrass Square is located on the SW corner of Sunrise Blvd and Flamingo Rd, directly across from the 2.7 million sq ft Sawgrass Mills Mall. Over 40 million shoppers visit the mall annually and approximately 60,000 households are located within a ten minute drive. Sawgrass Square contains over 200,000 sq ft of retail and features a mix of favored national anchors including Publix, Ross, Homegoods, Office Depot and Party City. Combined traffic counts of Sunrise Blvd and Flamingo Rd exceed 84,000 vehicles daily.

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.