

**RETAIL/OFFICE/SERVICE SUITE FRONTING DAVIE ROAD
ACROSS FROM UNIVERSITIES, NEW APARTMENTS AND STUDENT HOUSING!
INCREDIBLE ADJACENT AND AREA GROWTH: NEARLY 2 MILLION PEOPLE WITHIN 5 MILES
1,040 S.F. For Lease: \$29.50 PSF NNN
3748 Davie Road, Davie, FL 33314**



- ♦ Adjacent to Broward College, Nova University, FAU
- ♦ Full Glass Window Line, Wonderful Curb Appeal, Great Signage, Extremely Dense Area
- ♦ Just Off I-595, Minutes to Major Population Centers
- ♦ Great Neighbors: Restaurants, Convenience, Retail
- ♦ Exceptionally Generous Front & Rear Parking
- ♦ Recently Renovated, Beautifully Landscaped
- ♦ Long Term Tenants: Rarely Available Opportunity

Exclusively Listed By:

Infinity Commercial Real Estate

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Fronting Davie Road across from massive new residential development, the entrances to Broward College, Nova Southeastern University, FIU, FAU, Mcfatter Technical Institute and University of Florida campuses, In an area of tremendous new growth and construction.

Thousands of new, class "A" apartment, office, retail and entertainment developments built over the last few years, not to mention NSU's new hospital. At the North gateway of Downtown Davie, which is being extensively reimaged and redeveloped: Some of the most successful developers in Florida are building here.

Tenants enjoy great drive-by traffic, a college town "vibe" and a location conveniently close to I-595 and the Florida Turnpike. Minutes to everywhere and ready to move-in.

- ◆ I-595: 1 mile
- ◆ I-95: 4 miles
- ◆ Florida Turnpike: 1/2 mile
- ◆ I-75: 8 miles
- ◆ Fort Lauderdale-Hollywood Airport: 4 miles
- ◆ Port Everglades: 5 miles
- ◆ Miami International Airport: 11 miles
- ◆ Port of Miami: 21 miles
- ◆ Dania Beach: 5 miles
- ◆ Hollywood: 6 miles
- ◆ Pembroke Pines: 4 miles
- ◆ Weston: 8 miles
- ◆ Fort Lauderdale: 6 miles
- ◆ Plantation: 3 miles

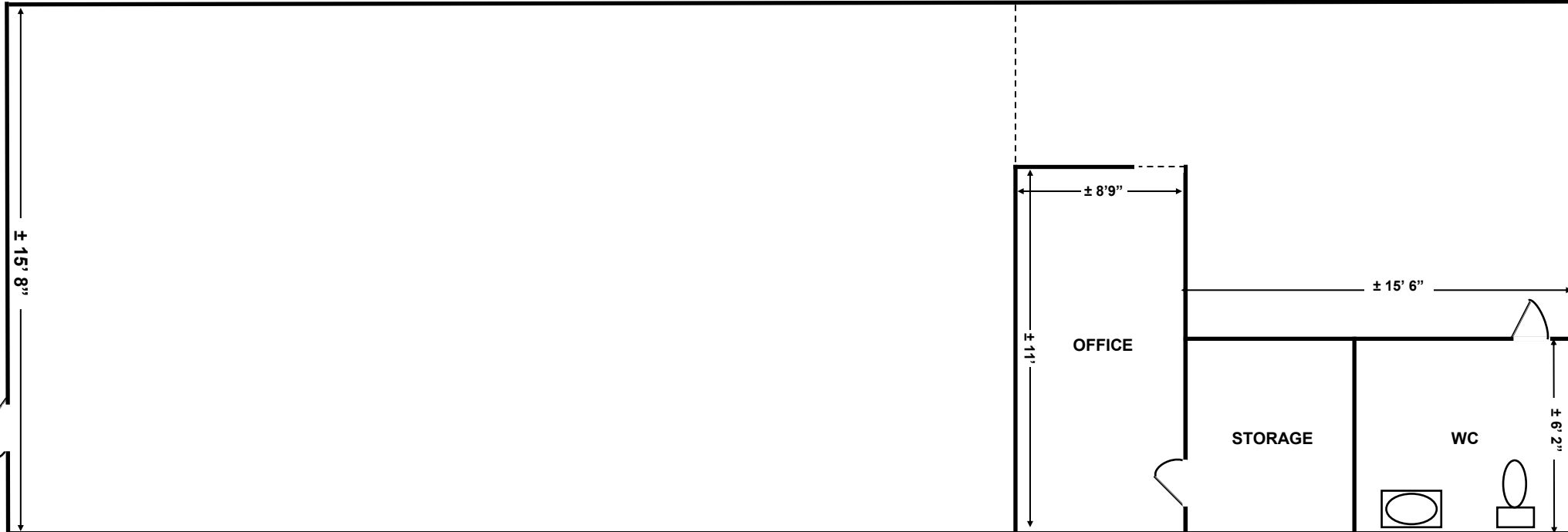


VIEW FROM VARSITY SQUARE LOOKING WEST

Suite # 3748 ± 1,040 Rentable SF



± 66' 0"



This space plan is not an architecturally accurate rendition and is not to scale. It is provided for illustrative purposes only and this information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, prior sale, price change or withdrawal without notice.