

FOR LEASE PLANTATION MIDTOWN SQUARE

Pine Island Rd & Cleary Blvd | Plantation | FL 33324



HIGHLIGHTS

- New 25± acre mixed-use development featuring 480 Class A apartments and 86 townhomes.
- Retail component consists of 24,800 SF across four free-standing buildings with flexible sizes from 1,200 SF to 7,562 SF.
- Located at the signalized intersection of Pine Island Road and Cleary Boulevard with exposure to approximately 46,500 combined vehicles per day.
- Serves a dense residential trade area including 3,100+ apartment units within a ½-mile radius.
- Population exceeds 397,000 residents within 5 miles.
- More than 100,000 & 215,000 daytime employees within 3 & 5 miles.
- Average household income exceeds \$100,000 within the surrounding trade area.
- Exceptional parking ratio up to 7.9 spaces per 1,000 SF with 116 surface spaces and 80 garage spaces.
- Ideal for restaurants, coffee, fitness, medical, dental, personal services, financial services, and specialty retail.
- Walkable neighborhood retail environment designed to serve both residents and the surrounding Plantation community.
- Luxury apartment community achieving rents of approximately \$3.00/SF.
- Pre-leasing opportunities available.

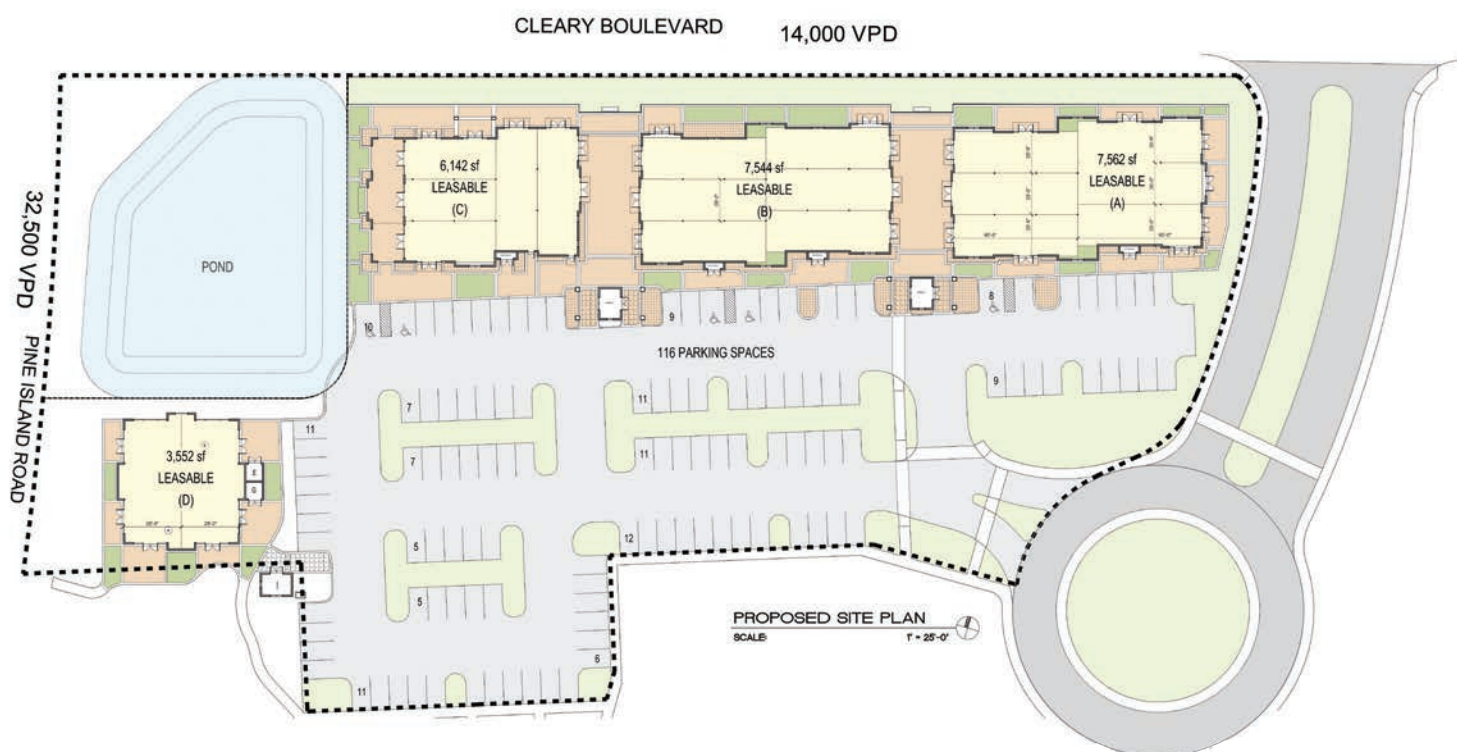


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REALTY SERVICES

Blair C. Lee, MAI, CCIM | 561.628.6683 | blair@lighthouserealtyvs.com

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Demographics	1 Mile	3 Miles	5 Miles
Population	22,668	162,562	397,108
Average Income	\$108,901	\$102,624	\$95,885
Daytime Employees	12,170	100,482	215,188



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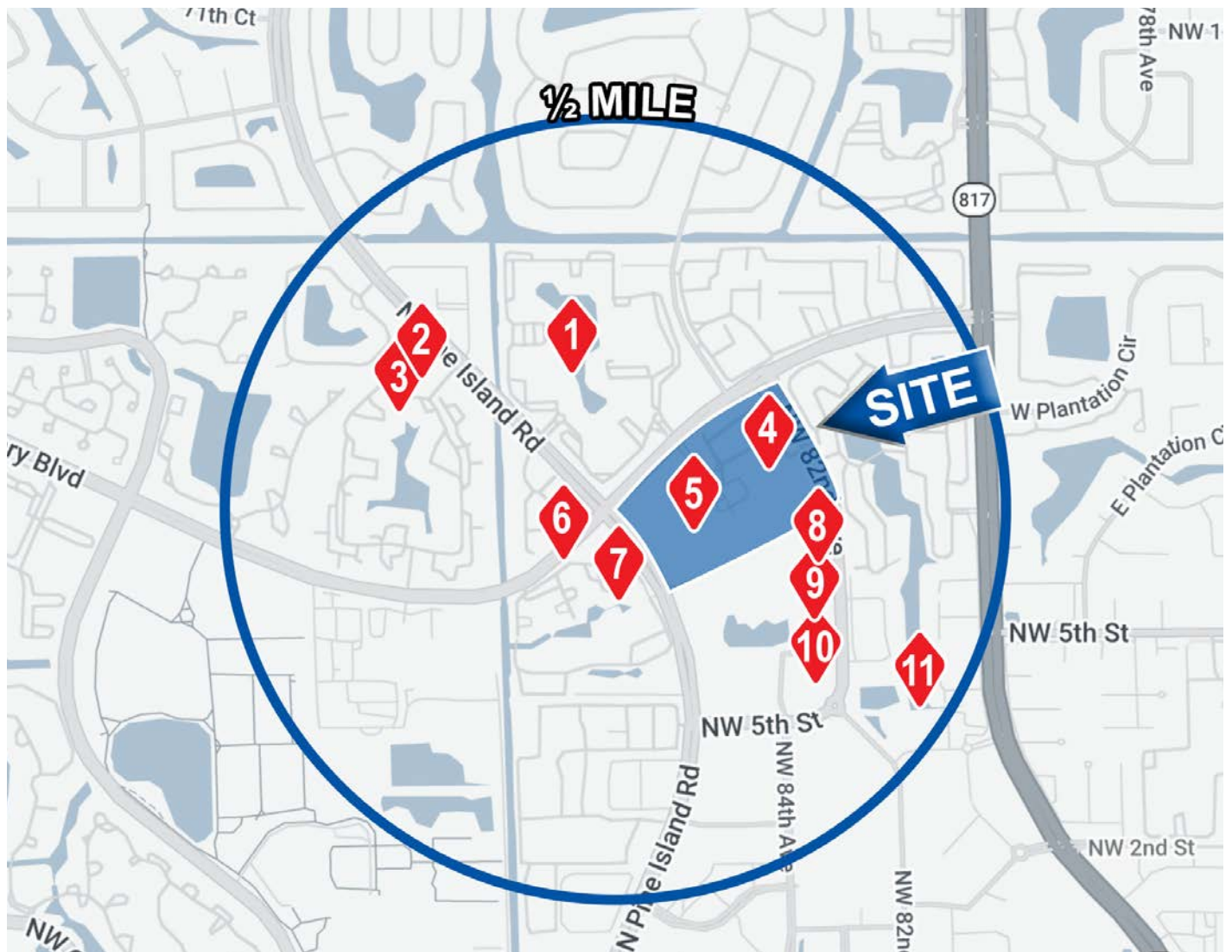
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Map #	Property Address	Property Name	Building Status	Number of Units	Style	RBA	Year Built
1	832 NW 86th Ave	Los Prados Apartments	Existing	444	Garden	477,692	1987
2	836 NW 89th Ave	The Waves I	Existing	280	Garden	295,334	1987
3	9000 NW 9th St	The Waves Apartments	Existing	488	Garden	536,875	1988
4	8300 Cleary Blvd	Shalimar at Plantation East	Existing	240	Mid-Rise	427,345	2024
5	8500 Cleary Blvd	Shalimar at Plantation West	Existing	240	Mid-Rise	449,933	2023
6	781 N Pine Island Rd	Paragon Plantation	Existing	150	Garden	165,000	1997
7	715 N Pine Island Rd	Belasera at Pine Island	Existing	192	Mid-Rise	265,435	1986
8	651 NW 82nd Ave	The Remy	Existing	271	Mid-Rise	250,456	2022
9	601 NW 82nd Ave	Manor in Plantation	Existing	197	Mid-Rise	327,367	2013
10	510 NW 84th Ave	Veranda	Existing	201	Mid-Rise	355,000	2007
11	321 N University Dr	The Rise at Plantation Walk	Existing	404	Mid-Rise	859,904	2021
Totals				3,107		4,410,341	

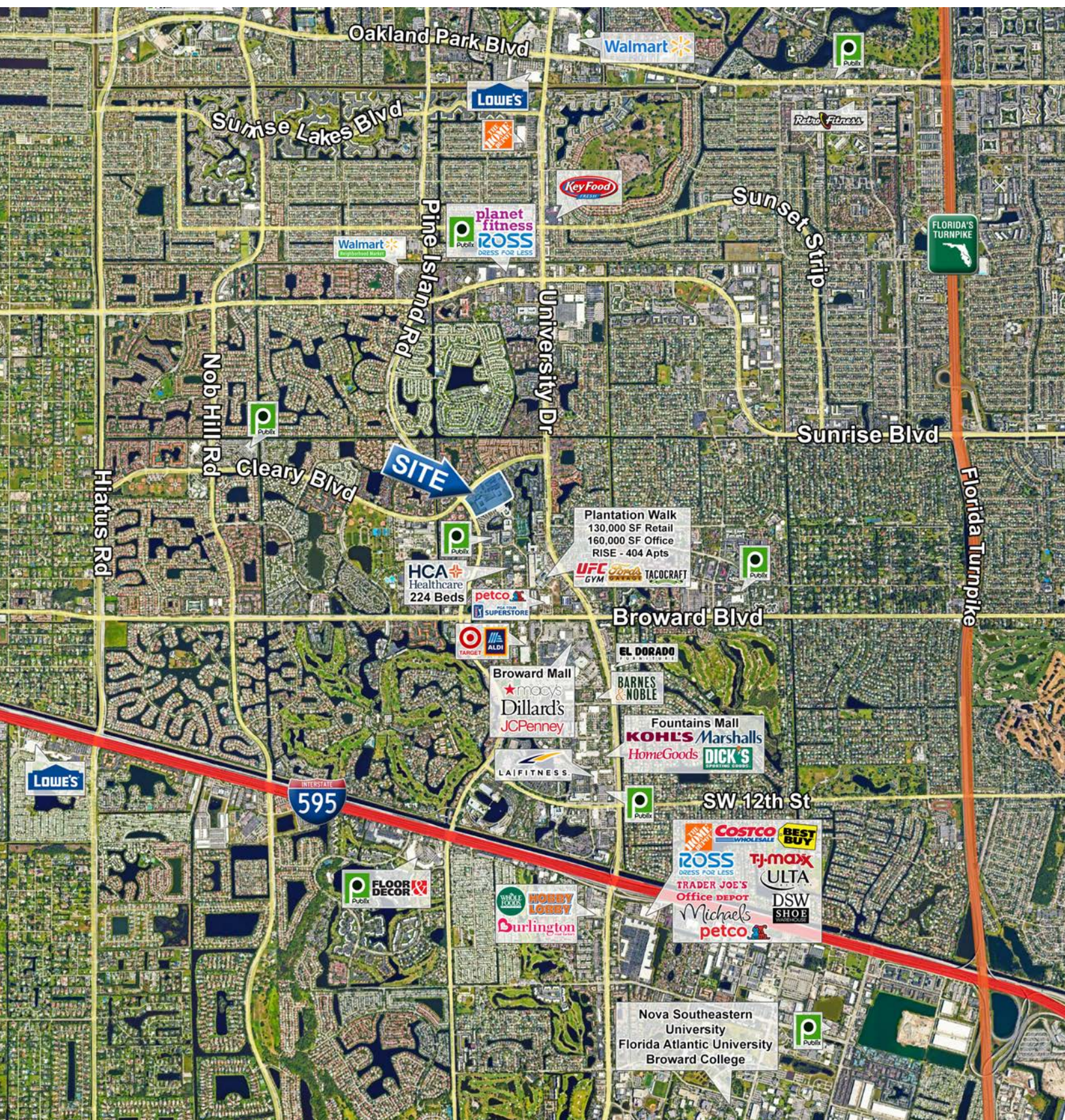


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