

# WESTGATE SHOPPING CENTER

15740 - 15984 W STATE ROAD 84, SUNRISE, FL 33326



Demographics 2025	1 Mile	3 Mile	5 Mile
Est. Population	7,108	69,528	163,073
Avg HH Income	\$126,550	\$153,629	\$170,896
Median Age	44.1	41.4	42.2
Total Business'	306	4,440	8,595
Total Daytime Population	6,211	76,587	154,280

Unit	SqFt	Base Rent per SF	Expenses	Monthly Estimate*
Outparcel/Pad Site		call agent	\$ 9.33	
Outparcel/Pad Site		call agent	\$ 9.33	
15902	10,094	\$ 25.00	\$ 9.33	\$28,877.25
15822	1,200	\$ 35.00	\$ 9.33	\$4,433.00

## PROPERTY HIGHLIGHTS

<b>SPACES</b> 1,155 to 10,094 SF	<b>VPD</b> 24,500 Weston Road 6,700 State Road 84
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The Rotella Group has been retained as the exclusive agent for **Westgate Shopping Center**, located on 15740 - 15984 W State Road 84 in Sunrise, Florida, Broward County in the Southeast Florida Market. Excellent visibility from State Road 84. Next to the City of Weston.

*Anchored by Key-Food Supermarket. There are approx. 71,062 residents within a 3-mile radius.*

**RG** CONTACT OUR AGENT  
**STEVEN MILLER**

- 📞 954-568-9015 xt. 226
- 🌐 [steve@rotellagroup.com](mailto:steve@rotellagroup.com)
- 🌐 [www.rotellagroup.com](http://www.rotellagroup.com)
- 📍 3300 N. Federal Hwy., Suite 200  
Fort Lauderdale, FL 33306



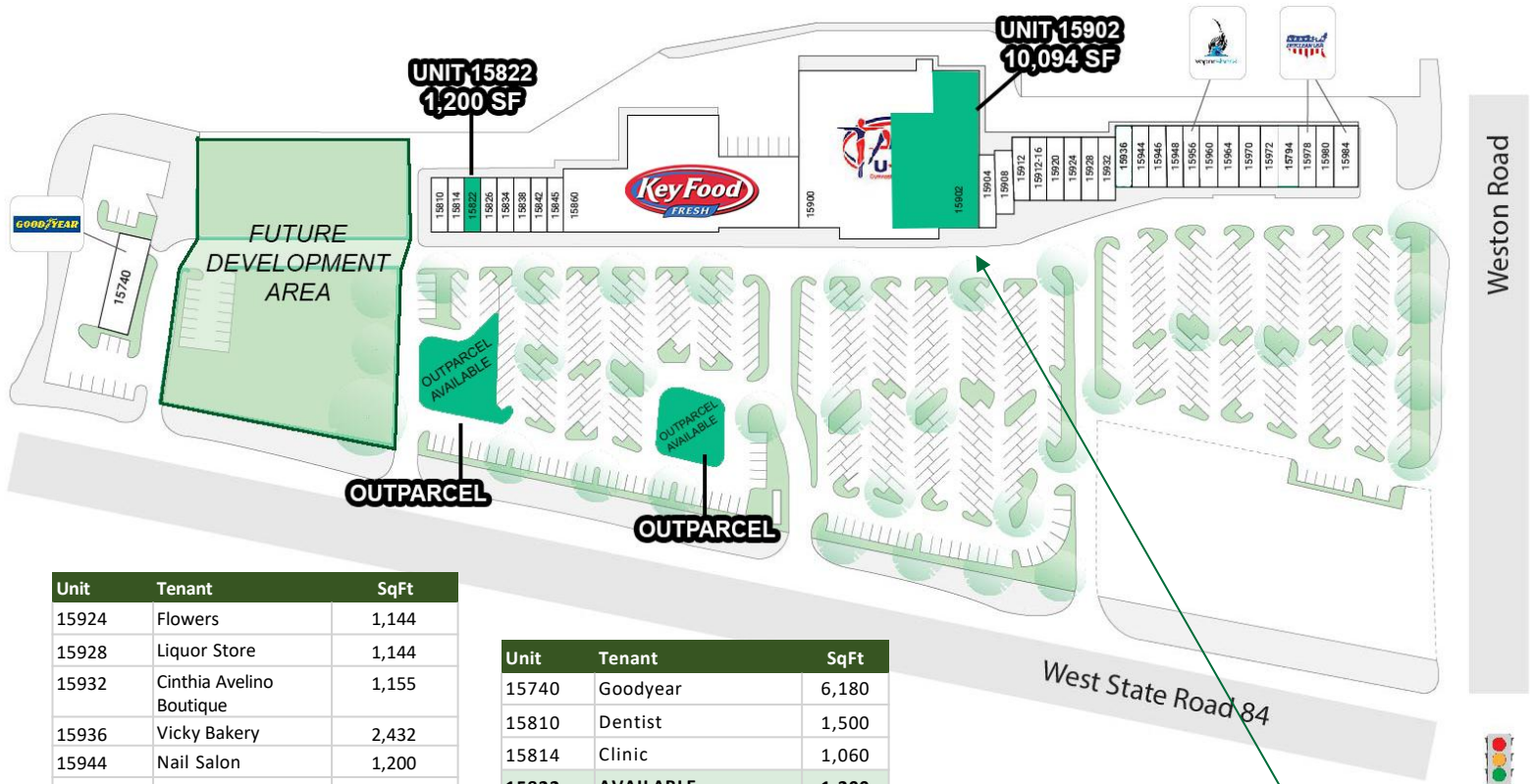
- 📞 (954) 568-9015
- ✉ [info@rotellagroup.com](mailto:info@rotellagroup.com)
- 🌐 [rotellagroup.com](http://rotellagroup.com)

📍 3300 N. Federal Hwy. Suite 200  
Fort Lauderdale, FL 33306



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Unit	Tenant	SqFt
15924	Flowers	1,144
15928	Liquor Store	1,144
15932	Cynthia Avelino Boutique	1,155
15936	Vicky Bakery	2,432
15944	Nail Salon	1,200
15946	Jewelry	900
15948	Nutrition	1,800
15956	Bakery	940
15960	Café	1,152
15964	Enzos	2,708
15970	Mail Boxes	900
15972	Bike Shop	900
15974	Weston Smokes, LLC	900
15978	DC USA/Tailor	900
15980	Salon	900
15984	Dry Clean	1,500

Unit	Tenant	SqFt
15740	Goodyear	6,180
15810	Dentist	1,500
15814	Clinic	1,060
<b>15822</b>	<b>AVAILABLE</b>	<b>1,200</b>
15826	Therapy & Gym	2,400
15834	Flooring	1,200
15838	Insurance	750
15842	Bagel Mania	2,050
15845	Uncle Al's	2,800
15860	Key Food	19,638
15900	Tag Gymnastics	26,226
<b>15902</b>	<b>AVAILABLE</b>	<b>10,094</b>
15904	DancelQ	1,600
15908	Hobby Trade	1,400
15912	Hobby Store	1,332
15912-16	Eye Care	2,100
15920	Pool Supply	1,144

