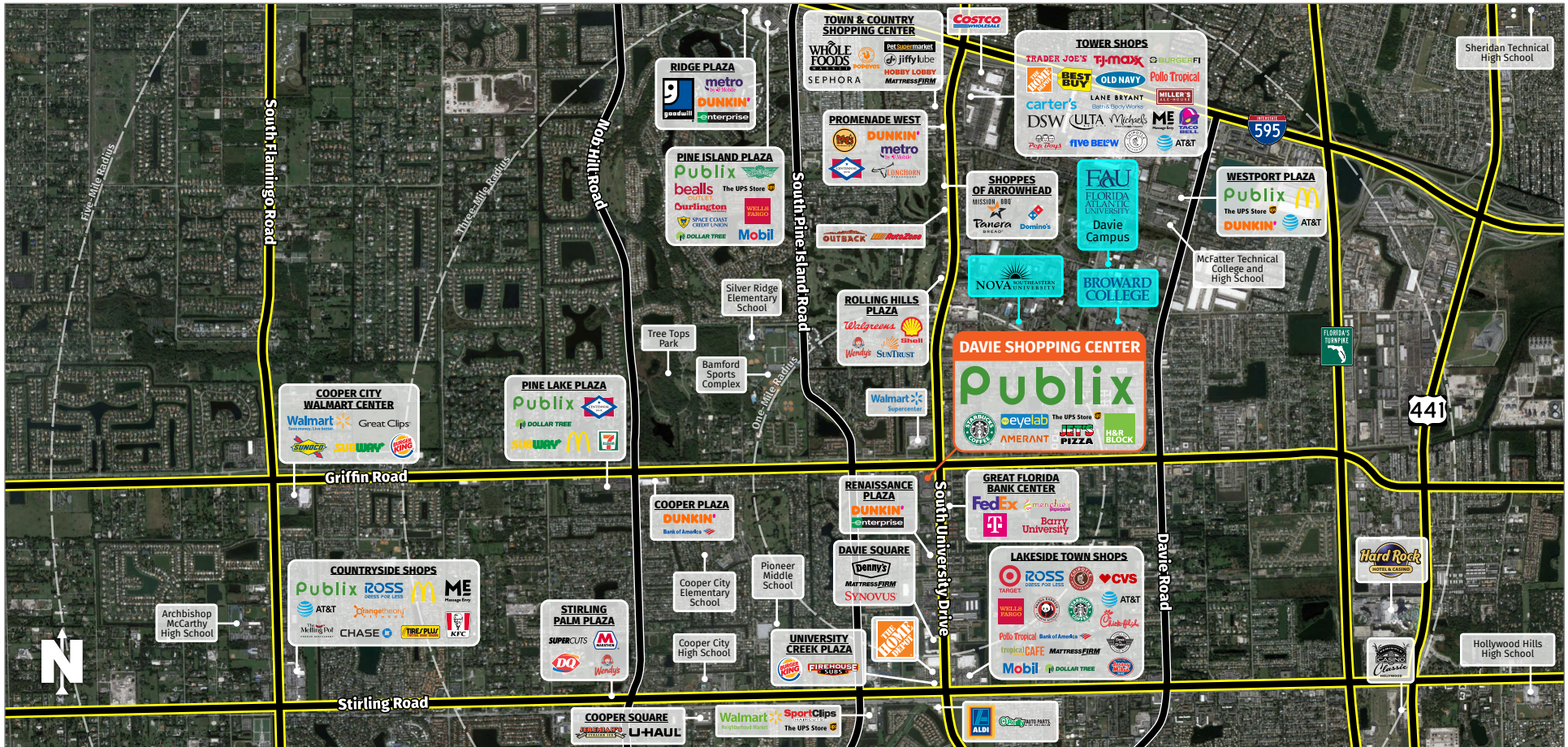




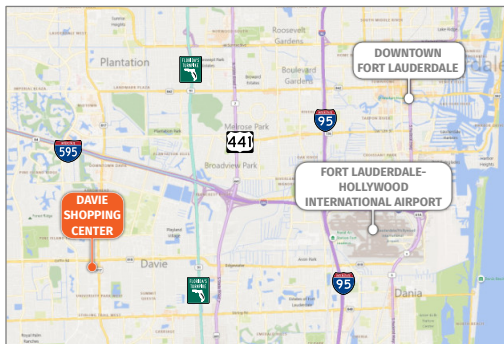
# DAVIE SHOPPING CENTER

4701 South University Drive, Davie, FL 33328

# DAVIE, FL



**MARKET:** South Florida      **COUNTY:** Broward      **GLA:** ±107,887 SF      **TRAFFIC COUNT:** ±99,024



- Located on the SW corner of South University Drive and Griffin Road, 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, H&R Block, The UPS Store, Jet's Pizza, 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.

**MEREDITH VOGEL** | LEASING AGENT

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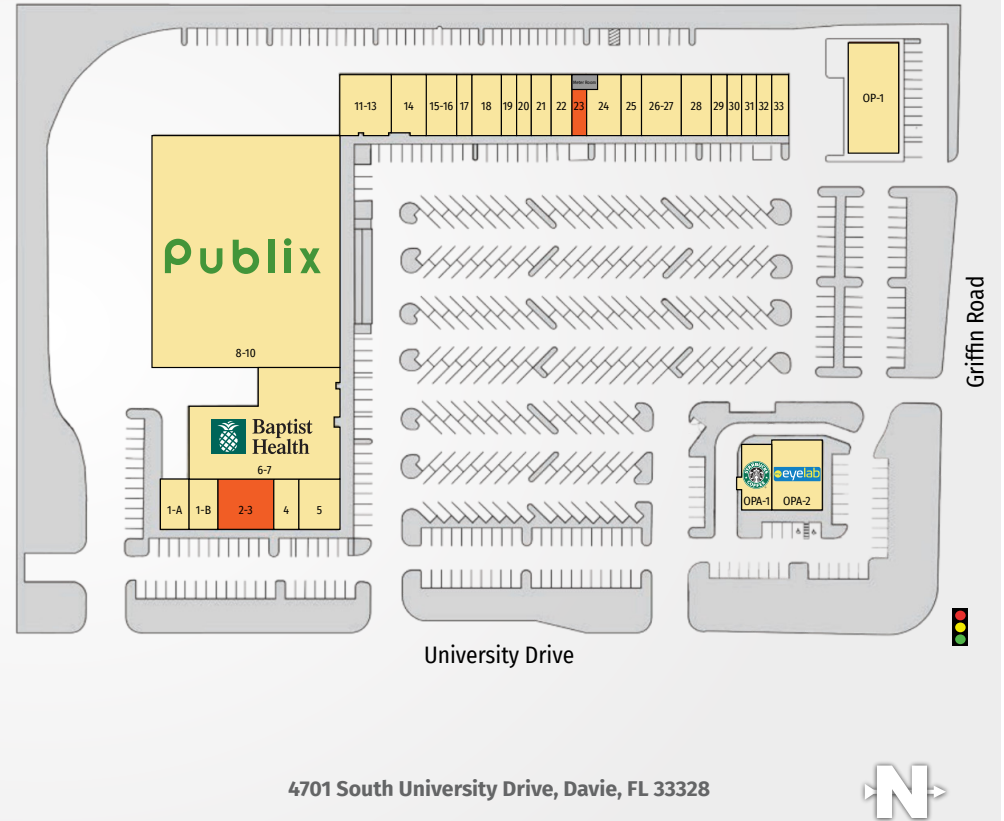
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**SOUTHEAST CENTERS**

# DAVIE SHOPPING CENTER

TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Verizon Authorized Retailer	1A	1,435 SF	Supplement Warehouse	22	1,188 SF
Ku Kao Thai & Sushi	1B	1,442 SF	<b>Available</b>	<b>23</b>	<b>705 SF</b>
<b>Available</b>	<b>2-3</b>	<b>2,750 SF</b>	Jet's Pizza	24	1,900 SF
Davie Advanced Dentistry	4	1,250 SF	Gran Salon	25	1,214 SF
Amerant Bank	5	2,065 SF	Leslie's Poolmart	26-27	2,400 SF
Baptist Outpatient Services	6-7	14,212 SF	A Caruana & Associates	28	1,782 SF
Publix Super Markets	8-10	47,113 SF	Good Life Organic Kitchen	29	900 SF
H&R Block	11-13	3,000 SF	The UPS Store	30	900 SF
Champion Zone Fitness	14	2,082 SF	Burger Hive	31	909 SF
Dr. Richard A. Norman	15-16	1,836 SF	The Ticket Clinic	32	909 SF
MCM Cleaners	17	918 SF	University Podiatry	33	1,200 SF
New Nails	18	1,742 SF	CrabHolic	OP-1	5,500 SF
Orient Chief	19	900 SF	Starbucks	OPA-1	2,300 SF
Estrella Insurance	20	915 SF	My Eyalab	OPA-2	3,220 SF
Supercuts	21	1,200 SF			



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	10,717	37.3	\$89,867
<b>3 MILES</b>	117,736	38.8	\$92,671
<b>5 MILES</b>	353,537	39.5	\$95,966

Southeast Centers offers 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.