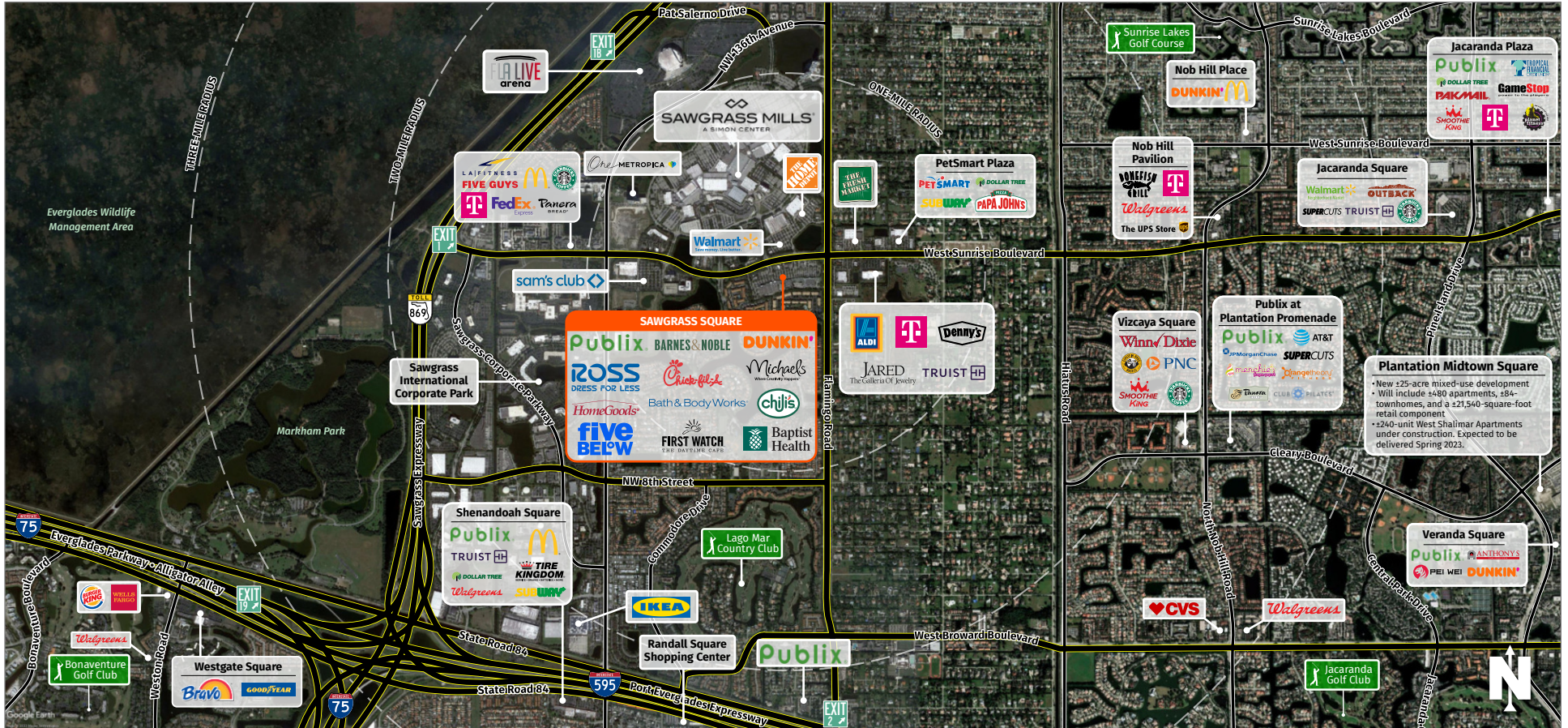




SAWGRASS SQUARE

12500 West Sunrise Boulevard, Sunrise, FL 33323

SUNRISE, FL



MARKET: South Florida

COUNTY: Broward

GLA: ±215,658 SF

TRAFFIC COUNT: ±76,405



- Sawgrass Square is ±215,658-square-foot community center containing a diverse mix of national retailers such as Publix, Barnes & Noble, Ross, HomeGoods, Michael's, and Five Below.
- The center is immediately adjacent to the world-famous, 2.7 million square-foot Sawgrass Mills Mall, where more than 40 million shoppers visit annually.
- The surrounding residential market is densely populated with approximately 60,000 households within a 10-minute drive and thousands more in development.
- Average household incomes within a one-mile radius exceed \$177,000.

MEREDITH VOGEL | LEASING AGENT

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



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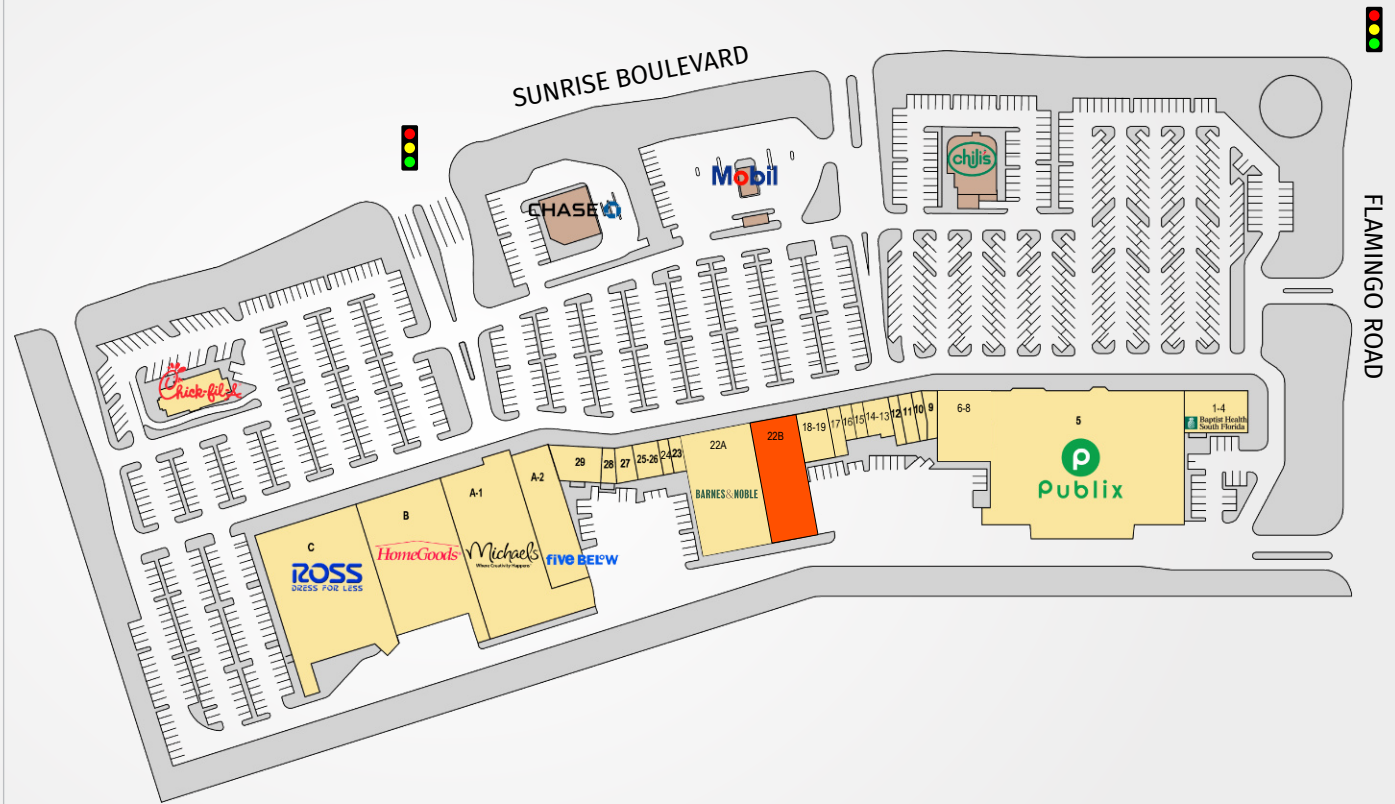
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TENANTS	UNIT	SIZE
Baptist Outpatient Services	1-4	5,400 SF
Publix Super Markets	5	55,747 SF
The Paper Store	6-8	7,500 SF
Hair Cuttery	9	1,176 SF
Mr. Chang's	10	979 SF
Golden Krust	11	1,347 SF
The Joint	12	994 SF
Dunkin'	13-14	1,900 SF
Bonita's Boutique	15	950 SF
Verizon	16	750 SF
Sally Beauty	17	1,400 SF
Bath and Body Works	18-19	3,150 SF
Barnes & Noble	22A	16,050 SF
Coming Available	22B	11,317 SF
9 Lives Cat Hospital	23	988 SF
Smoothie King	24	750 SF
Nail Depot	25-26	1,769 SF
Dr. Randall Califf, D.D.SPA	27	1,397 SF
Crumbl Cookies	28	1,097 SF
First Watch	29	3,300 SF
Michael's	A-1	25,936 SF
Five Below	A-2	12,386 SF
HomeGoods	B	25,210 SF
Ross Dress for Less	C	30,190 SF
Chick-fil-A	OP-1	3,931 SF



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	8,844	38.7	\$177,737
3 MILES	96,303	41.2	\$136,133
5 MILES	241,117	41.4	\$122,184

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.