

VARSITY SQUARE SHOPPING CENTER

1,300 Sq. Ft. For Lease: \$29.50 PSF Net

3708 Davie Road | Davie, FL 33314



- ◆ Adjacent to Broward College, Nova University, FAU Campuses
- ◆ Full Glass Window Line, Private Restroom, Excellent Signage
- ◆ Just Off I-595, Minutes to Airport & Major Population Centers
- ◆ Great Neighbors: Restaurants, Medical, Convenience, Retail
- ◆ Exceptionally Generous Front & Rear Parking
- ◆ Newly Renovated, Beautifully Landscaped

Exclusively Listed By:
Infinity Commercial Real Estate

John Dohm, SIOR, CCIM
john@infinitycommercial.net

Ted Konigsberg, SIOR
ted@infinitycommercial.net

Call 305.947.9514

Outstanding Area Density & Demographics



This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.



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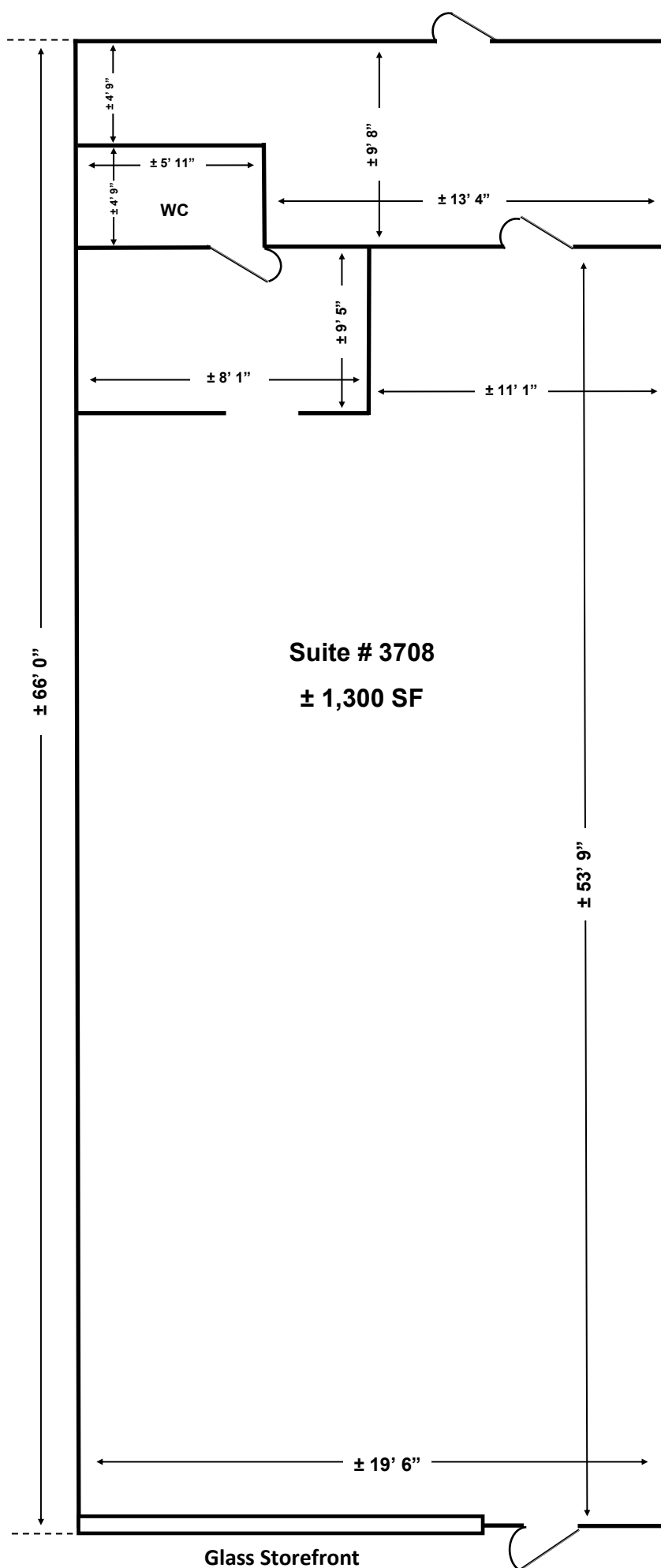
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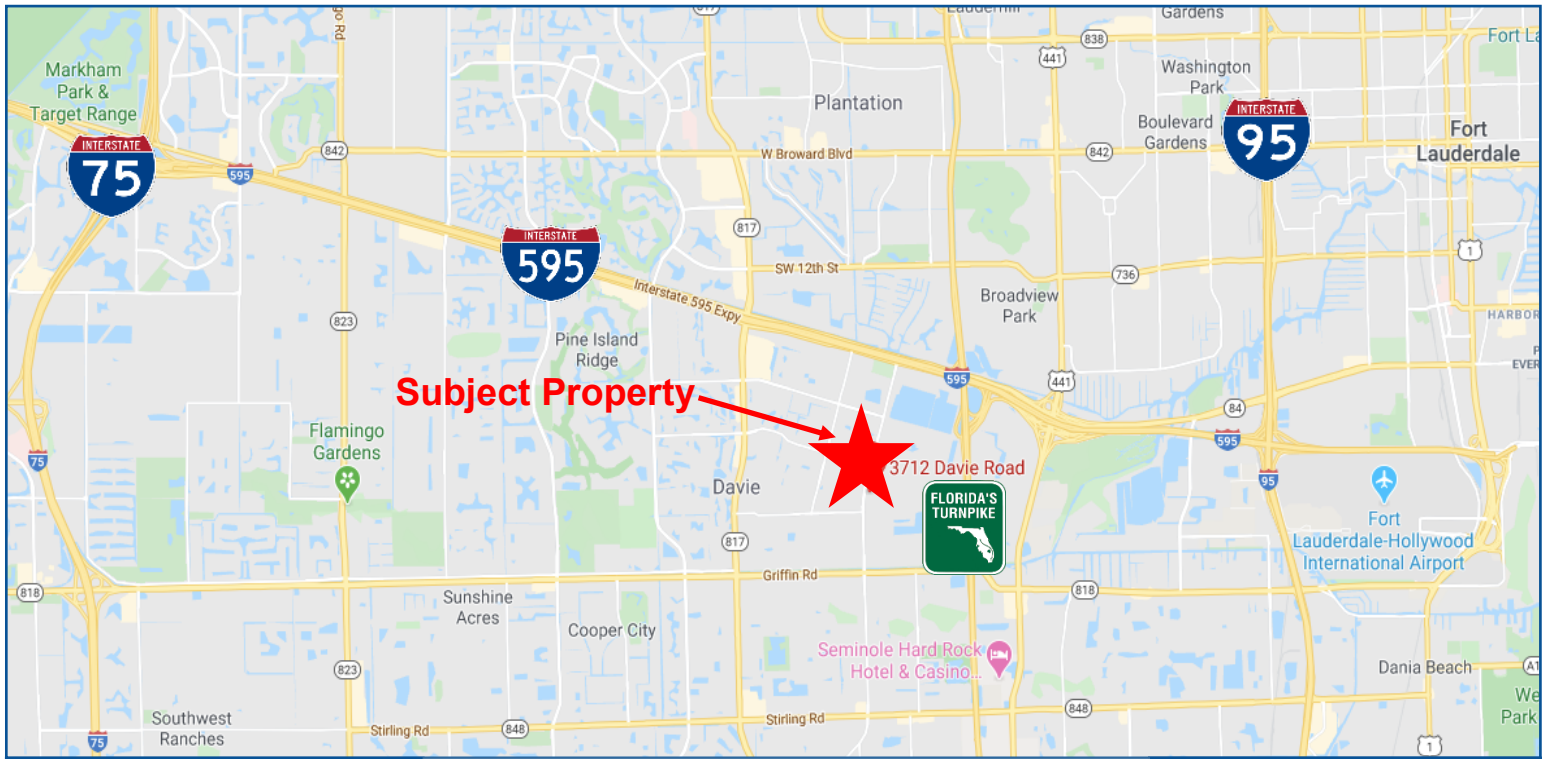
Directly across Davie Road from the entrances to Broward College, Nova Southeastern University, FAU, Mcfatter Technical Institute and University of Florida campuses, The Varsity Square Shopping Center is in an area of tremendous new growth and construction. Literally thousands of new, class “A” apartment, office, retail and entertainment developments have been built in this area over the last few years, not to mention NSU’s new hospital. The Property is at the North gateway of Downtown Davie, which is being extensively re-imagined: Some of the most successful developers in all of Florida are building here. Area tenants enjoy great drive-by traffic, a college town “vibe” and a location conveniently next to I-595 and the Florida Turnpike. Minutes to everywhere and suitable for almost any kind of commercial tenant, these Premises will not last long!

CURRENTLY OCCUPIED, PLEASE DO NOT DISTURB TENANT

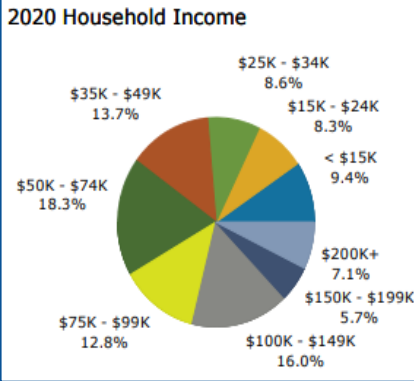
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This sketch of space is not an architecturally accurate rendition and is not to scale. It is provided for illustrative purposes only. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.

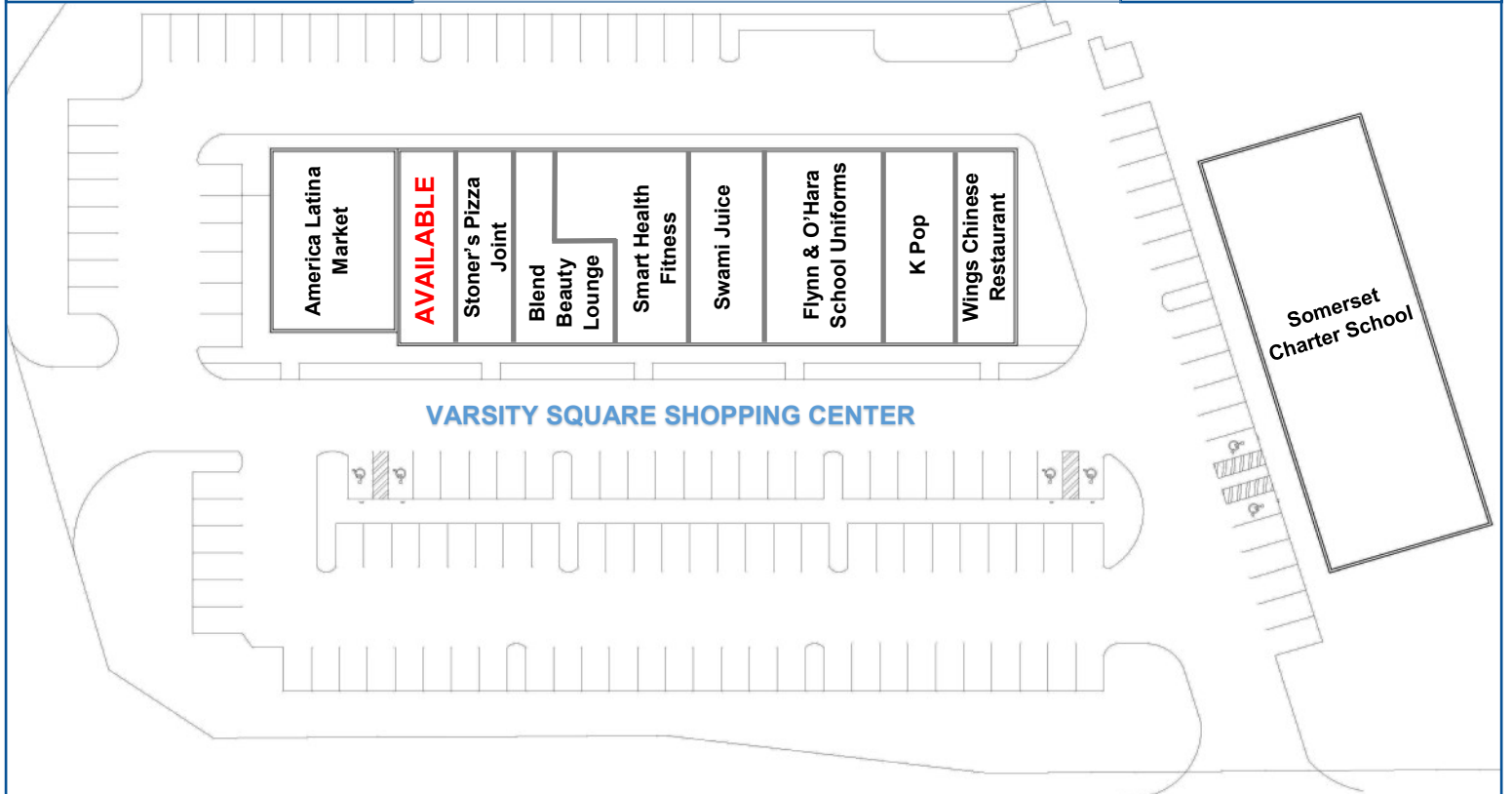
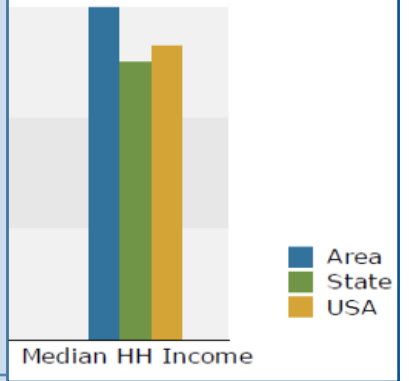


Subject Property



Distance, as the Crow Flies

- I-595: 1 mile
- I-95: 4 miles
- Florida Turnpike: .5 miles
- I-75: 8 miles
- Fort Lauderdale-Hollywood Airport: 4 miles
- Port Everglades: 5 miles
- Miami International Airport: 11 miles
- Port of Miami: 21 miles
- Dania Beach: 5 miles



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