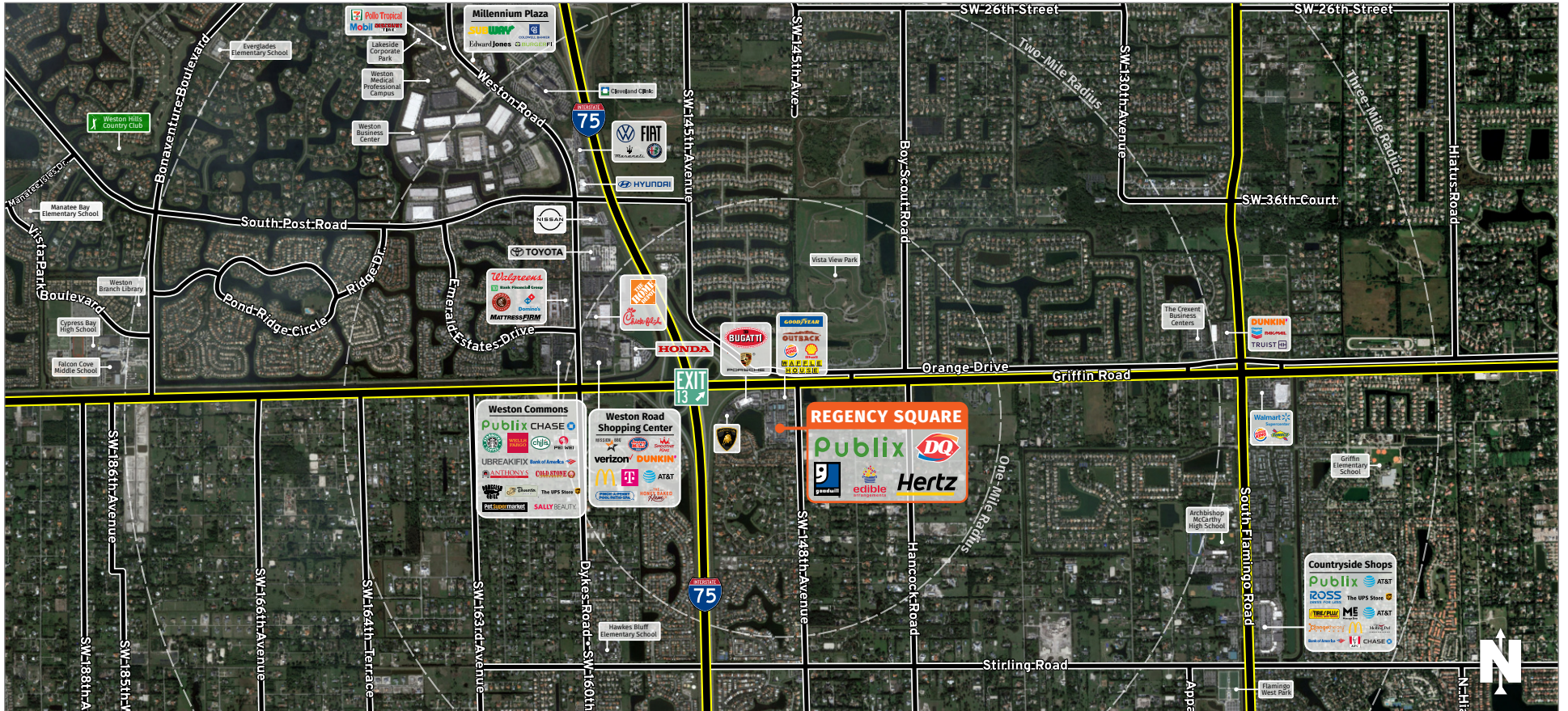




# REGENCY SQUARE

4901 SW 148th Avenue • Davie, FL 33330

# DAVIE, FL

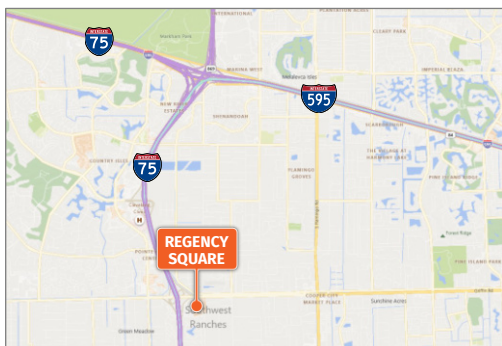


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±98,967 SF

**TRAFFIC COUNT:** ±31,000 (COMBINED)



- Regency Square, located on 148th Avenue and Griffin Road, is conveniently positioned just east of Interstate 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.

**MEREDITH VOGEL** | LEASING AGENT

[mvogel@secenters.com](mailto:mvogel@secenters.com)

(561) 347-0888 | Mobile (561) 420-9718

**SOUTHEAST  
CENTERS**

[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)





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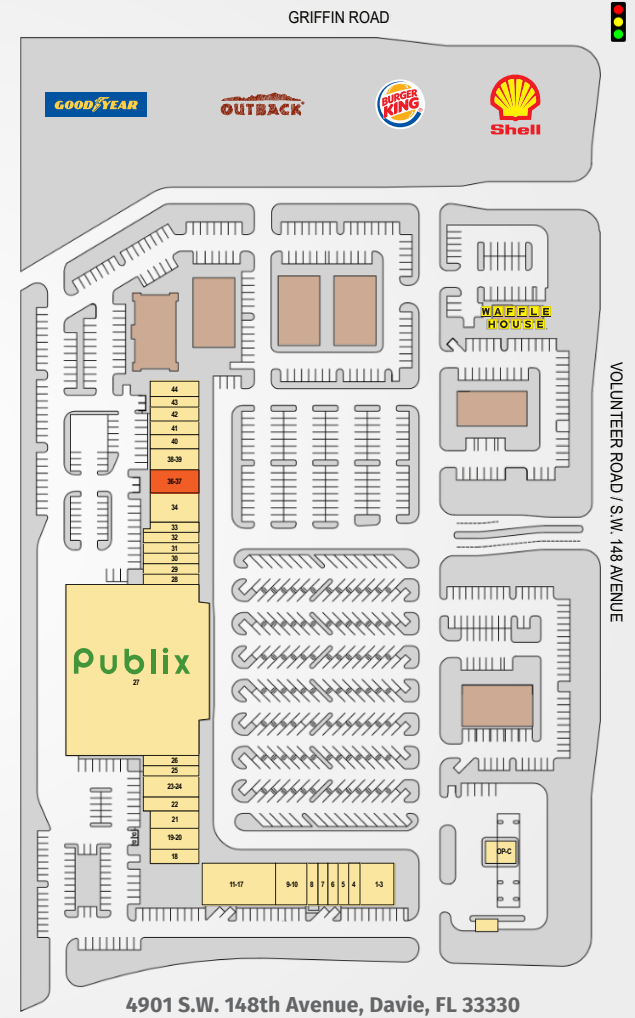
4901 SW 148th Avenue • Davie, FL 33330

 **SOUTHEAST  
CENTERS**

# REGENCY SQUARE

TENANTS	UNIT	SIZE
Wunder Bar Sports and Grill	1-3	3,000 SF
Estrella Insurance	4	900 SF
TT Nails	5	900 SF
Dairy Queen	6	900 SF
Regency Optical	7	900 SF
Hertz	8	900 SF
Massage Luxe	9-10	2,700 SF
Sunshine Ranches Preschool	11-17	6,300 SF
Physicians Weight Loss Center	18	1,400 SF
Integrated Care	19-20	2,100 SF
Shimuja Japanese Restaurant	21	1,750 SF
Kuman Math & Reading	22	1,600 SF
Dance Theatre of Broward	23-24	2,400 SF
Ethos Music School	25	1,200 SF
America's Dry Cleaner	26	1,200 SF
Publix Super Markets	27	48,555 SF

TENANTS	UNIT	SIZE
Hair Salon by Ju Salomao	28	1,200 SF
Kinesis Chiropractic	29	1,200 SF
Sierra Dental	30	1,200 SF
Goodwill	31	1,200 SF
Cubico Coffee	32	1,250 SF
US Pak N Ship	33	1,050 SF
Donato's Ristorante	34	2,959 SF
<b>Coming Available (Medical)</b>	<b>36-37</b>	<b>2,286 SF</b>
ICM Veterinary Group	38-39	2,100 SF
Primo Liquors	40	1,400 SF
Edible Arrangements	41	1,400 SF
Privee Real Estate	42	1,400 SF
My Barber Shop	43	1,050 SF
Rehab Lab Physical Therapy	44	1,540 SF
U-Gas	OP-C	1,027 SF



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

## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	4,992	40.4	\$170,094
<b>3 MILES</b>	56,847	39.1	\$157,982
<b>5 MILES</b>	231,872	40.6	\$126,485

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.