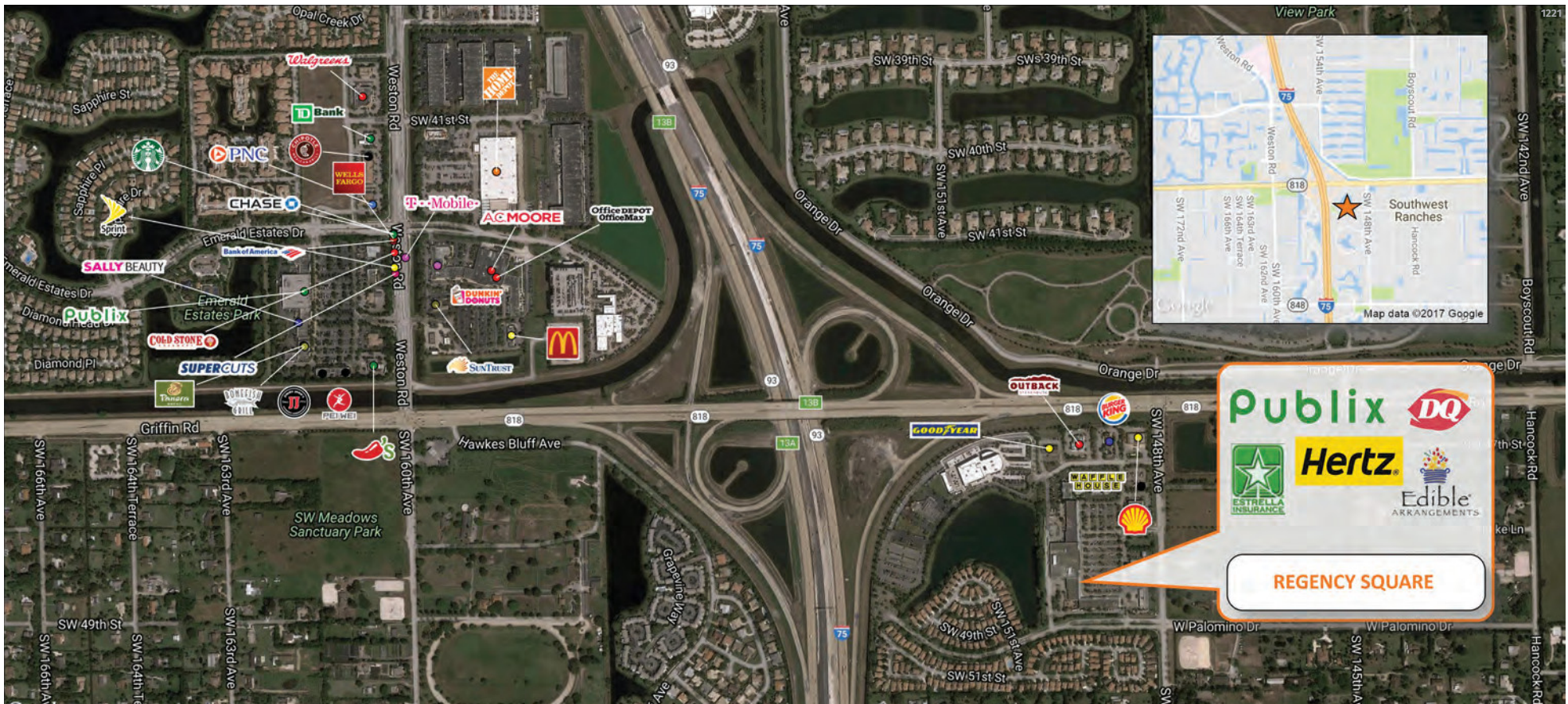




REGENCY SQUARE

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

DAVIE, FL



MARKET: South Florida

COUNTY: Broward

GLA: 98,967 SF

TRAFFIC COUNT: 37,647



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	4,992	40.4	\$170,094
3 MILES	56,847	39.1	\$157,982
5 MILES	231,872	40.6	\$126,485

MEREDITH VOGEL | LEASING AGENT

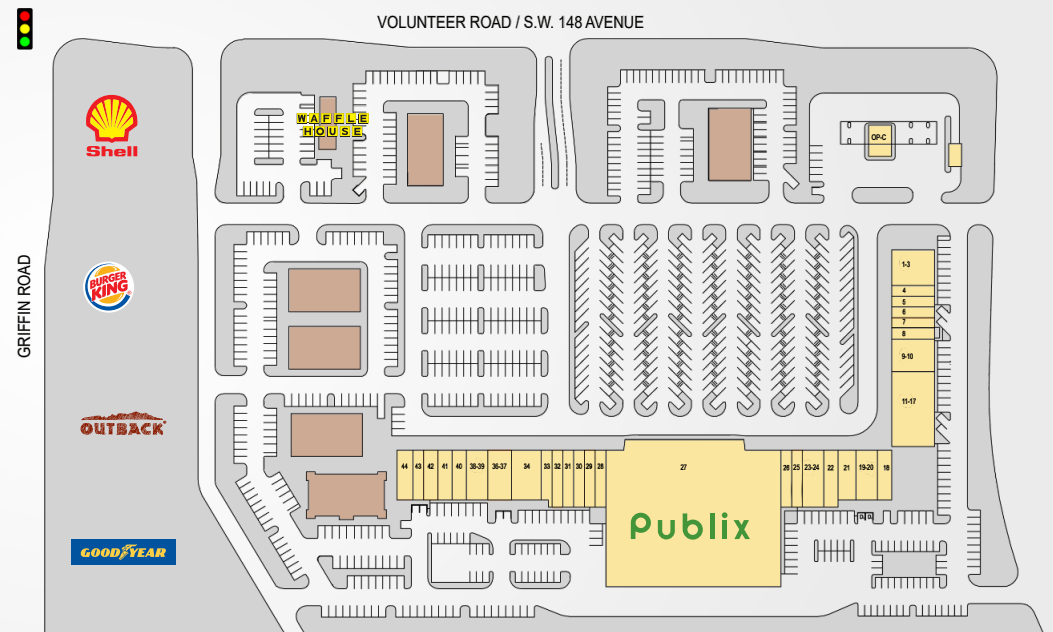
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WWW.SOUTHEASTCENTERS.COM

REGENCY SQUARE

TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Wunder Bar Sports and Grill	1-3	3,000 SF	Hair Salon by Ju Salomao	28	1,200 SF
Estrella Insurance	4	900 SF	Kinesis Chiropractic	29	1,200 SF
TT Nails	5	900 SF	Sierra Dental	30	1,200 SF
Dairy Queen	6	900 SF	Goodwill	31	1,200 SF
Regency Optical	7	900 SF	Cubico Coffee	32	1,250 SF
Hertz	8	900 SF	US Pak N Ship	33	1,050 SF
Massage Luxe	9-10	2,700 SF	Donato's Restorante	34	2,959 SF
Sunshine Ranches Preschool	11-17	6,300 SF	Urgent Care	36-37	2,286 SF
Physicians Weight Loss Center	18	1,400 SF	ICM Veterinary Group	38-39	2,100 SF
Integrated Care	19-20	2,100 SF	Primo Liquors	40	1,400 SF
Shimujia Japanese Restaurant	21	1,750 SF	Edible Arrangements	41	1,400 SF
Kuman Math & Reading	22	1,600 SF	Privee Real Estate	42	1,400 SF
Dance Theatre of Broward	23-24	2,400 SF	My Barber Shop	43	1,050 SF
Ethos Music School	25	1,200 SF	Rehab Lab Physical Therapy	44	1,540 SF
America's Dry Cleaner	26	1,200 SF	U-Gas	OP-C	1,027 SF
Publix Super Markets	27	48,555 SF			



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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.