

VARSITY SQUARE SHOPPING CENTER

2,600 Sq. Ft. For Lease: \$26.50 PSF NNN

3724 - 3728 Davie Road Davie, FL 33314



**PLUG AND PLAY MEDICAL, MEDSPA OR OFFICE SUITE
MED SPA FURNITURE, FIXTURES AND EQUIPMENT INCLUDED
OWNER WILL RECONFIGURE OR GIVE TI ALLOWANCE TO QUALIFIED TENANTS**



Exclusively Listed By:

Ted Konigsberg, SIOR
ted@infinitycommercial.net

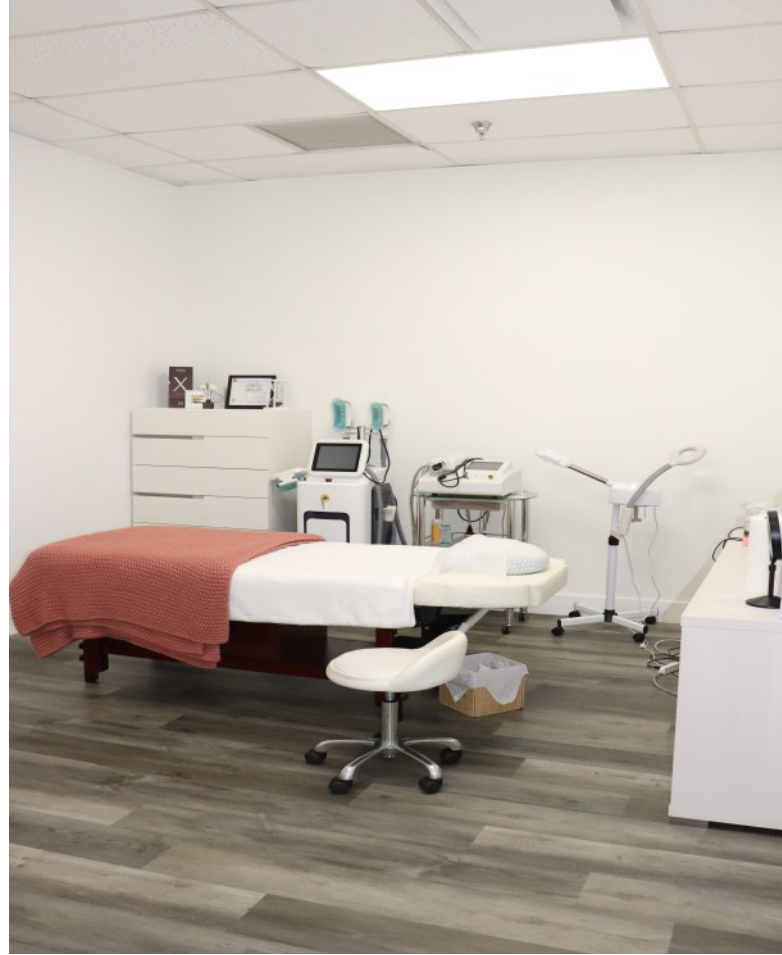
OFFICE 305.947.9514
CELL 786.556.8988



- ◆ **Incredible Surrounding and Adjacent Existing and New Development on Davie Road**
- ◆ **Adjacent to Broward College, Nova University, FAU Campuses**
- ◆ **Close Proximity to New HCA Hospital at Nova Medical School**
- ◆ **Glass Window Line, Great Curb Appeal, Excellent Signage**
- ◆ **Just Off I-595, Minutes to Major Population Centers**
- ◆ **Great Neighbors: Restaurants, Convenience, Retail**
- ◆ **Exceptionally Generous Front & Rear Parking**
- ◆ **Newly Renovated, Beautifully Landscaped**
- ◆ **Move In Ready!**



- ◆ Fronting Davie Road across from massive new residential development, 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 Florida are building here.
- ◆ Area tenants enjoy great drive-by traffic, a college town “vibe” and a location conveniently close to I-595 and the Florida Turnpike. Minutes to everywhere and ready to move-in.
- ◆ **Barely used high end furnishings and designer finishes. Medical equipment also in place, all included!**



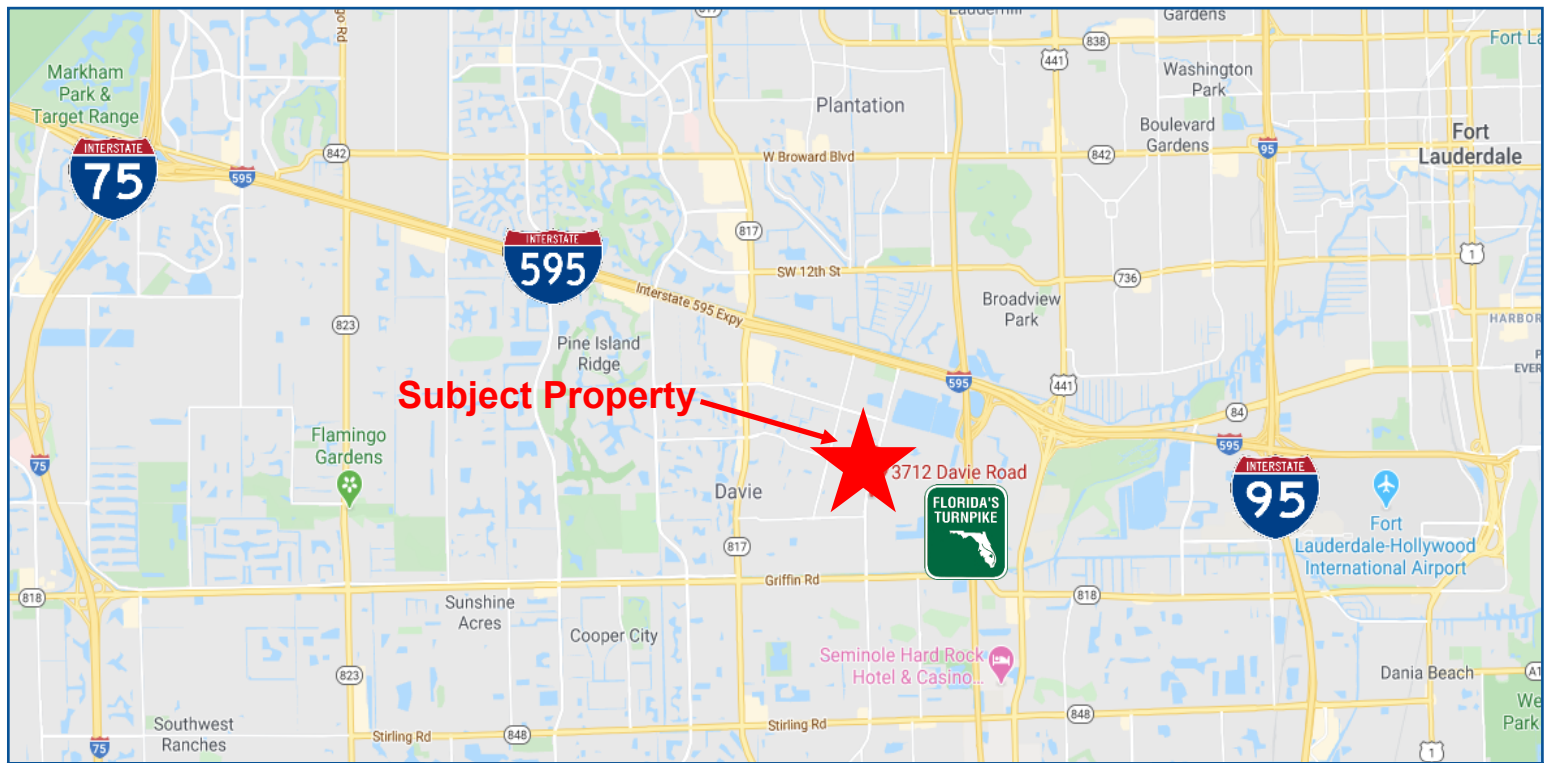
The information contained herein is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice. Contents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

Glass Storefront

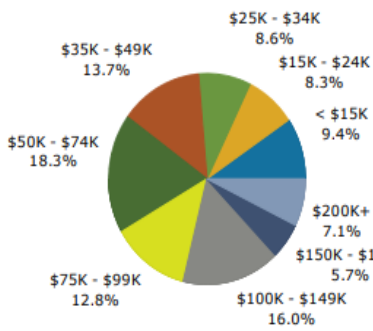
Architectural floor plan of a retail space, likely a clothing boutique, with dimensions and room labels. The plan is divided into several sections:

- Top Section:** A large open area with a width of 19'-5" and a height of 10'-1".
- Left Section:** A vertical strip containing three rectangular rooms, each with a width of 12'-0" and a height of 15'-0".
- Right Section:** A vertical strip containing three rectangular rooms, each with a width of 12'-0" and a height of 15'-0".
- Bottom Section:** A horizontal strip containing a bathroom (5'-4" x 5'-10") and a small room (9'-7" x 17'-7").
- Central Corridor:** A narrow corridor running horizontally through the middle of the plan, with a width of 4'-0" and a height of 63'-10".
- Dimensions:** The overall width of the plan is 31'-10". The overall height of the plan is 10'-1".
- Labels:** The plan includes labels for "Glass Storefront", "Bathroom", and "Small Room".

Floor plan of a bathroom. The overall dimensions are 15'-7" wide by 13'-9" deep. The layout includes a toilet, a bathtub/shower area, a vanity with a sink, and a mirror. The dimensions for the main areas are 13'-9" (width) and 13'-2" (depth). The vanity area is 9'-5" wide. The door is located at the bottom center.



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

