



DAVIE SHOPPING CENTER

4701 S. University Drive, Davie, FL 33328

DAVIE, FL



MARKET: South Florida

COUNTY: Broward

GLA: 107,887 SF

TRAFFIC COUNT: 99,024



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	10,823	36.7	\$86,599
3 MILES	119,106	38.3	\$88,953
5 MILES	356,386	39.1	\$92,515

MEREDITH VOGEL | LEASING AGENT

mvogel@secenters.com

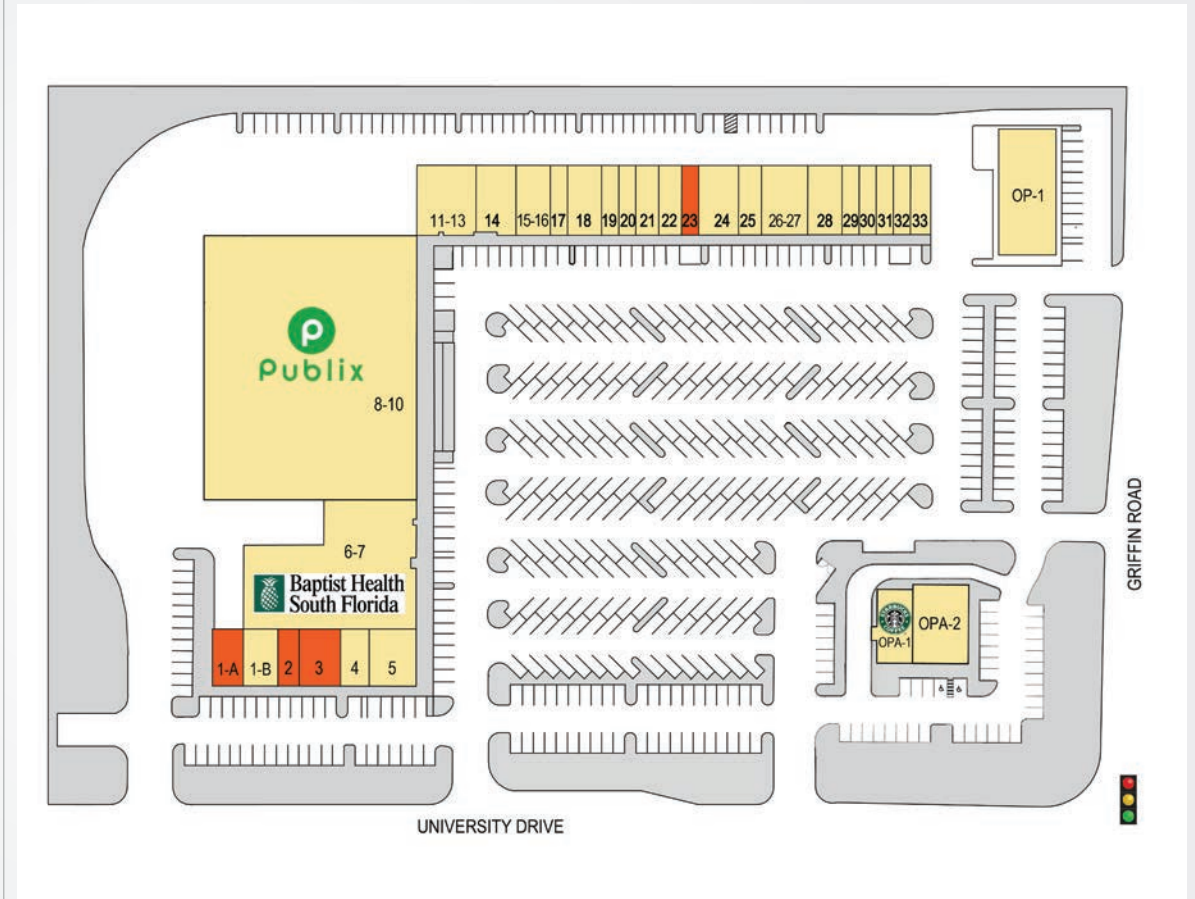
(561) 347-0888 | Mobile (561) 420-9718



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TENANTS	UNIT	SF	TENANTS	UNIT	SF
Available	1-A	1,435	Available	23	705
Kub Kao Thai & Sushi	1-B	1,442	Jet's Pizza	24	1,900
Available	2	950	Gran Salon	25	1,214
Available	3	1,800	Leslie's Poolmart	26-27	2,400
Davie Advanced Dentistry	4	1,250	A Caruana & Associates	28	1,782
Mercantil Bank	5	2,065	Jimmy Johns	29	900
Baptist Outpatient Services	6-7	14,212	Gourmet Subs	30	900
Publix Super Markets	8-10	47,113	The UPS Store	31	900
H&R Block	11-13	3,000	Burger Hive	32	909
Champion Zone Fitness	14	2,082	The Ticket Clinic	33	1,200
Dr. Richard A. Norman	15-16	1,836	University Podiatry	OP-1	5,500
MCM Cleaners	17	918	Crab Tales Seafood Restaurant	OPA-1	2,300
New Nails	18	1,742	Starbucks	OPA-2	3,220
Orient Chief	19	900	My EyeLab		
Estrella Insurance	20	915			
Supercuts	21	1,200			
Supplement Warehouse	22	1,188			



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Located on the SW corner of S. University Dr. and Griffin Rd., 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 EyeLab, Verizon Wireless retailer, Jimmy Johns 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.

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.