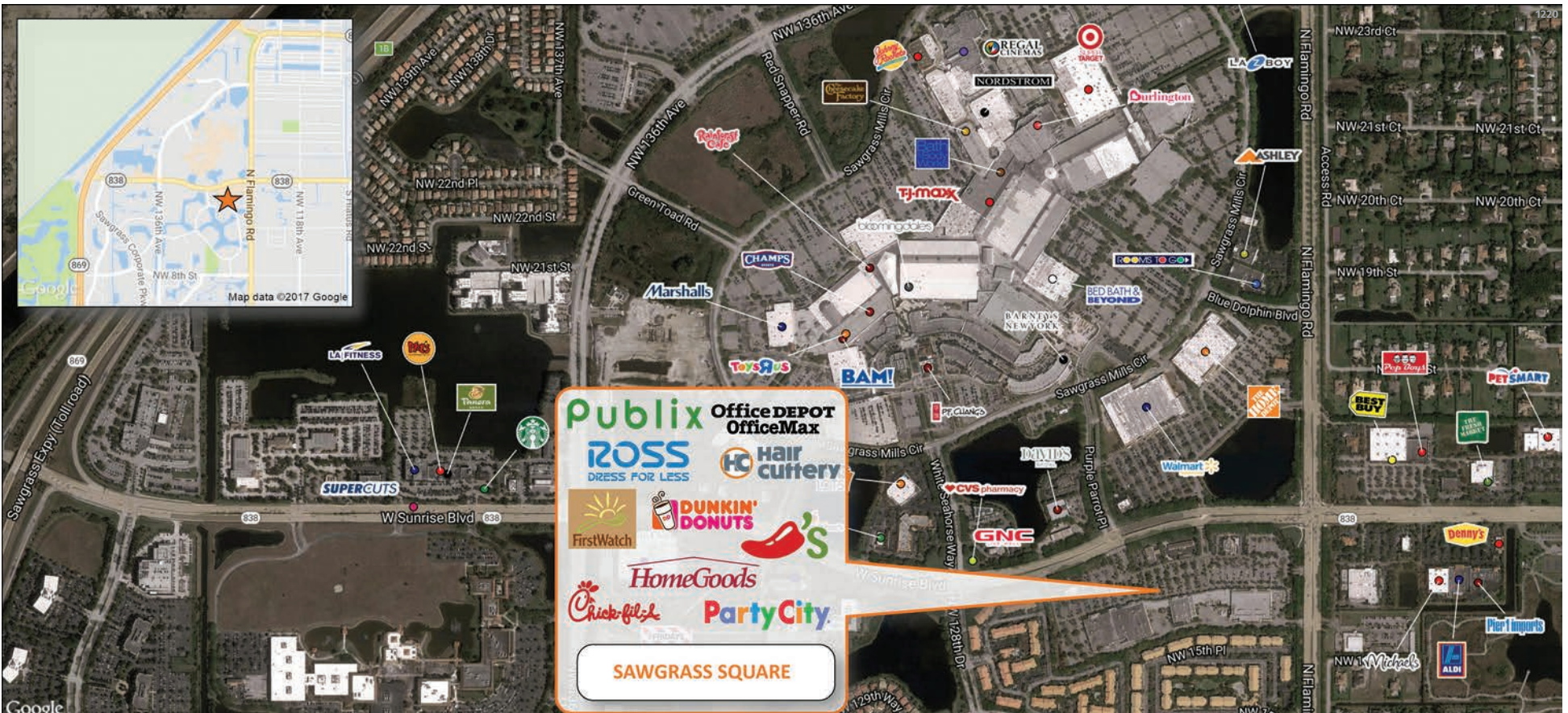




# SAWGRASS SQUARE

12500 W. Sunrise Blvd., Sunrise, FL 33323

# SUNRISE, FL



**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** 215,658 SF

**TRAFFIC COUNT:** 76,503



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	8,695	37.4	\$135,714
<b>3 MILES</b>	100,716	40	\$92,665
<b>5 MILES</b>	246,645	40.3	\$88,528

**MEREDITH VOGEL** | LEASING AGENT

mvogel@secenters.com  
(561) 347-0888 | Mobile (561) 420-9718



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TENANTS	UNIT	SF
Baptist Outpatient Services	1-4	5,400
Publix Super Markets	5	55,747
Hallmark	6-8	7,500
Hair Cuttery	9	1,176
Mr. Chang's	10	979
Golden Crust	11	1,347
Dry Clean USA	12	994
Dunkin Donuts	13-14	1,900
Bonita's Boutique	15	950
Verizon	16	750
Sally Beauty	17	1,400
Orange Theory	18-19	3,150
Office Depot	22a	16,050
Party City	22b	11,317
9 Lives Cat Hospital	23	988
Smoothie King	24	750
Nail Depot	25-26	1,769
Dr. Randall Califf, D.D.SPA	27	1,397
Beauty Café	28	1,097
First Watch	29	3,300
Michael's	A-1	25,936
Five Below	A-2	12,386
Homegoods	B	25,210
Ross Dress For Less	C	30,190
Chick-Fil-a	OP-1	3,931



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This vibrant power center is located on the SW corner of Sunrise Blvd. and Flamingo Rd. in the city of Sunrise. Directly across from the center is the world famous, 2.7 million sq ft Sawgrass Mills Mall. This mall is visited by over 40 million shoppers annually, generating traffic to the area from a broad customer base. The surrounding residential market is densely populated with approximately 60,000 households within a ten minute drive and thousands more in development. **Sawgrass Square** contains over 200,000 sq ft of retail and features a mix of favored national anchors including Publix, Ross, HomeGoods, Michael's and Five Below.

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.