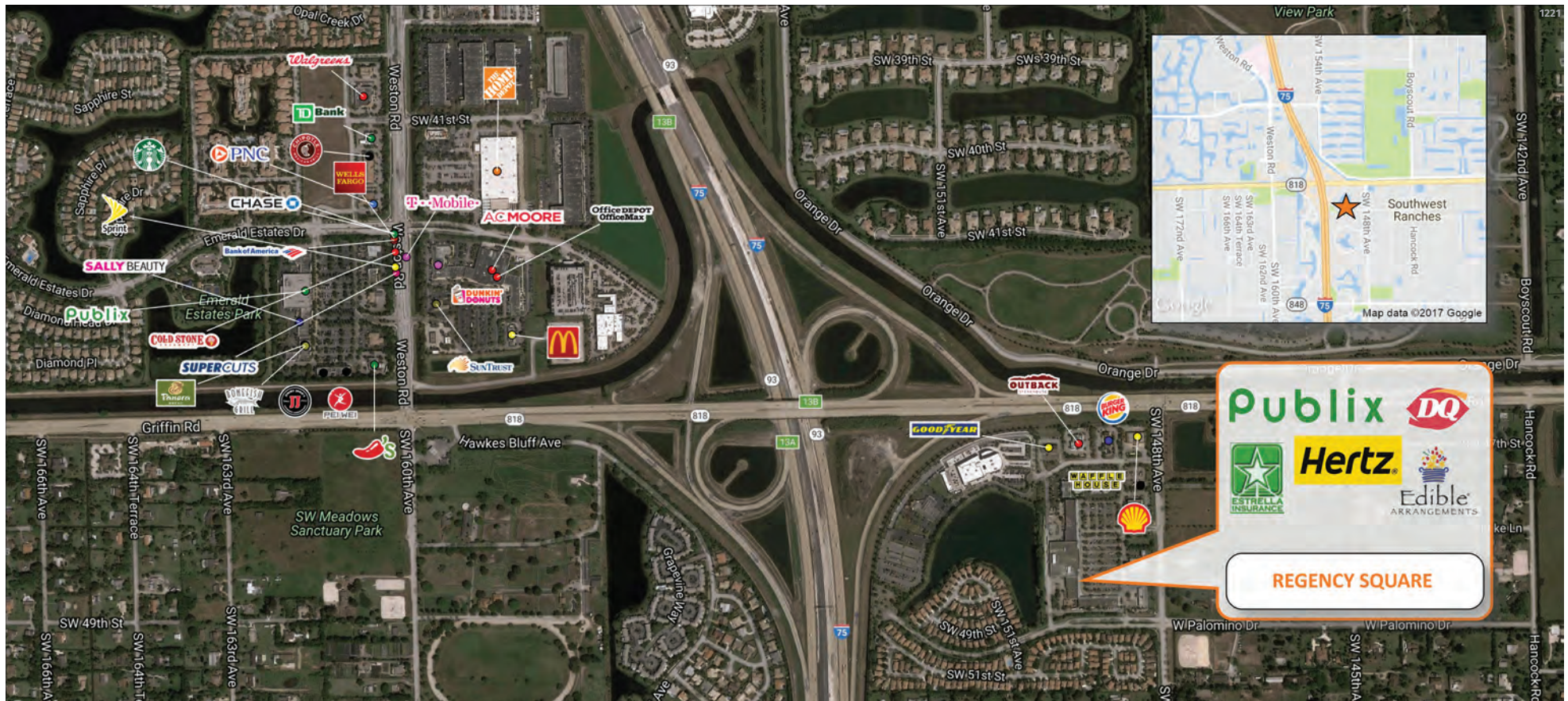




# REGENCY SQUARE

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	3,739	42.1	\$148,422
3 MILES	56,588	40	\$165,920
5 MILES	245,283	41.1	\$123,943

**MEREDITH VOGEL** | LEASING AGENT

mvoegel@secenters.com

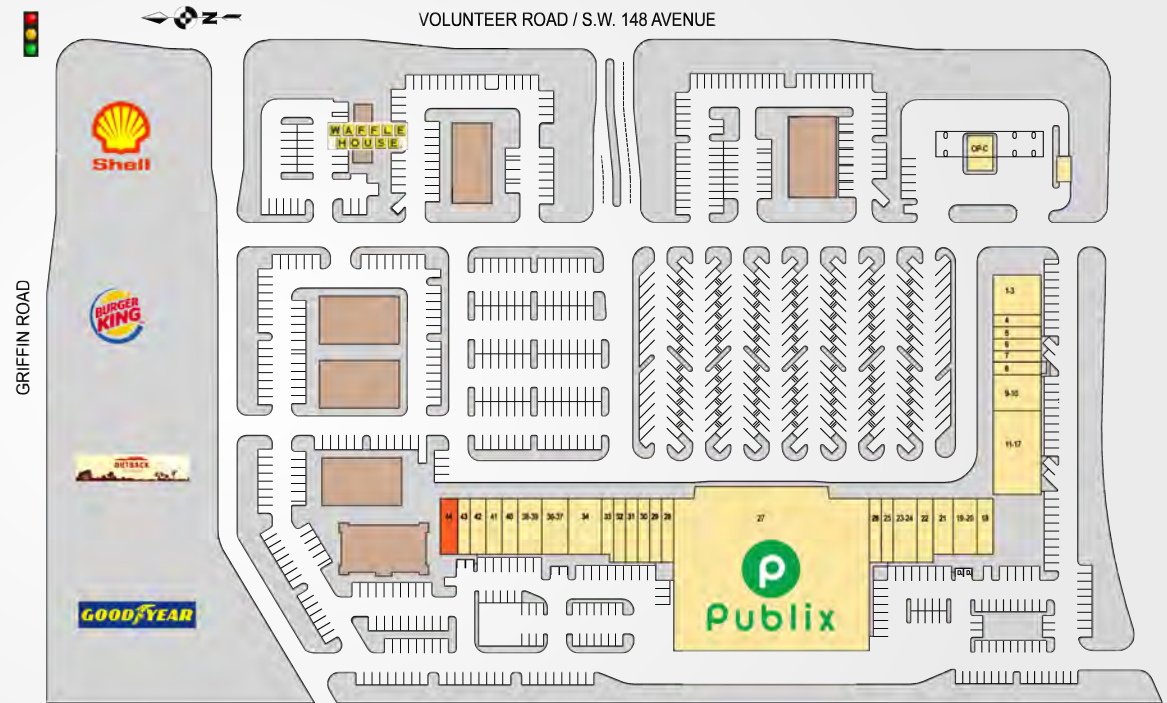
(561) 347-0888 | Mobile (561) 420-9718

**SOUTHEAST  
CENTERS**

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# REGENCY SQUARE

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



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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.