



..... OFFERING MEMORANDUM

OWNER-USER STNL

4230 S University Dr, Davie, FL 33328

Marcus & Millichap

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4230 S University Dr.

University Drive

Walmart

..... 4230 S UNIVERSITY DR

EXCLUSIVELY
LISTED BY

NICHOLAS MCANDREW

Director Investments

Fort Lauderdale

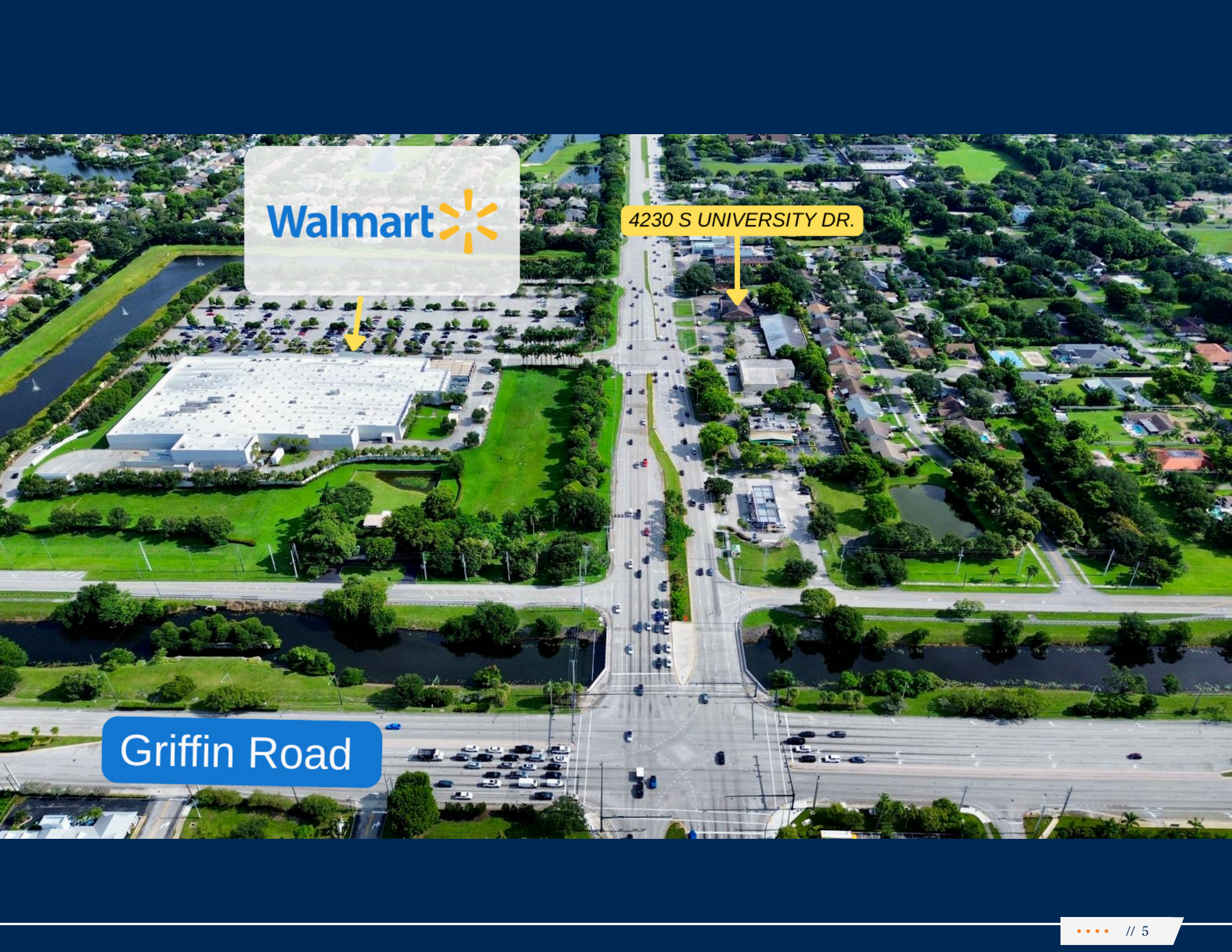
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Marcus & Millichap

An aerial photograph showing a large Walmart store with a white roof and a large parking lot. The store is situated next to a green field and a canal. A yellow arrow points from the Walmart logo to the store. To the right of the store, a yellow label with an arrow points to a building at 4230 S University Dr. At the bottom, a blue label identifies Griffin Road, which runs horizontally across the image. The background shows a residential neighborhood with houses and trees.

Walmart

4230 S UNIVERSITY DR.

Griffin Road

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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





4230 S University Dr.

University Drive

Walmart

OFFERING SUMMARY

4230 S UNIVERSITY DR



Listing Price
\$3,250,000



Price Per SFT
\$470.06



of Suites
1

FINANCIAL

Listing Price	\$3,250,000
Down Payment	100% / \$3,250,000
Price/SF	\$470.06

OPERATIONAL

Rentable SF	6,914 SF
# of Suites	1
Lot Size	0.77 Acres (33,369 SF)
Year Built	1980



4230 S University Dr.

University Drive



OWNER-USER STNL

4230 S University Dr, Davie, FL 33328

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the former Bedding Barn, a 6,914 SF freestanding building situated on 0.77 acres located at 4230 S University Dr, Davie, FL 33328. The property is zoned B-1, offering flexibility for retail, bank or financial institution, c-store, office space, or a variety of commercial uses. The site is positioned directly on University Drive (SR-817), one of Broward County's most heavily trafficked retail corridors, with daily traffic counts exceeding 50,000 vehicles per day in the immediate vicinity. The building currently benefits from extreme visibility, functioning as a billboard to passing traffic and signage exposure along one of South Florida's premier commercial thoroughfares.

The property sits within an established and rapidly expanding retail hub, surrounded by national co-tenancy including Walmart, Target, Home Depot, and Denny's at the nearby Davie Square retail center, alongside additional national retailers throughout the corridor. The area also benefits from strong institutional traffic drivers, including Nova Southeastern University and Memorial Healthcare System facilities in the immediate trade area, generating consistent daytime population and customer draw.

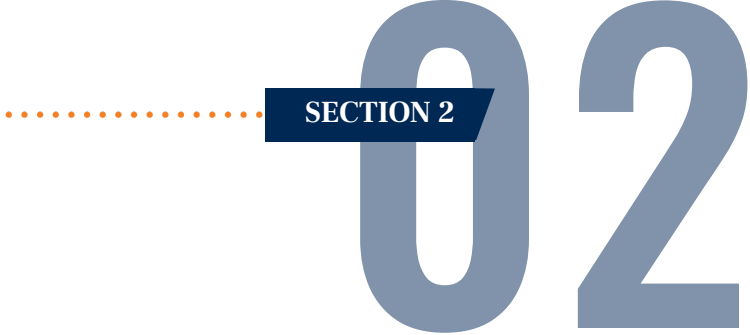
Davie is a well-established and steadily growing submarket within Broward County, with a 2026 population exceeding 112,000 and continued annual growth. The market maintains an affluent, stable demographic base, with a median household income of approximately \$87,250 — meaningfully above both the Miami-Fort Lauderdale-West Palm Beach MSA and Florida state averages. With high homeownership rates (67%+), a growing residential base, and an established position as one of Broward's premier retail corridors, University Drive continues to serve as a primary commercial gateway connecting Davie's residential communities to the broader South Florida market.

INVESTMENT HIGHLIGHTS

Free Standing 6,914 SFT Owner-User Building on .77 Acres

Across The Street From Davie's Walmart Supercenter

Less Than 1 Mile From Nova South Eastern University's Main Campus



SECTION 2

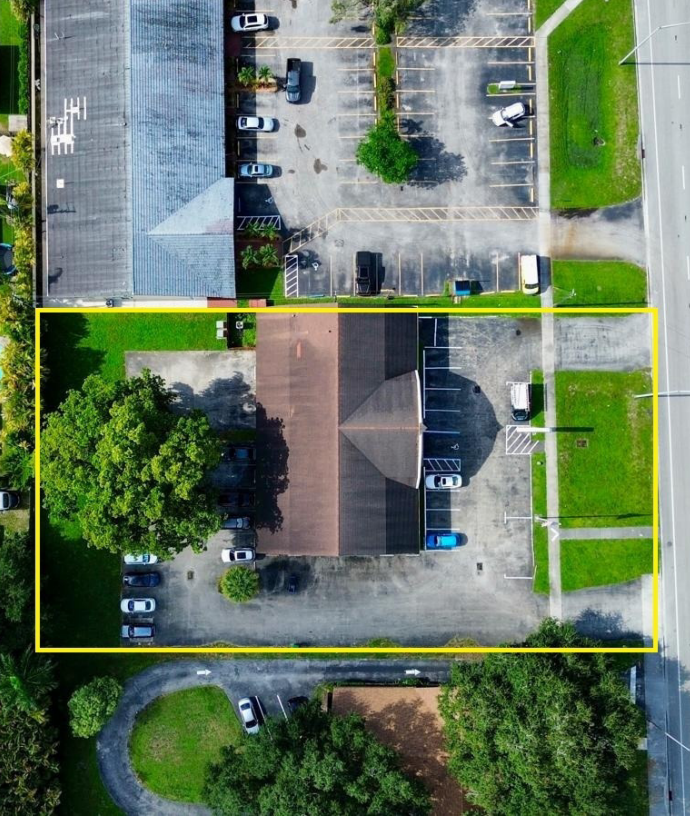


PROPERTY INFORMATION

Property Details
Regional Map
Local Map
Retailer Map

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PROPERTY DETAILS

SITE DESCRIPTION

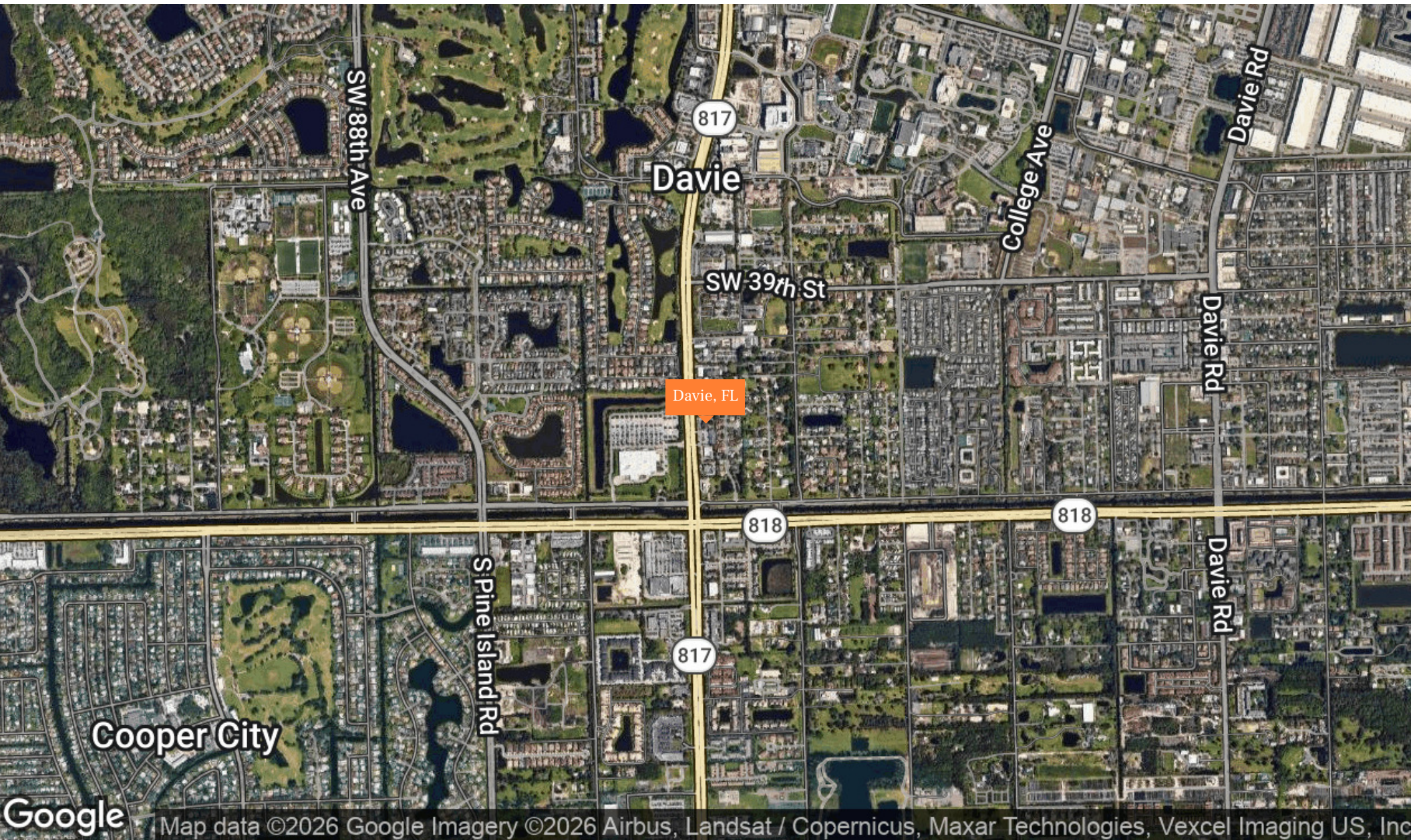
Assessors Parcel Number	5041 28 05 0010
Zoning	B-1
Floors	1
Year Built/Renovated	1980/-
Rentable SF	6,914 SF
Ownership	Fee Simple
Lot Size	33,369 SF
Parking	Asphalt
Parking Ratio	5.35:1,000 SF
Topography	Level
Parking Spaces	37
Access Points	2

CONSTRUCTION

Foundation	Concrete Slab
Framing	CBS
Exterior	Brick
Roof	Pitched - Shingle

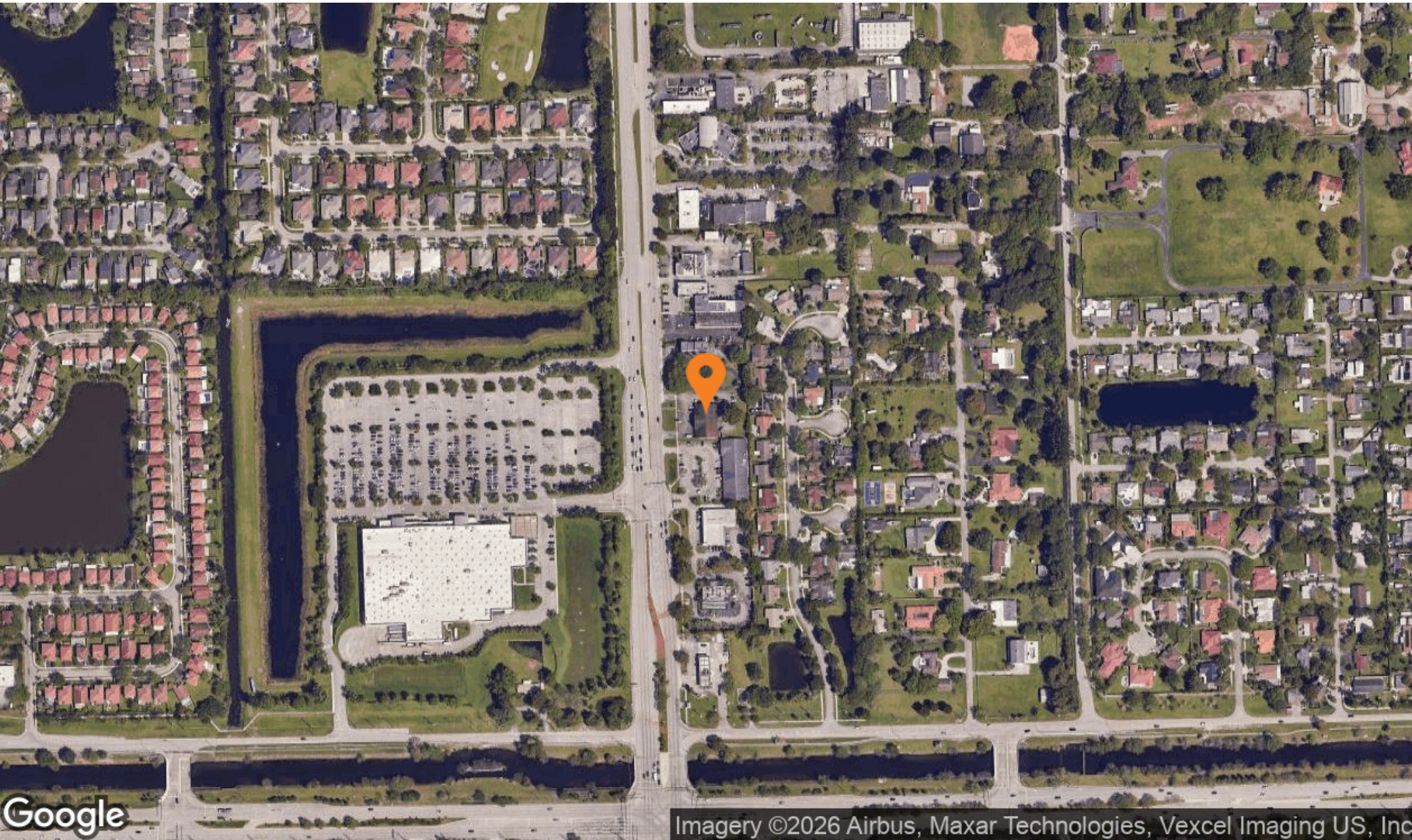
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REGIONAL MAP



OWNER-USER STNL

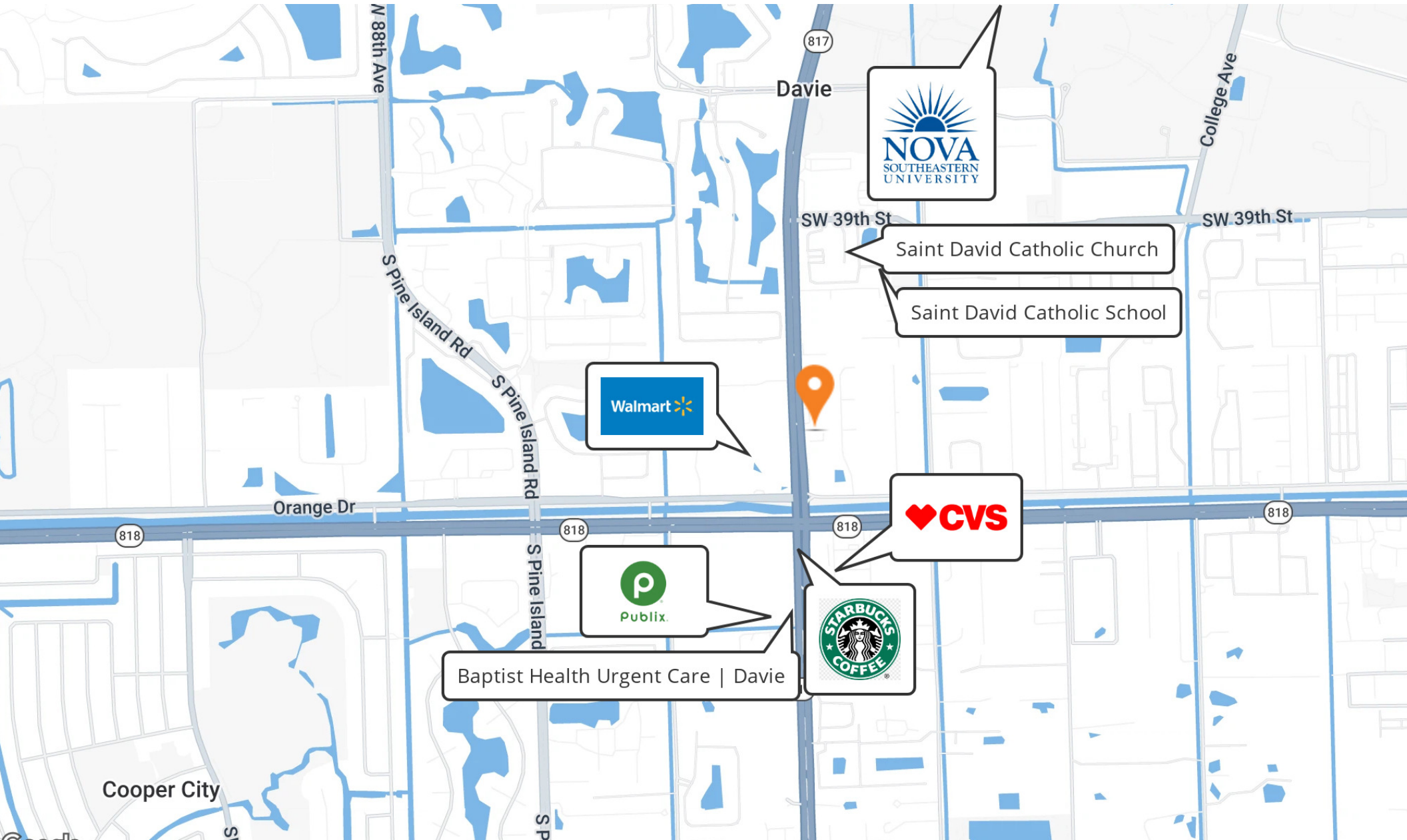
LOCAL MAP



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OWNER-USER STNL

RETAILER MAP



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