



TAMARAC, FLORIDA

Retail Showroom

3705 W Commercial Blvd, Tamarac, Florida 33309

LAT: 26.187171 | LONG: -80.199184

GLA: 30,656 SQ. FT

TRAFFIC COUNTS: 55,000 DAILY



Prime Retail Location

- ▶ NE quadrant of Commercial Blvd & SR 7/441
- ▶ High-visibility frontage on major corridor
- ▶ 4,897 SF of retail space with the option of adding up to 5,000 s.f. fully a/c warehouse space

Area Demographics

- ▶ Dense Broward County population base
- ▶ Strong workforce along Commercial Blvd corridor
- ▶ Consistent daytime and commuter traffic

Anchor / Nearby Anchors

- ▶ Near major national retailers along SR 7
- ▶ Surrounded by grocery-anchored centers
- ▶ Strong retail synergy in immediate trade area

FOR LEASE



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RETAIL SHOWROOM

Tamarac, FL



Tenant Mix

- ▶ Ideal for showroom, retail & service users
- ▶ MU-C zoning allows flexible uses
- ▶ Opportunity for single or multi-tenant occupancy

Residential Growth

- ▶ Established Tamarac submarket
- ▶ Continued infill and redevelopment nearby
- ▶ Strong demand from surrounding neighborhoods

Area Traffic Drivers

- ▶ Commercial Blvd major east-west corridor
- ▶ Close to SR 7/441 high-traffic intersection
- ▶ Surrounded by retail, office & residential uses

2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	15,963	196,456	507,980
Households	5,967	74,463	197,942
Average HH Income	\$85K	\$82K	\$92K
Median Age	41	38	40
Daytime Employment	12,568	87,437	242,682
Traffic Counts	55,000 Cars Daily		

For leasing information and availability contact:

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WOOLBRIGHT DEVELOPMENT, INC.

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