



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

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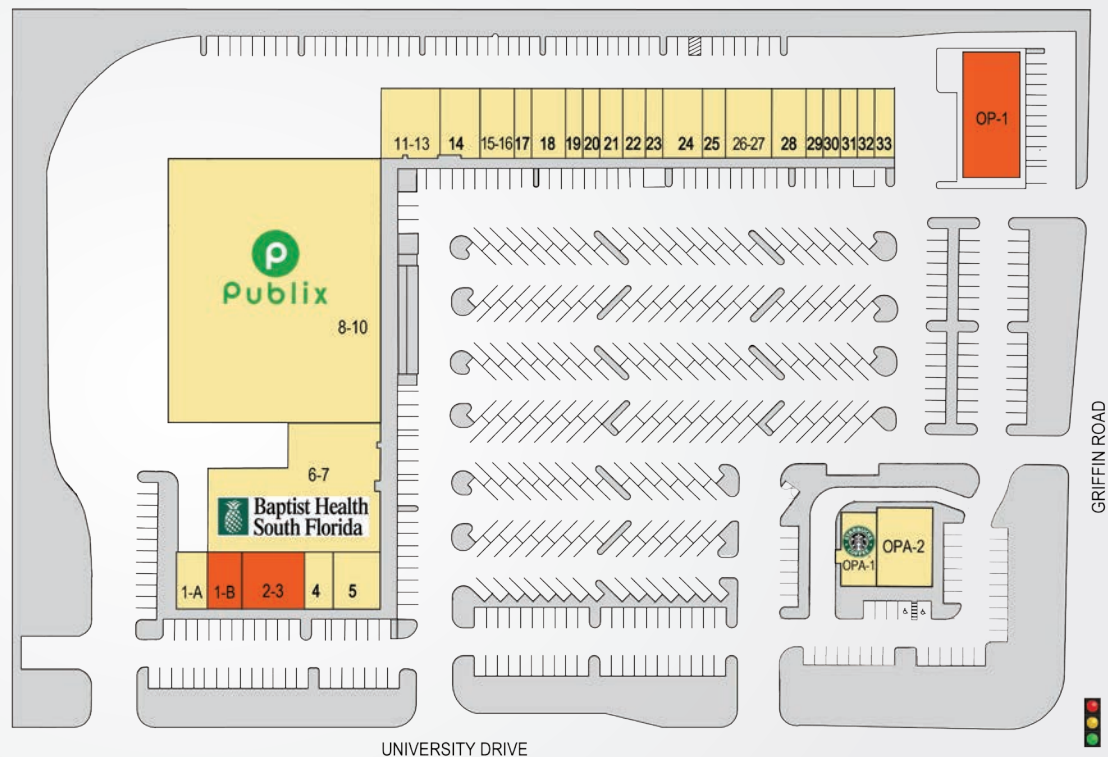
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DAVIE SHOPPING CENTER

| TENANTS | UNIT | SF | TENANTS | UNIT | SF |
|--|------------|--------------|--|-------------|--------------|
| Verizon Store | 1-A | 1,435 | Jet's Pizza | 24 | 1,900 |
| Available (former restaurant) | 1-B | 1,442 | Gran Salon | 25 | 1,214 |
| Coming Available | 2-3 | 2,750 | 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 | 909 |
| 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 | 33 | 1,200 |
| MCM Cleaners | 17 | 918 | Available (former restaurant) | OP-1 | 5,500 |
| New Nails | 18 | 1,742 | Starbucks | OPA-1 | 2,300 |
| Orient Chief | 19 | 900 | My EyeLab | OPA-2 | 3,220 |
| Estrella Insurance | 20 | 915 | | | |
| Supercuts | 21 | 1,200 | | | |
| Supplement Warehouse | 22 | 1,188 | | | |
| 1 Repair Center | 23 | 705 | | | |



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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.