



FOR LEASE

RETAIL • OFFICE • MEDICAL • SHOWROOM

4690 S. University Drive, Davie, FL 33328

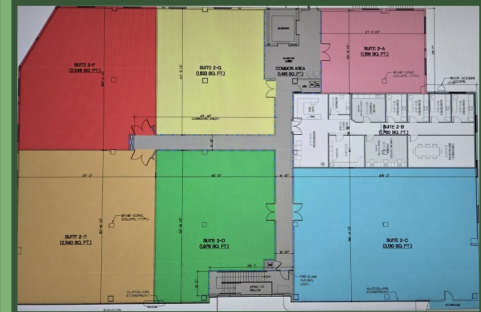
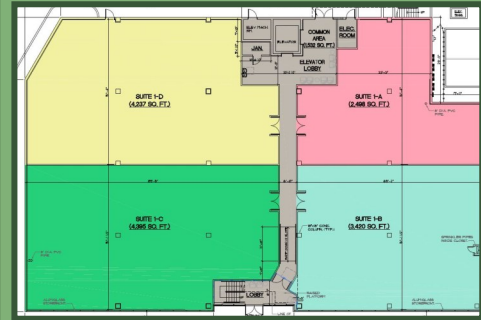


Tobin Real Estate is pleased to exclusively represent 4690 S. University Drive, Davie, FL 33328. This expansive two-story, stand-alone building offers approximately 32,579 S.F. of versatile space with ample parking.

- Built 1989
- HCA Hospital & Nova Southeastern University are a 1/4 mile away.
- Space Divisible 1,155 S.F. – 32,579 S.F.
- First and Second Floor Spaces Available
- First Floor Spaces 2,300 S.F. – 13,879 S.F.
- Second Floor Spaces 1,155 S.F. – 13,874 S.F.
- Grade level loading dock
- High Traffic Counts – 50,685 Vehicles Per Day
- Excellent visibility with easy ingress and egress
- Building Parking & Additional Parking Lot in rear
- Negotiable Tenant Improvement Allowance
- Will consider Build-to-suit
- Join this major retail corridor with Publix, Baptist Health Urgent Care, Starbucks, Target, Walmart, and Nova Southeastern University

Demographics	1 mi	3 mi	5 mi
Population	11,262	113,329	337,755
Median HH Income	\$102,934	\$95,877	\$91,136
Population Median Age	37	38.3	39.5
Households	4,137	42,078	124,912

Tested. Trusted. Tobin.



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