



DAVIE, FL

PINE ISLAND - 8800-8900 SR 84

OUTPARCELS, JUNIOR ANCHOR AND SMALL SPACES AVAILABLE FOR LEASE



PROJECT DETAILS

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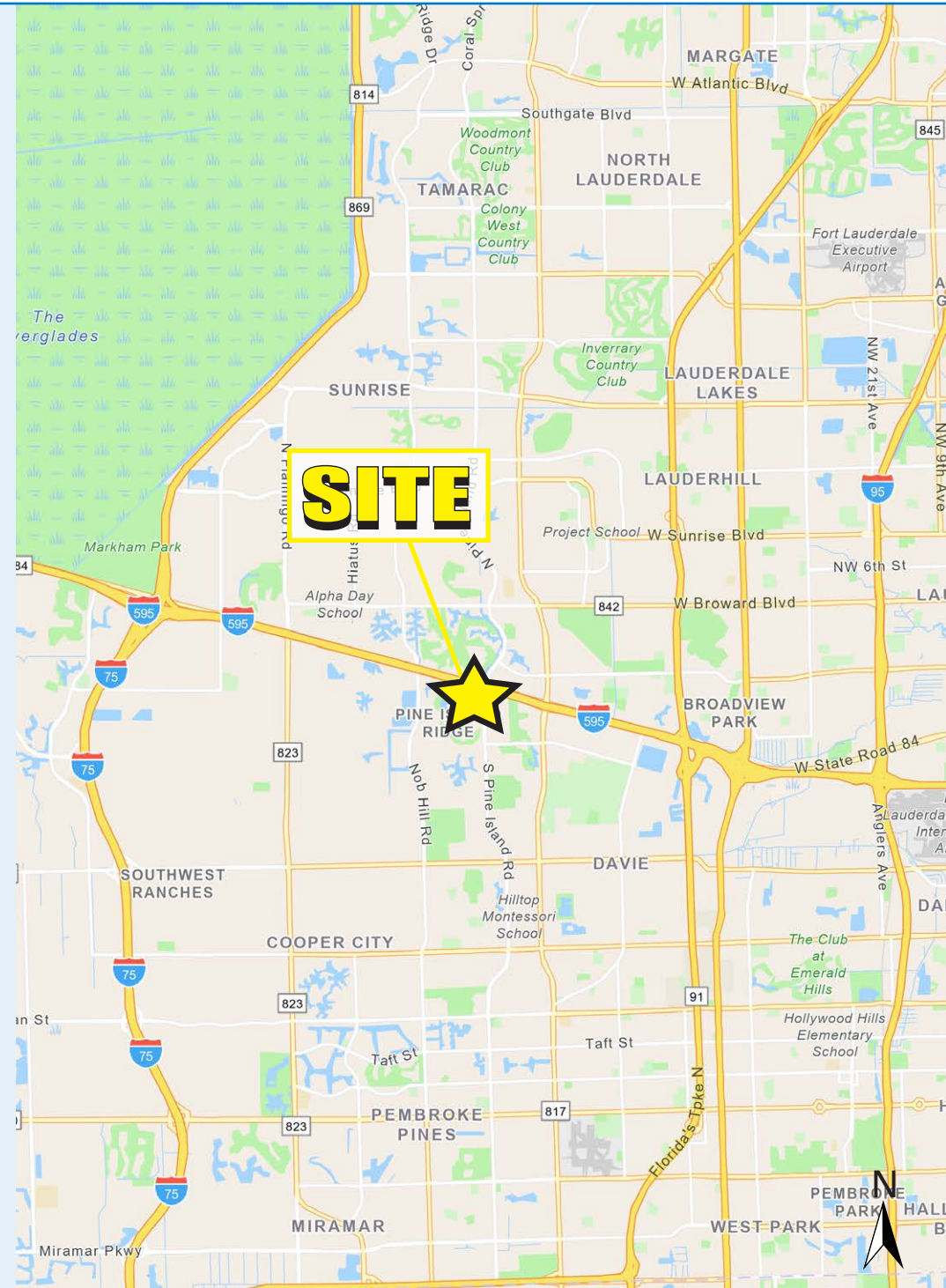
PROPERTY HIGHLIGHTS

- 254,000 SF Publix, Floor & Décor, YouFit-anchored shopping center with a strong mix of regional and local retailers that drive steady, repeat traffic
- Outparcel/pad site opportunities and junior anchor space from 8,500 - 12,575 SF available.
- Prime positioning along the I-595 service road, SR 84, with approximately 21,000 ADT and Pine Island Road with 34,000 ADT
- Over 2.9 million annual visits* providing a consistent and established customer base
- The high-income trade area (avg. HH income \$128K+) offers an established residential communities combined with a strong daytime population

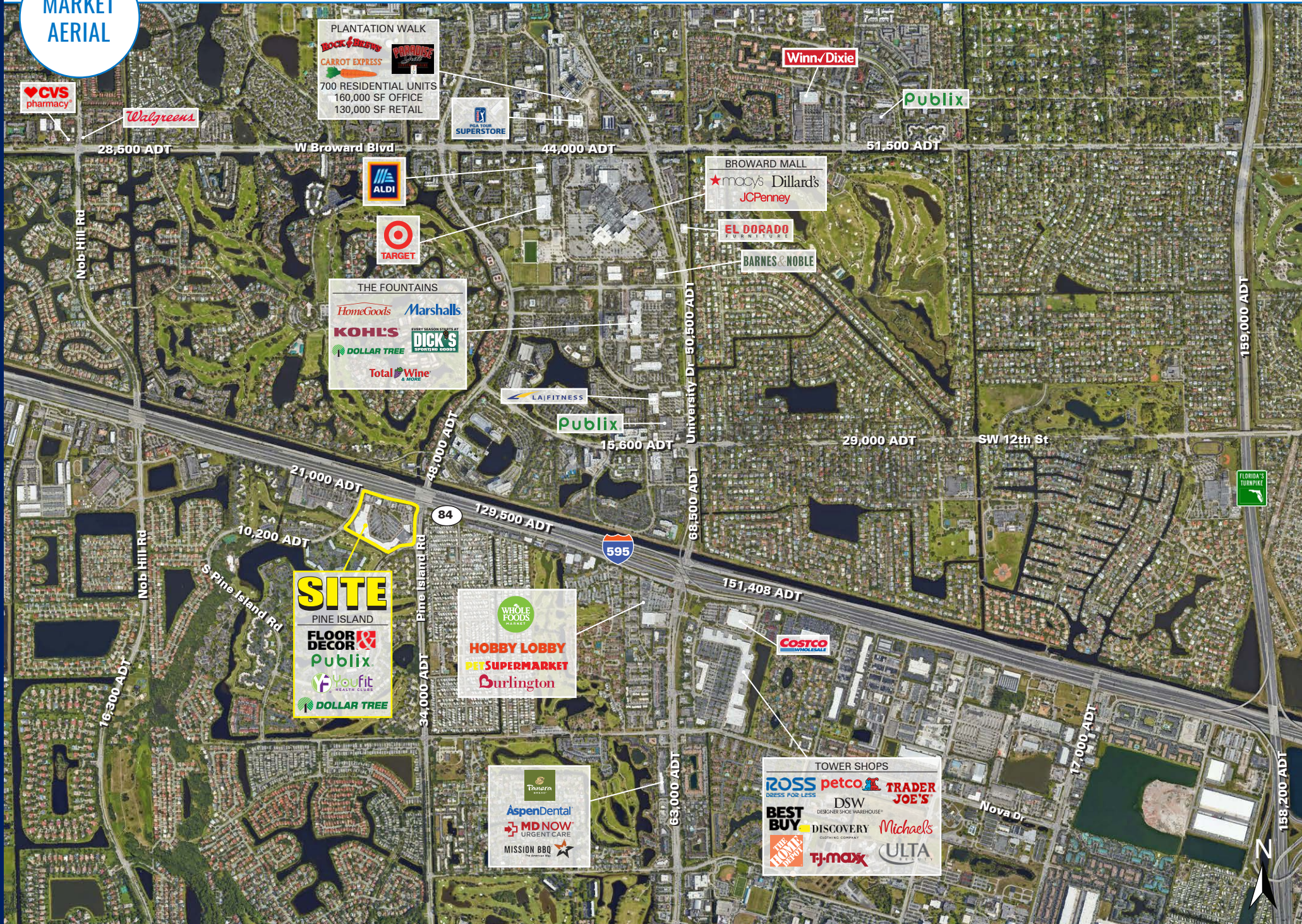
*placer.ai

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	16,198	117,691	353,012
 DAYTIME POPULATION	10,952	57,785	147,068
 AVERAGE HH INCOME	\$107,080	\$128,013	\$113,575



MARKET AERIAL



MARKET
AERIAL



SITE PLAN



KEY		
Bay #	Tenant	S.F.
A09	AVAILABLE (Salon)	1,700
OP	AVAILABLE (Restaurant)	9,270
T	AVAILABLE (Restaurant)	8,250
E01	AVAILABLE SOON (Fitness Space)	12,575
E08	AVAILABLE SOON	8,500
G06	AVAILABLE SOON	1,275
J01	AVAILABLE SOON	2,550
A01	DOLLAR TREE	9,371
A06	THE UPS STORE	1,670
A10	COSMOPROF	1,800
B	YOUFIT	20,359
C-D	FLOOR AND DECOR	65,480
E12	WINGSTOP	2,125
E14	LUCKY STAR RESTAURANT	1,275
E15	BEAUTY CAFE SALONS	1,275
E16	KRISTOF'S KAFE	1,700
E17	HEAR USA	1,700
E18	FAST TAX	1,275
E19	AMORE GOURMET PIZZA	1,700
E20	BLUSH BEAUTY BAR	1,275
E21	SMOOTHIE SPOT	2,500
F	ADVANCED VETERINARY CARE	19,100
G03	LEE NAILS & SPA	2,207
G04	DAVIE DISCOUNT LIQUOR	2,868
G05	D'AMICO FAMILY CHIROPRACTIC	1,275
G07	PINE ISLAND DENTAL	1,700
G08A	ICONNECT WIRELESS	850
G08B	ESTRELLA INSURANCE	850
G09	NEIGHBORHOOD DRUGS OF DAVIE	1,275
G10	CENTRUM MEDICAL CENTER	1,275
H	PUBLIX	39,943
J03	COBBLER'S WEST	750
J04	DRY CLEANING DEPOT	1,750
J05	AMSCOT FINANCIAL	2,250
J07	RJ MATES	750
J08	SUBWAY	1,500
J10	CIRO'S PIZZA & DELI RESTAURANT	2,100
N	7-ELEVEN	3,522
Q	ZABB THAI & SUSHI RESTAURANT	3,000
R	WELLS FARGO BANK	5,000
S	SPACE COAST CREDIT UNION	5,000

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