

1,064 - 4,000 SF RETAIL SPACE AVAILABLE FOR LEASE

WEST BROWARD S.C.

Publix

DOLLAR TREE

dd's
DISCOUNTS

Walgreens

NW 40TH AVE

W BROWARD BLVD

N STATE ROAD 7 & W BROWARD BOULEVARD | PLANTATION | FLORIDA

CBRE | KIMCO
REALTY



SITE HIGHLIGHTS



Gross Leasable Area

159,352 SF



Parking Spaces

580



AAAT

44,000

ANCHOR RETAILERS

dd's
DISCOUNTS[®]

Publix[®]

Walgreens

 DOLLAR TREE[®]



UNITED STATES
POSTAL SERVICE

SITE PLAN



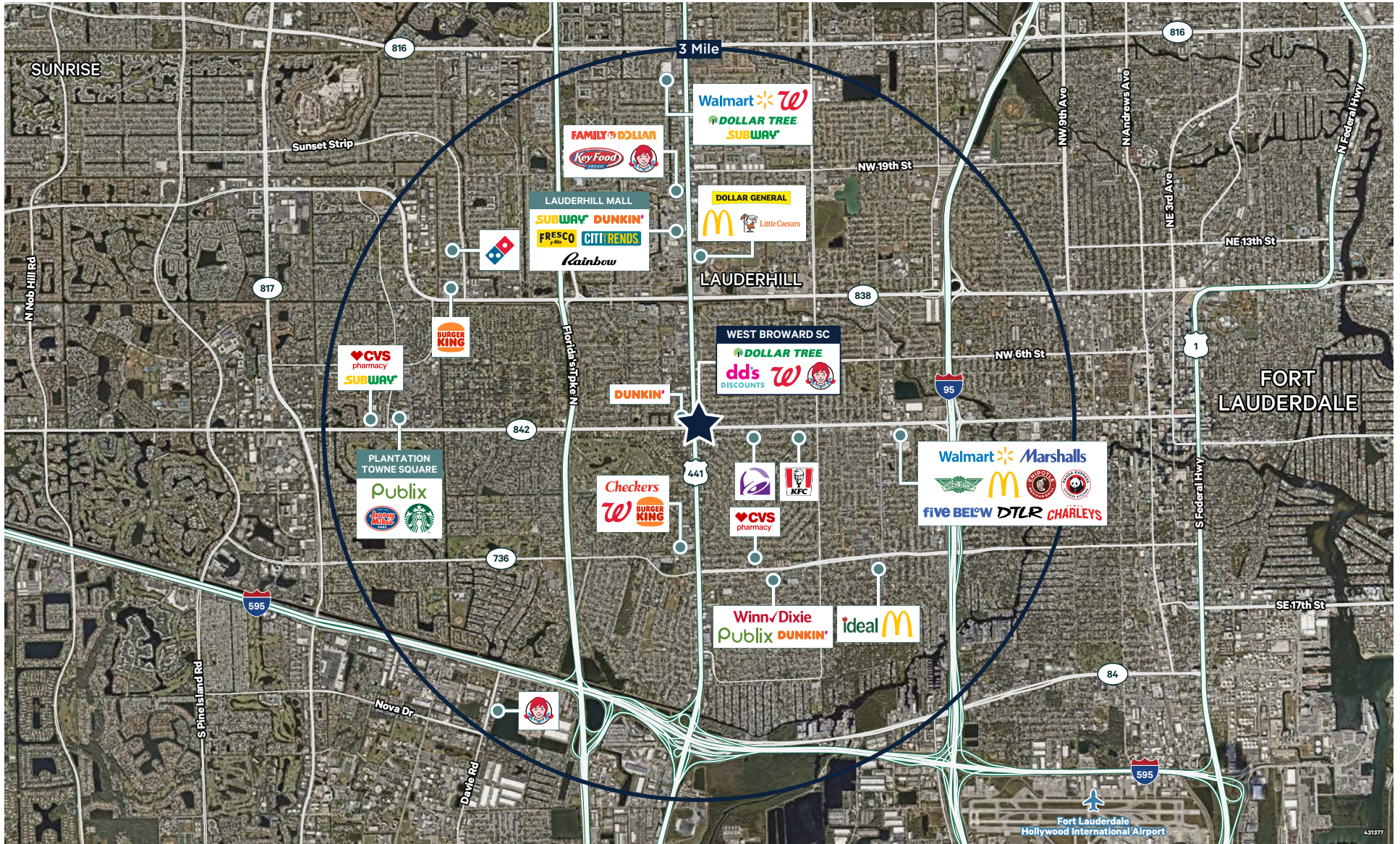
#	TENANT	SQ FT
1	Available	3,216
2	Available	1,064
3	Available	1,393
4	Available	4,000
5	Available	2,051
6	Available	2,943
7	U.S. Postal Service	5,402
8	Donna's Caribbean Restaurant	1,617
9	Available	2,024
9A	Publix Liquors	2,700
10	Publix	28,365
12	Bio-Medical Applications	6,323
13	Dollar Tree	10,125
14	dd's Discounts	21,965
15	Badcock Home Furniture	21,646
16	Broward Wash House	4,933
18	Walgreens	15,120

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,990	169,672	442,387
DAYTIME POPULATION	15,126	138,244	465,431
AVG. HOUSE-HOLD INCOME	\$80,686	\$80,062	\$94,349
MEDIAN AGE	38.7	38.2	39.9



SITE AERIAL



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