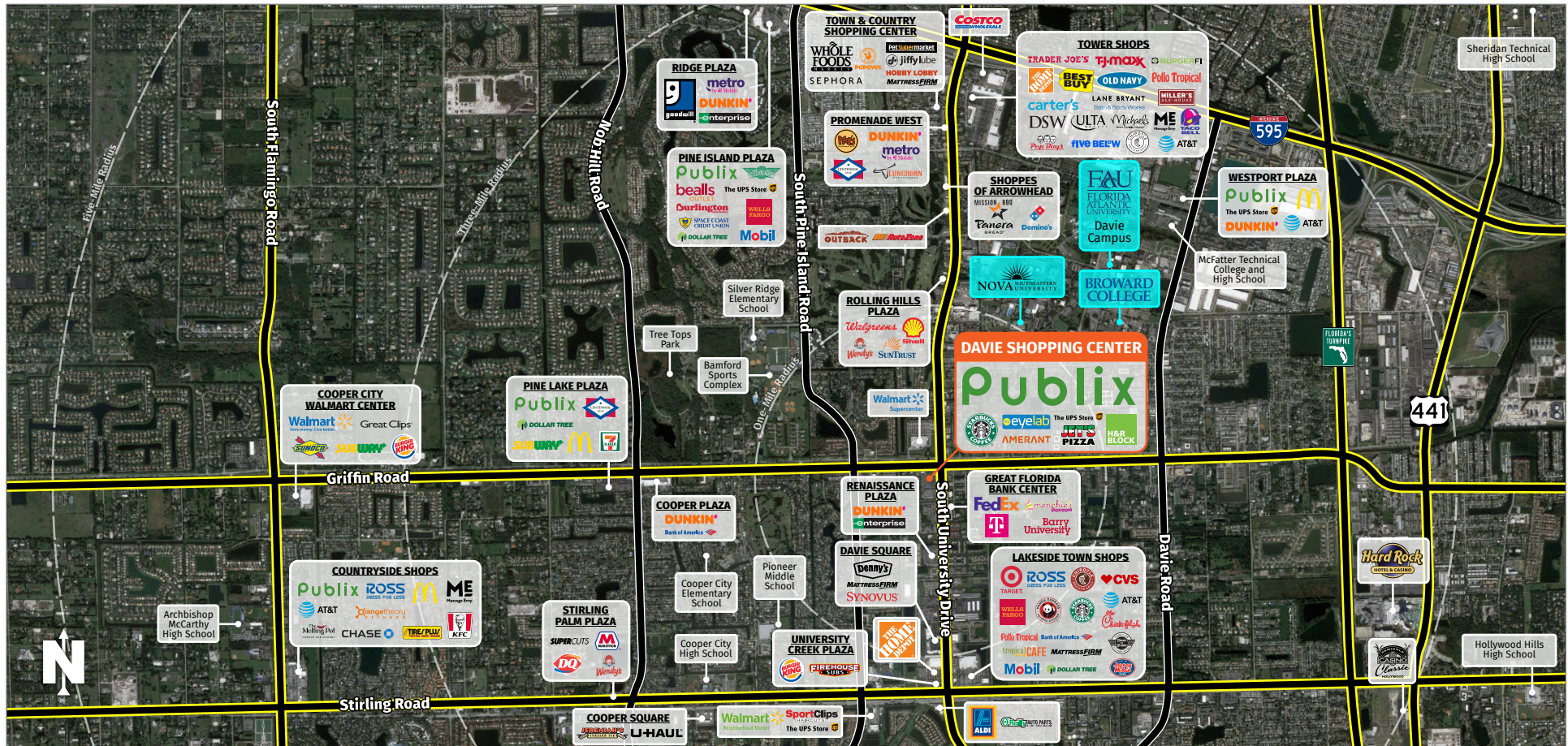




# DAVIE SHOPPING CENTER

4701 South University Drive, Davie, FL 33328

DAVIE, FL

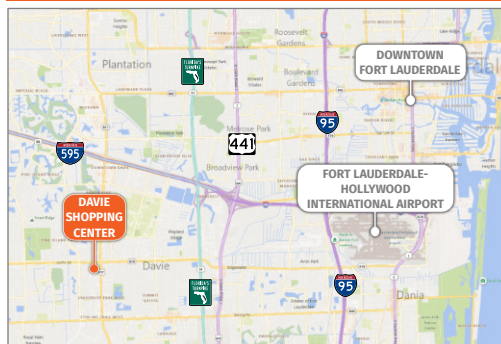


MARKET: South Florida

COUNTY: Broward

GLA: ±107,887 SF

TRAFFIC COUNT: ±99,024



- Located on the SW corner of South University Drive and Griffin Road, 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 Eyalab, H&R Block, The UPS Store, Jet's Pizza, 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.

**MEREDITH VOGEL** | LEASING AGENT

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**SOUTHEAST**  
CENTERS

[WWW.SOUTHEASTCENTERS.COM](http://WWW.SOUTHEASTCENTERS.COM)





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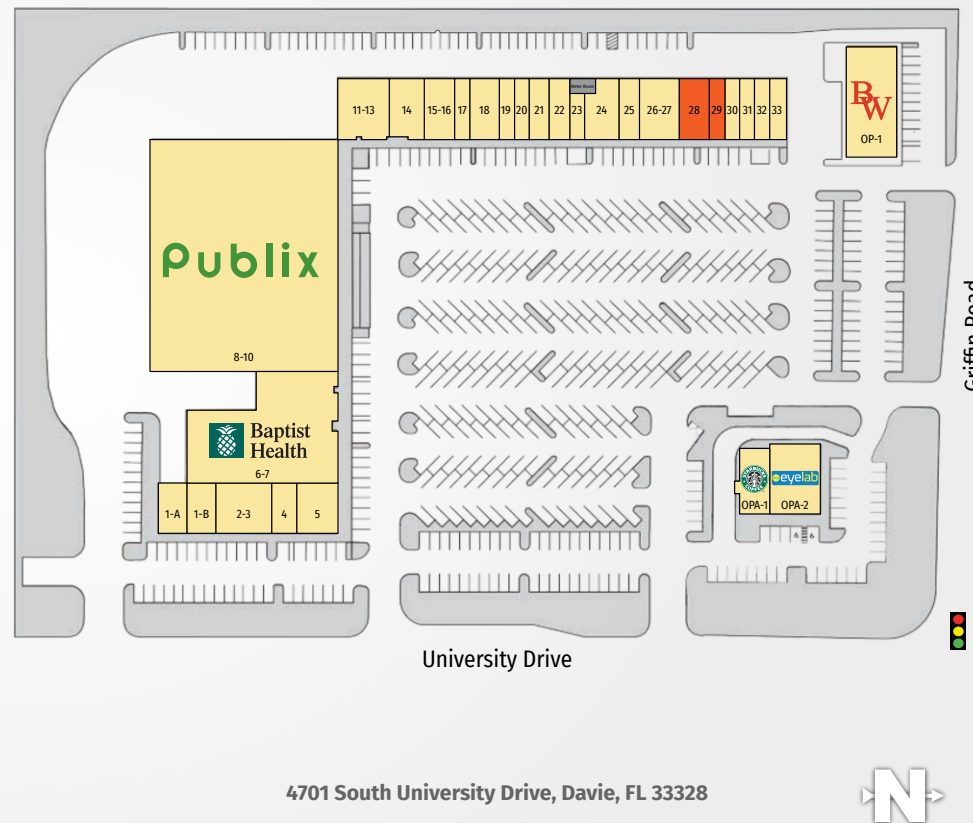
**DAVIE SHOPPING CENTER**  
 4701 South University Drive, Davie, FL 33328

**SOUTHEAST**  
 CENTERS

# DAVIE SHOPPING CENTER

TENANTS	UNIT	SIZE
Verizon Authorized Retailer	1A	1,435 SF
Ku Kao Thai & Sushi	1B	1,442 SF
Qdoba Mexican Eats	2-3	2,750 SF
Davie Advanced Dentistry	4	1,250 SF
Amerant Bank	5	2,065 SF
Baptist Outpatient Services	6-7	14,212 SF
Publix Super Markets	8-10	47,113 SF
H&R Block	11-13	3,000 SF
Champion Zone Fitness	14	2,082 SF
Dr. Richard A. Norman	15-16	1,836 SF
MCM Cleaners	17	918 SF
New Nails	18	1,742 SF
Orient Chief	19	900 SF
Estrella Insurance	20	915 SF
Supercuts	21	1,200 SF

TENANTS	UNIT	SIZE
Supplement Warehouse	22	1,188 SF
Raw & Kibble	23	705 SF
Jet's Pizza	24	1,900 SF
Gran Salon	25	1,214 SF
Leslie's Poolmart	26-27	2,400 SF
<b>Coming Available</b>	<b>28</b>	<b>1,782 SF</b>
<b>Available</b>	<b>29</b>	<b>900 SF</b>
The UPS Store	30	900 SF
Burger Hive	31	909 SF
Action Health Centers	32	909 SF
University Podiatry	33	1,200 SF
Big Whiskey's	OP-1	5,500 SF
Starbucks	OPA-1	2,300 SF
My Eyelab	OPA-2	3,220 SF



## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

1 MILE	11,147	37.6	\$103,026
3 MILES	113,921	37.8	\$93,671
5 MILES	340,449	38.7	\$91,959

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.