

RETAIL/OFFICE/SERVICE SUITE FRONTING DAVIE ROAD ACROSS FROM UNIVERSITIES, NEW APARTMENTS AND STUDENT HOUSING!

Successful Long Term National Tenant Has Outgrown Their Space
2,000 S.F. For Lease: \$29.50 PSF NNN
3736 Davie Road Davie, FL 33314



- ♦ Adjacent to Broward College, Nova University, FAU
- ♦ Full Glass Window Line, Wonderful Curb Appeal, Great Signage, Incredible Growth in the Area
- ♦ Just Off I-595, Minutes to Major Population Centers
- ♦ Great Neighbors: Restaurants, Convenience, Retail
- ♦ Exceptionally Generous Front & Rear Parking
- ♦ Recently Renovated, Beautifully Landscaped
- ♦ Long Term Tenants: Rarely Available Opportunity

Exclusively Listed By:



Infinity Commercial Real Estate

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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, In an area of tremendous new growth and construction.

Thousands of new, class "A" apartment, office, retail and entertainment developments built over the last few years, not to mention NSU's new hospital. At the North gateway of Downtown Davie, which is being extensively reimaged and redeveloped: Some of the most successful developers in Florida are building here.

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.

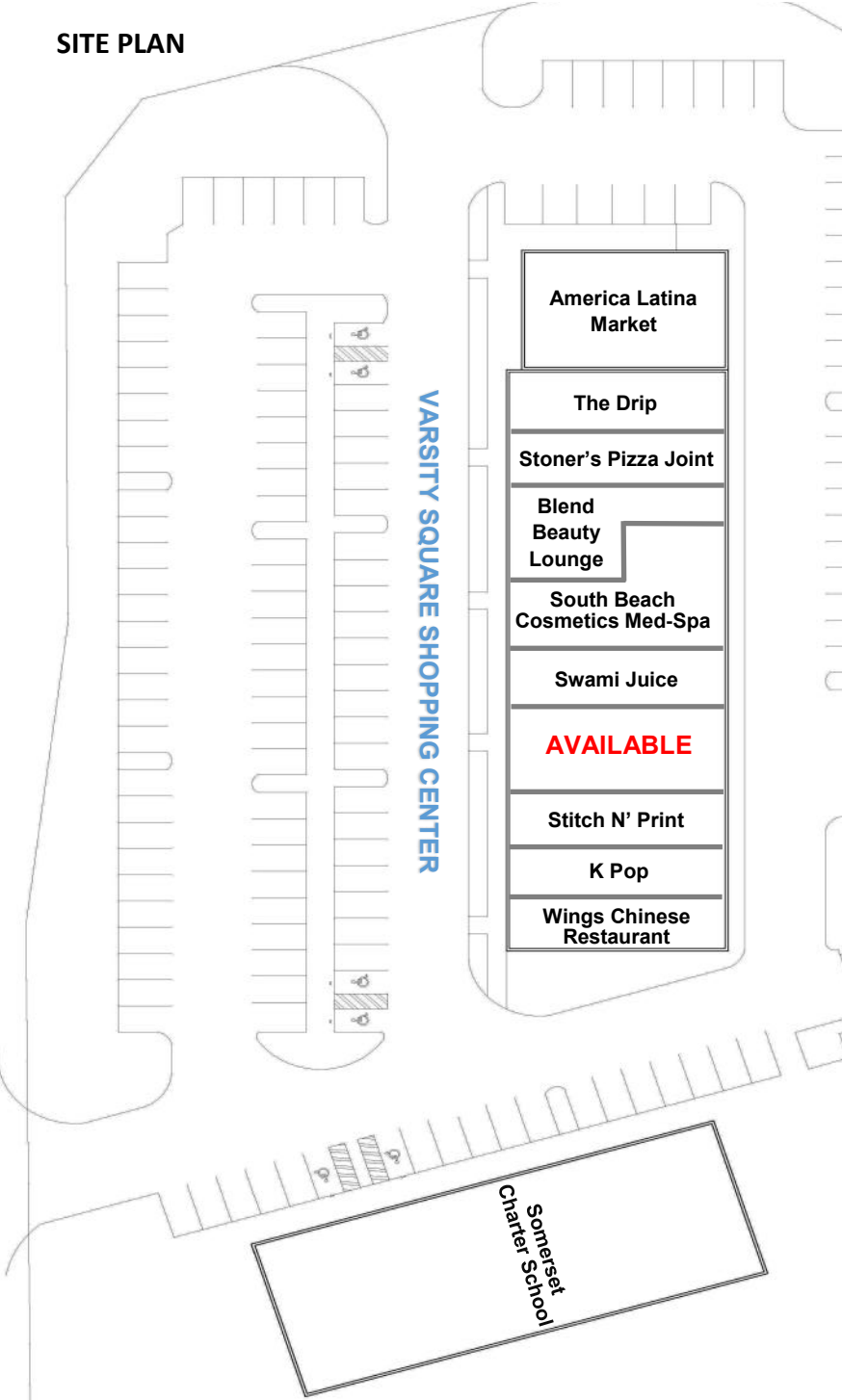
- ◆ I-595: 1 mile
- ◆ I-95: 4 miles
- ◆ Florida Turnpike: 1/2 mile
- ◆ I-75: 8 miles
- ◆ Fort Lauderdale-Hollywood Airport: 4 miles
- ◆ Port Everglades: 5 miles
- ◆ Miami International Airport: 11 miles
- ◆ Port of Miami: 21 miles
- ◆ Dania Beach: 5 miles
- ◆ Hollywood: 6 miles
- ◆ Pembroke Pines: 4 miles
- ◆ Weston: 8 miles
- ◆ Fort Lauderdale: 6 miles
- ◆ Plantation: 3 miles



VIEW FROM VARSITY SQUARE LOOKING WEST



SITE PLAN



America Latina Market

The Drip

Stoner's Pizza Joint

Blend Beauty Lounge

South Beach Cosmetics Med-Spa

Swami Juice

AVAILABLE

Stitch N' Print

K Pop

Wings Chinese Restaurant

Somerset Circle School

SPACE PLAN

- ♦ Break Room
- ♦ 2 Restrooms
- ♦ Manager's Office
- ♦ Full Window Line
- ♦ 4 Changing Rooms
- ♦ Wired Checkout Counters

2,000 Sq. Ft.

Mechanical Room
(Not Part of Space)

EXIST. E.P.

E.H.D.

These plans are not architecturally accurate renditions and are not to scale. They are 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.