



Zona Village - 3890 Davie Road Davie, FL 33314

Next to Broward College, NSU, FAU, McFatter Technical & More

1324 Sq. Ft. of Ground Floor, Ready to Occupy Commercial Space

Built - in Client Base: 251 Apartments, 200 More Under Construction

1,434,000 Population Within 5 Miles - Just off I-595 and Turnpike Interchanges



ONLY SPACE AVAILABLE, EVERYTHING ELSE IS LEASED!

Suitable for Retail, Medical, Services or Office Use: Generous TI Package for Qualified Tenants

Join Ella Café, La Rural, Axelle Salon, Blackjack’s Rum Bar & Grille

Incisor Advisor, Enlightened Medical and Other Great Tenants

Below Market At \$29.50 Per Square Foot, NNN

- Next to Broward Education Complex, 105,000 Students
- Great Neighboring Tenants, Multiple Restaurants
- Superior Class “A” Construction & Finishes
- Landlord Incentives for Qualified Tenants
- Ground Floor: No Elevators or Lobby
- Fantastic Highway Access
- Walkable Location
- 10’ High Ceilings
- Surrounded by New Class “A” Developments
- Superior Building Construction & Amenities
- Ready to Occupy or Reconfigure to Suit
- Gateway to the New Downtown Davie
- Large Windows: Light and Bright
- Covered and Street Parking
- Private Restroom
- Flexible Zoning



Exclusively Listed By

Ted Konigsberg, SIOR

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Incredible Surrounding Development



5 MILE DEMOGRAPHICS

- ◊ 1,433,338 Population
- ◊ 691,824 Workers
- ◊ 104,529 Students
- ◊ 218,000 Daily Vehicles at I-595 Interchange
- ◊ 19,599 Area Businesses
- ◊ \$77,361 Avg. Household Income

AREA EMPLOYERS

- ◊ Broward College
- ◊ Boeing Corporation
- ◊ Stryker Corporation
- ◊ Kellstrom Aerospace
- ◊ Bergeron Rodeo Grounds
- ◊ Florida Atlantic University
- ◊ Nova Southeastern University
- ◊ Miami Dolphins Training Center

Costco

Centro at Davie Apartments

Sunforest Apartments

Gardens at Nova

Nova Middle & High School Campuses

Courtyards at Davie

Bergeron Rodeo Grounds

Davie Town Hall

Griffin Road

Stryker

McFatter Technical

Zona Village

Orange Drive

University Pointe

Elan Maison Luxury Apartments

Palm Trace Landings Apartments

AMLI Toscana Place

Signature At Davie Townhomes

Kellstrom Aerospace

Restaurant Depot

IDI Davie Business Center

PARC3400 Apartments

Boeing

Summerlake Apartments

River Cove Apartments

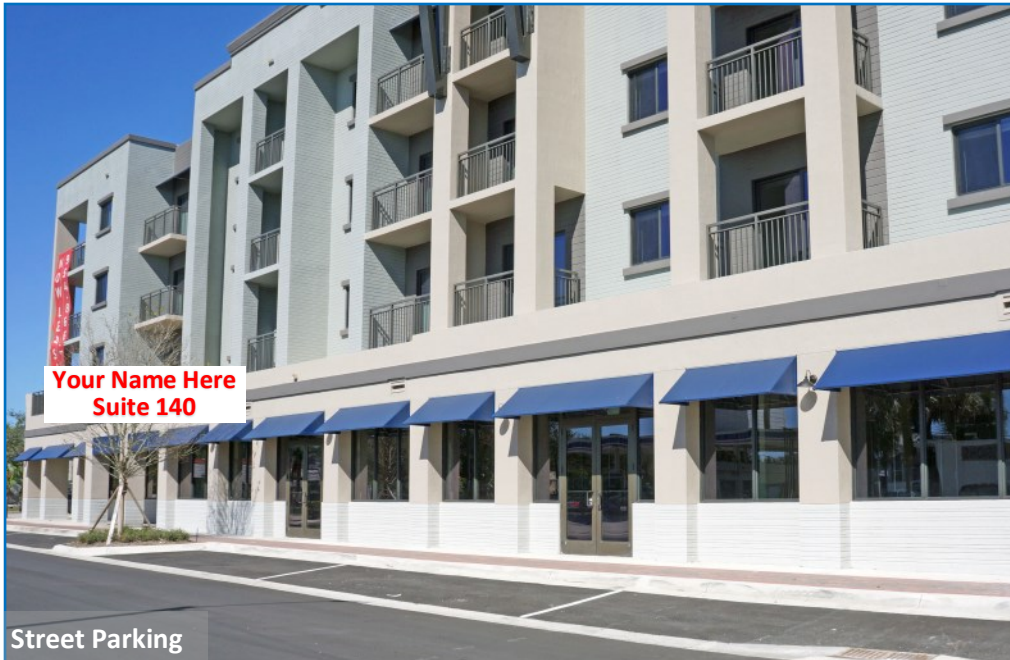


Covered Outdoor Dining Areas

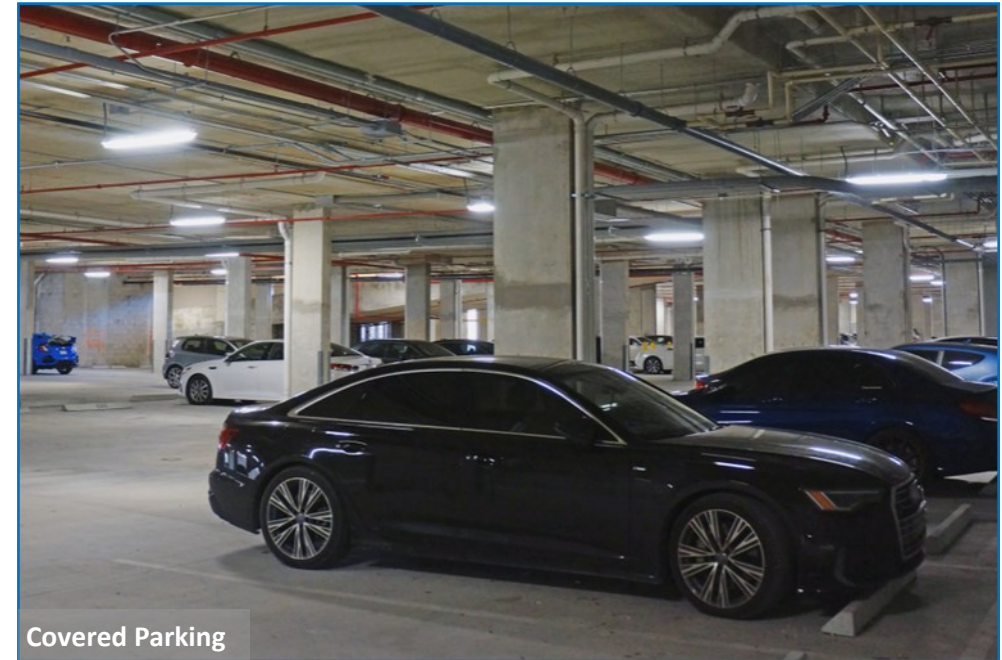


Walkable Environment

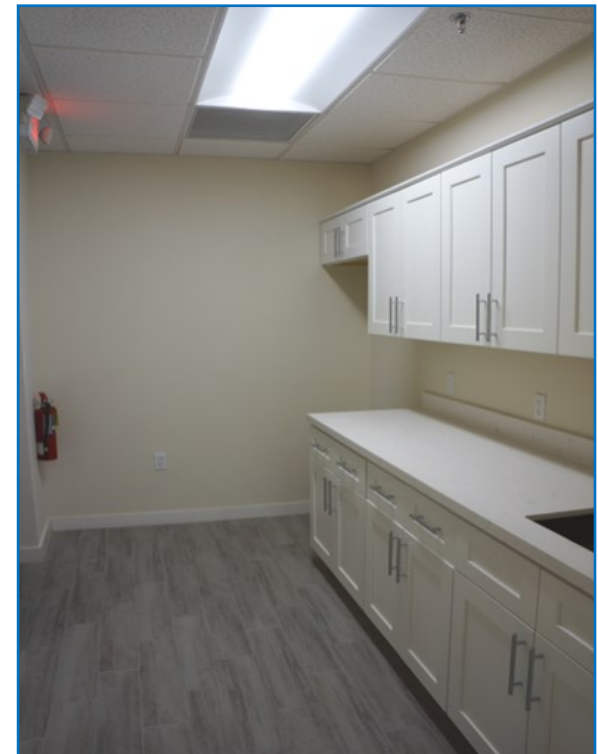
ABUNDANT PARKING, OUTDOOR DINING/GATHERING AREAS



Street Parking



Covered Parking



SUITE 140 - BEAUTIFULLY IMPROVED OFFICE / RETAIL / SERVICE OR MEDICAL SUITE

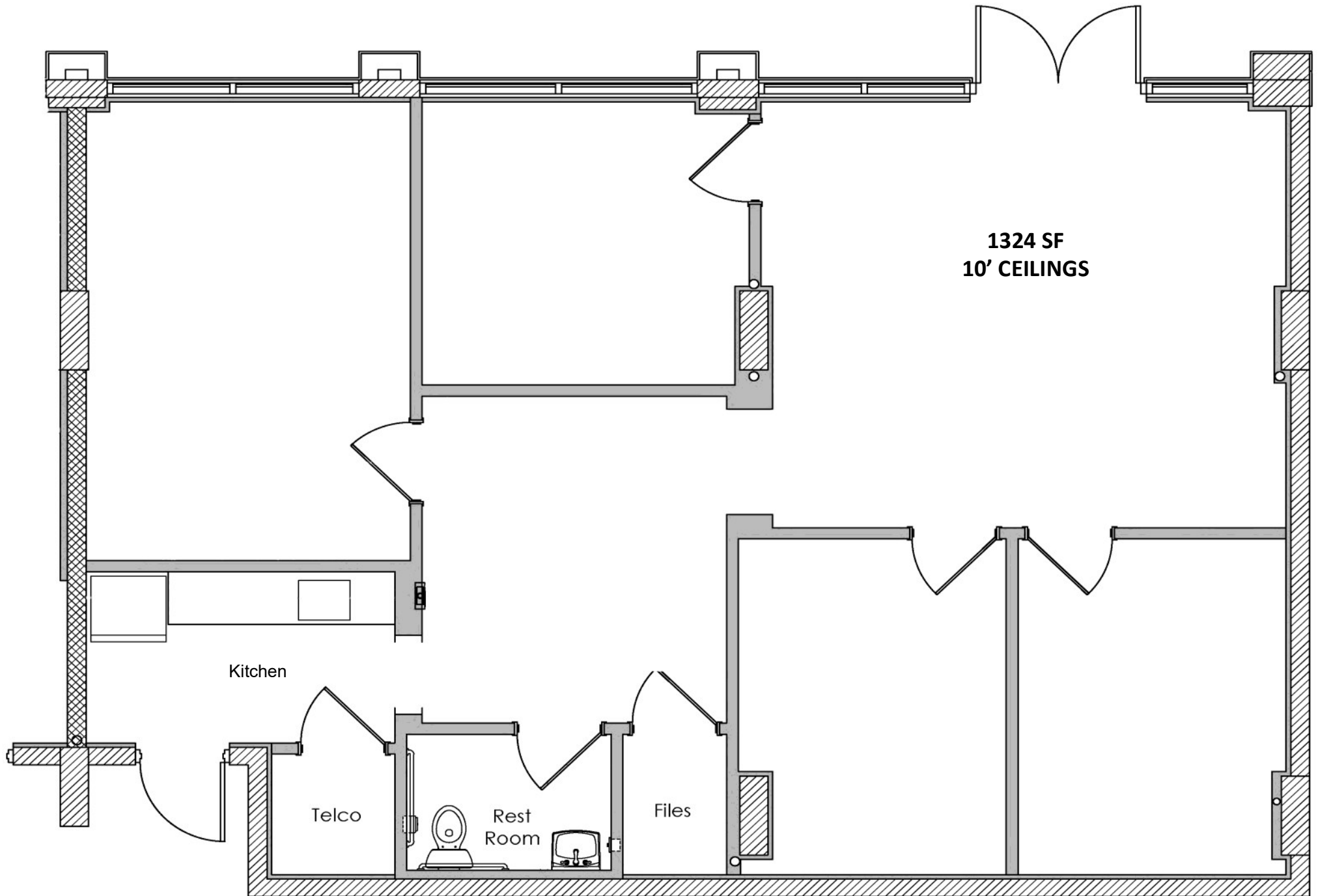


- ◆ Wood Look Tile Floors
- ◆ Private entrance from Parking Garage
- ◆ Bonus Street Front Parking
- ◆ Open Office Space
- ◆ Conference Room
- ◆ Private Restroom
- ◆ Private Offices
- ◆ 10' Ceilings
- ◆ Kitchen



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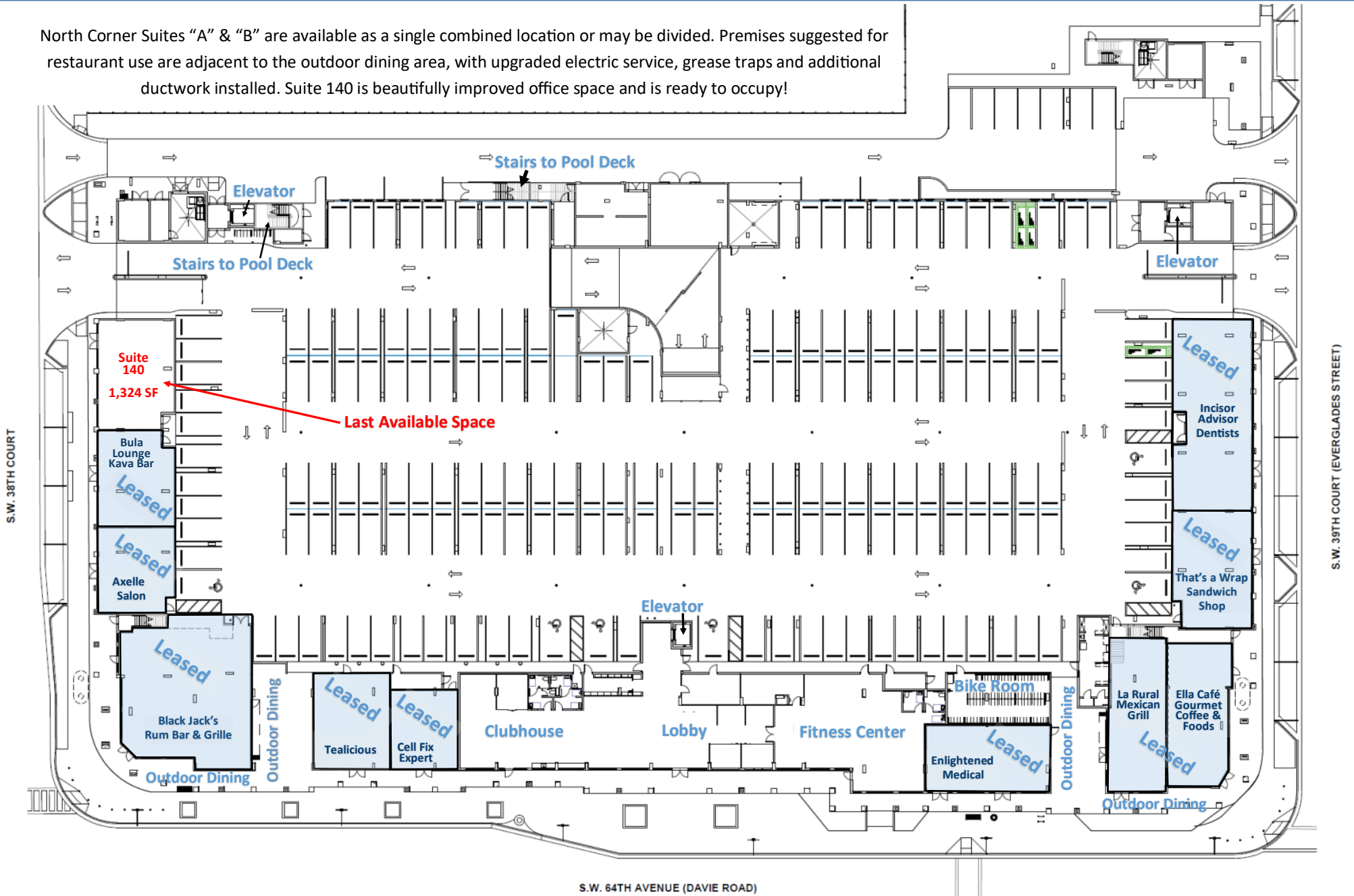
Suite 140 - As Built Floorplan



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Ground Floor Site Plan

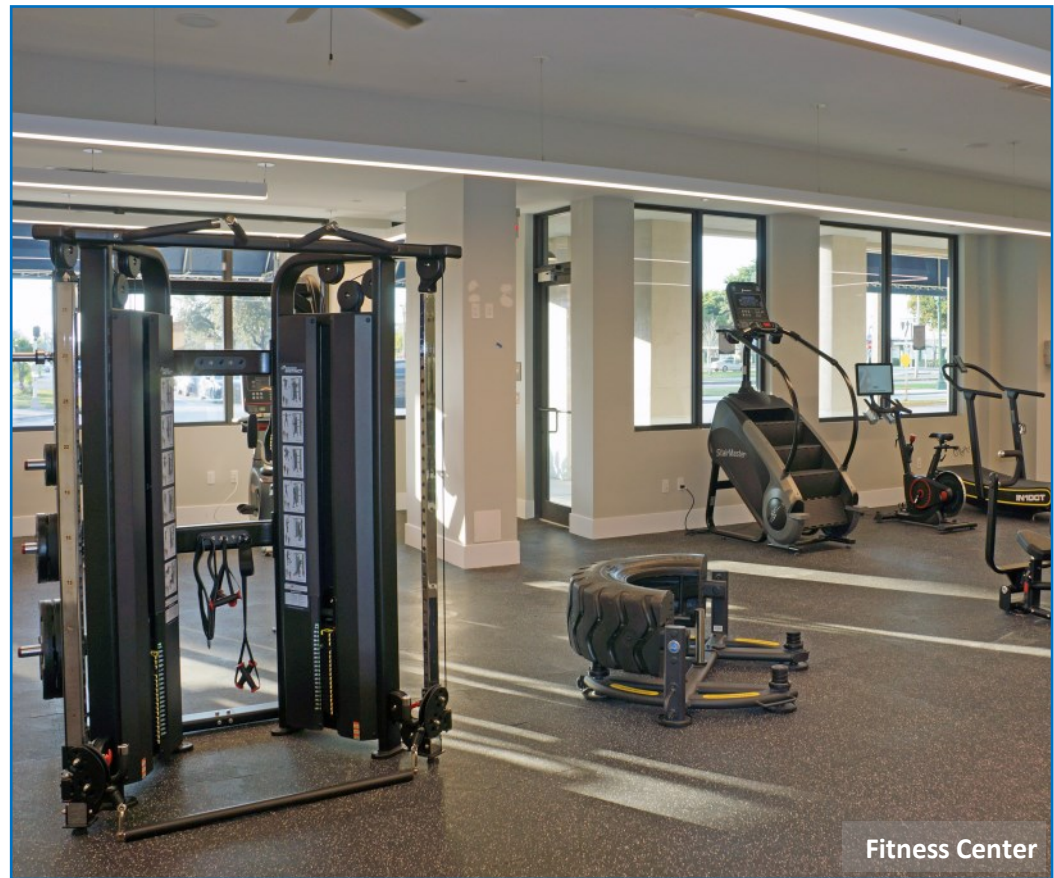
North Corner Suites "A" & "B" are available as a single combined location or may be divided. Premises suggested for restaurant use are adjacent to the outdoor dining area, with upgraded electric service, grease traps and additional ductwork installed. Suite 140 is beautifully improved office space and is ready to occupy!



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Lobby



Fitness Center

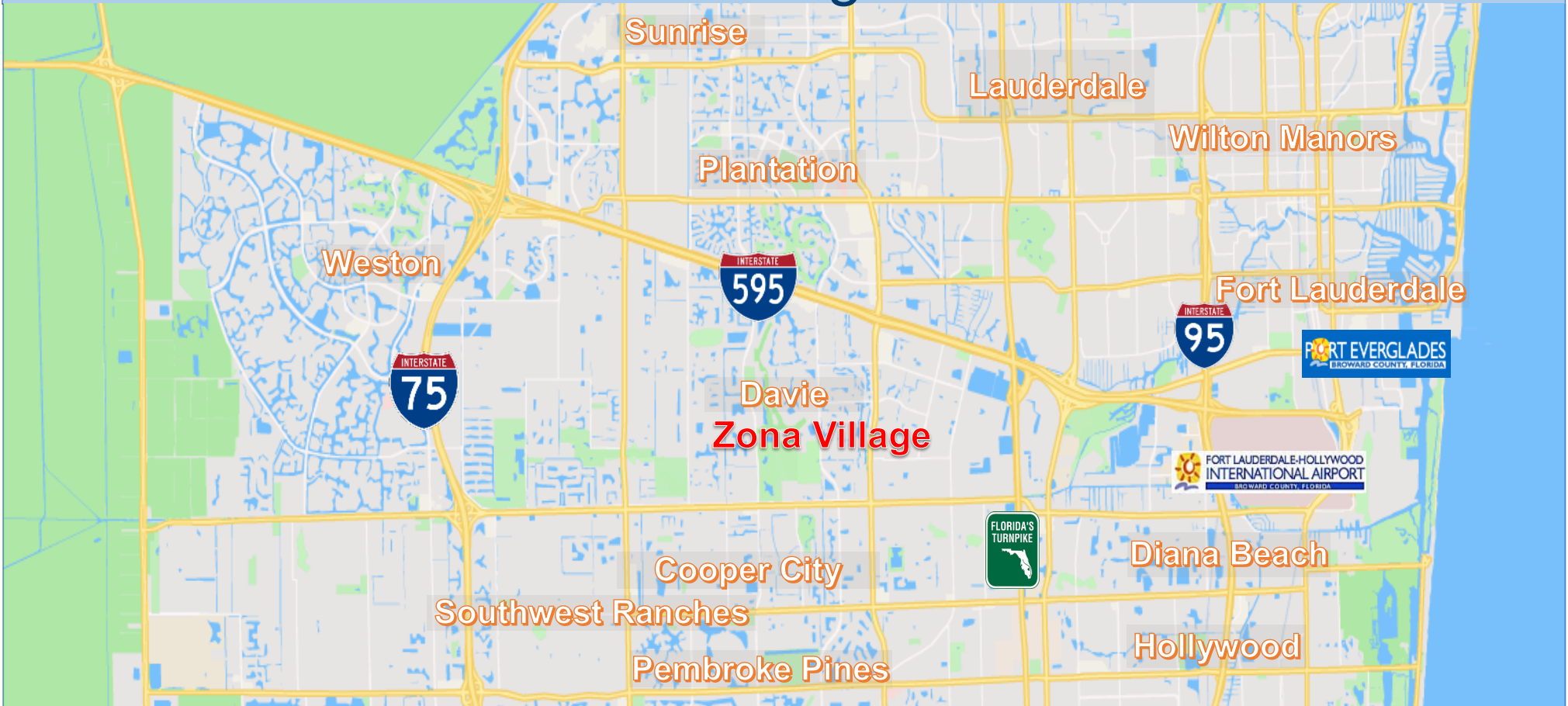
Zona Village Residential Amenities

- **BUILT-IN CUSTOMER BASE: 451 RESIDENCES ON SITE**
- Resort Style Pool: Expansive Deck, Barbeques
- Phone App Connects to On Site Restaurants For Apartment & Pool Side Delivery
- Communal Study and Seating Area
- Sports Lounge and Gaming Area
- Complete Health Club
- Outdoor Whirlpool
- Conference Room
- Business Center

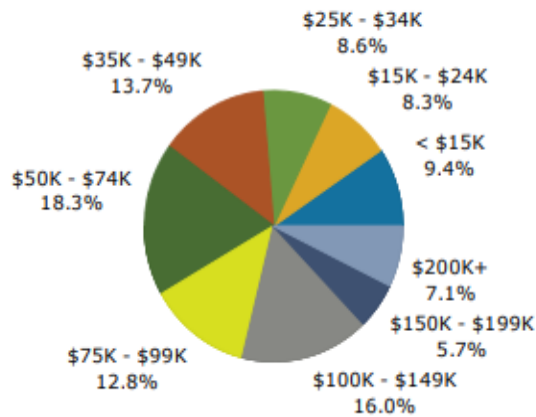


Resort Style Pool Deck

Surrounding Areas

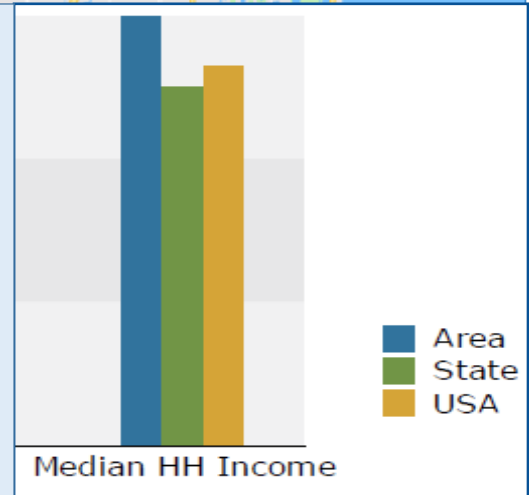


2020 Household Income

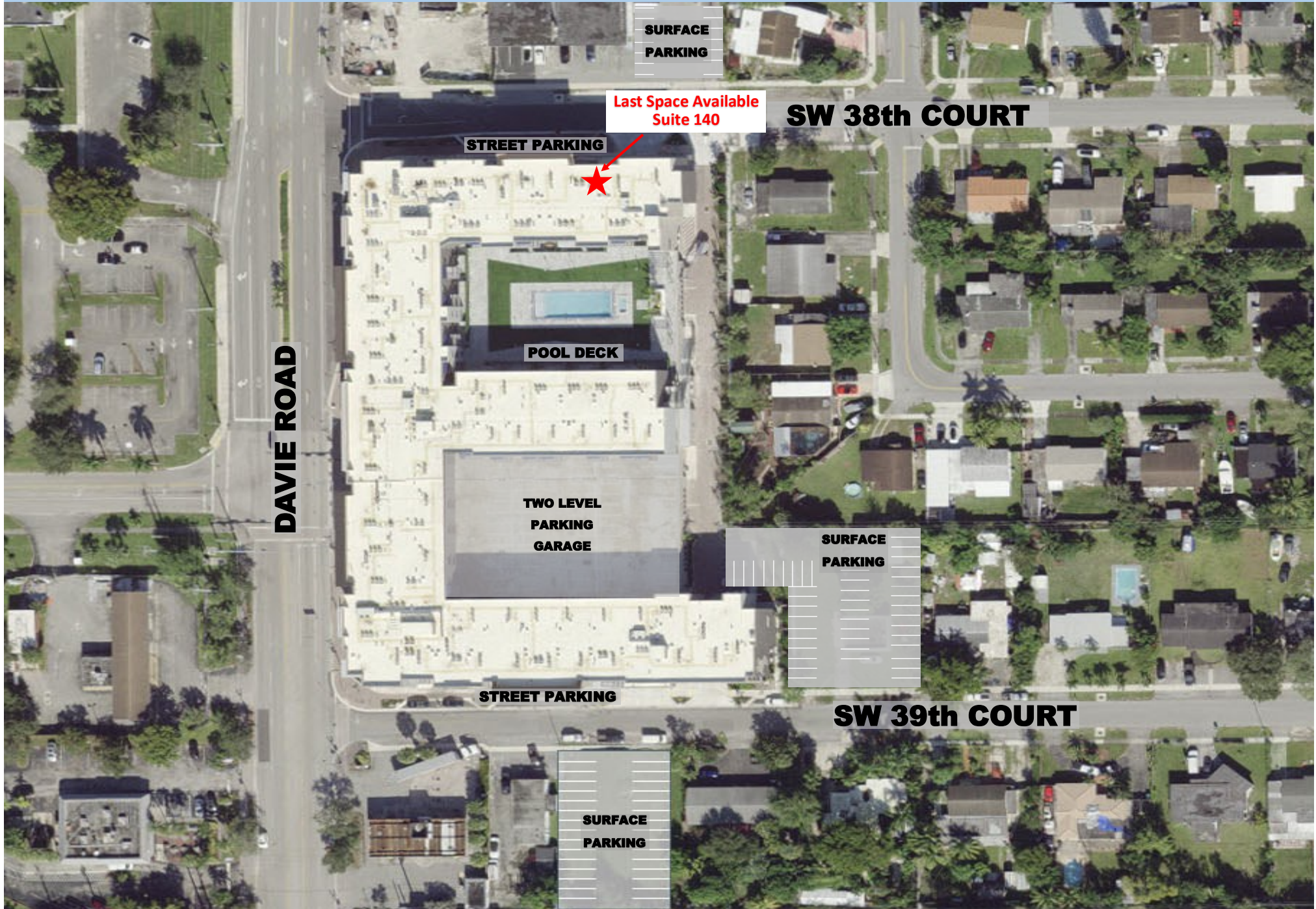


Distance, as the "Crow Flies"

- ◊ I-595: 1 mile
- ◊ I-95: 4 miles
- ◊ Florida Turnpike: 1/2 mile
- ◊ 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
- ◊ Hollywood: 6 miles
- ◊ Pembroke Pines: 4 miles
- ◊ Weston: 8 miles
- ◊ Fort Lauderdale: 6 miles



Aerial View



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