

Publix #1606 - Davie Shopping Center

4701 S. University Drive
Davie, FL 33328
Lat 26.062, Long -80.253

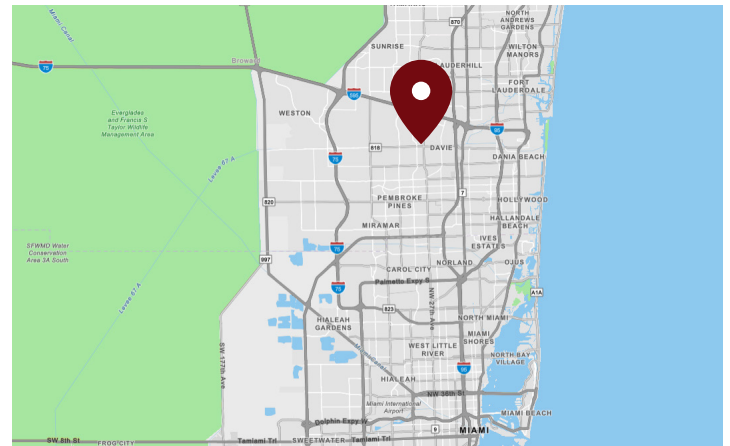
FOR LEASE



1,782 - 2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by a 47,711 SF Publix Super Market Renovated in 2018
- I-585 is 2 Miles North, Providing Easy East-West Access Across Broward County and Florida's Turnpike is 3 Miles East Connecting to Various Parts of Florida
- Located Near Several Attractions Including Flamingo Gardens, Tree Tops Park, Old Davie School Historical Museum, and Davie Golf Club
- Average Income Within 1 Mile is Approximately \$134,169 and Median Home Income is Around \$540,000
- Combined Traffic Count: 48,569 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,306	114,600	347,405
Daytime Population	10,946	100,899	304,809
Total Households	4,252	43,140	130,619
Avg. HH Income	\$144,216	\$124,439	\$118,776

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Meredith Vogel

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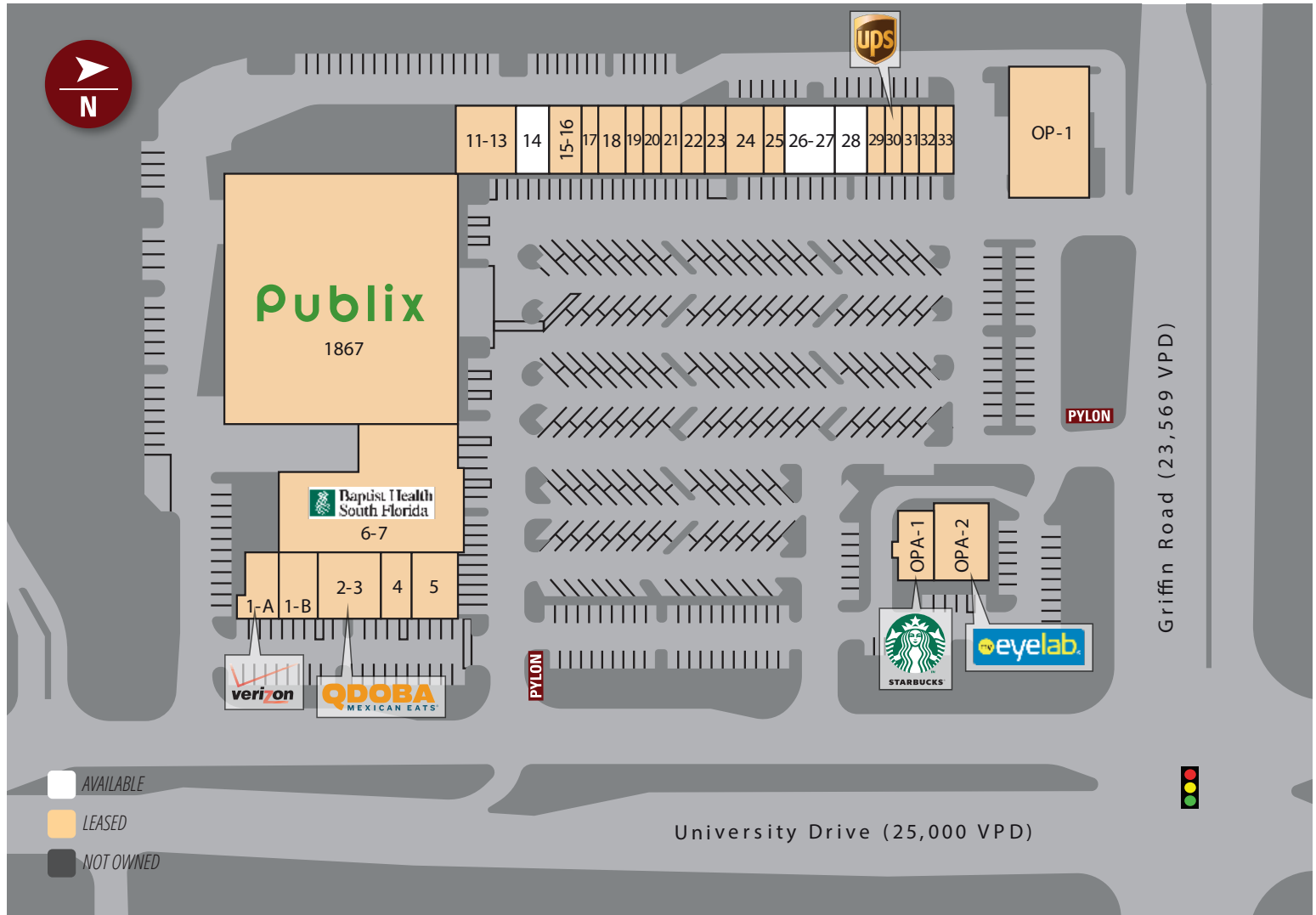
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Suite	Tenant	Size
8-10	Publix	45,600
1A	Verizon Authorized Retailer	1,435
1B	Kub Kao Thai & Sushi	1,442
2-3	Qdoba Mexican Eats	2,750
4	Davie Advanced Dentistry	1,250
5	Amerant Bank	2,065
6-7	Baptist Outpatient Services	14,248
11-13	H&R Block	3,000
14	AVAILABLE	2,082
15-16	Dr. Richard A. Norman	1,836

Suite	Tenant	Size
17	MCM Cleaners	918
18	New Nails	1,742
19	Orient Chef	900
20	Estrella Insurance	915
21	Supercuts	1,200
22	Supplement Warehouse	1,188
23	Raw & Kibble	705
24	Jet's Pizza	1,900
25	Grand Salon	1,200
26-27	AVAILABLE	2,400

Suite	Tenant	Size
28	AVAILABLE	1,782
29	Maraneros Fresh Café	900
30	The UPS Store	900
31	District Chicken and Gyro	909
32	Action Health Centers	909
33	University Podiatry	1,200
OP-1	Big Whiskey's	5,500
OPA-1	Starbucks	2,300
OPA-2	My Eyalab	3,220
		TOTAL 106,396

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



384,600

EST. # OF VISITS ANNUALLY



2.1 Million

AVG. VISITS / CUSTOMER



5.36

AVG. LENGTH-OF-STAY / VISIT



30 MIN

TOP 3 DAYS



	# OF VISITS
Saturday	314,575
Friday	310,095
Wednesday	300,003

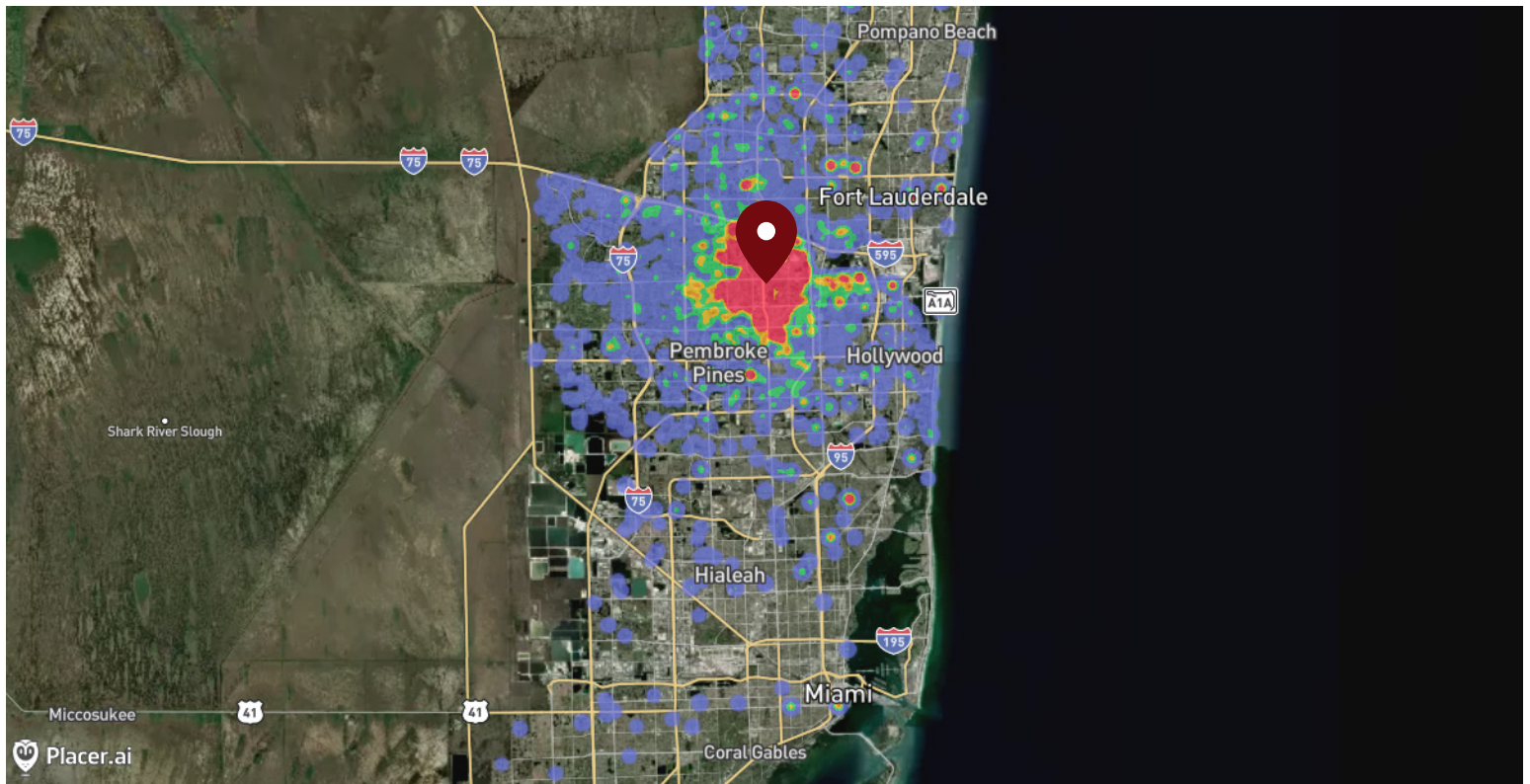
TOP 3 HOURS



	# OF VISITS
6-7 PM	268,300
5-6 PM	266,211
12-1 PM	261,196

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2025 - March 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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