

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:

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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, in an area of tremendous new growth and construction.

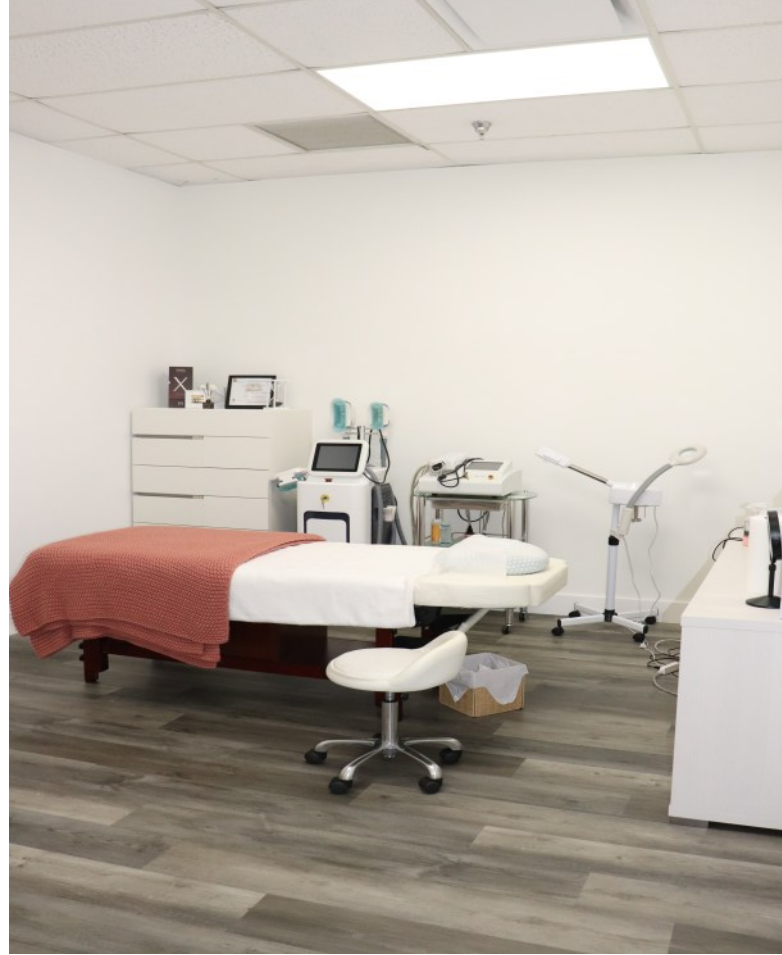
Thousands of new, class "A" apartment, office, retail and entertainment developments built over the last few years, not to mention NSU's new hospital. At the North gateway of Downtown Davie, which is being extensively reimagined and redeveloped: Some of the most successful developers in Florida are building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

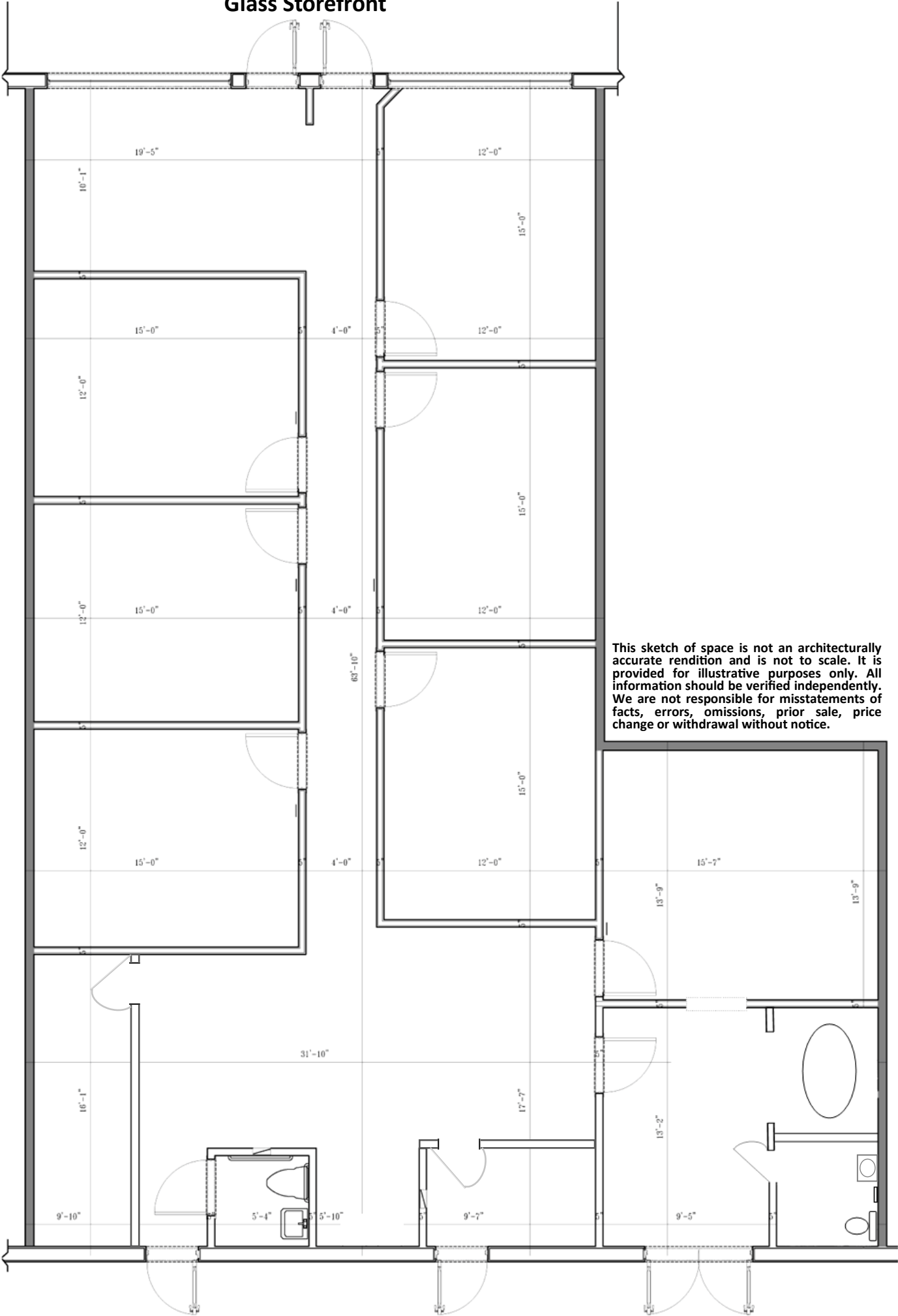


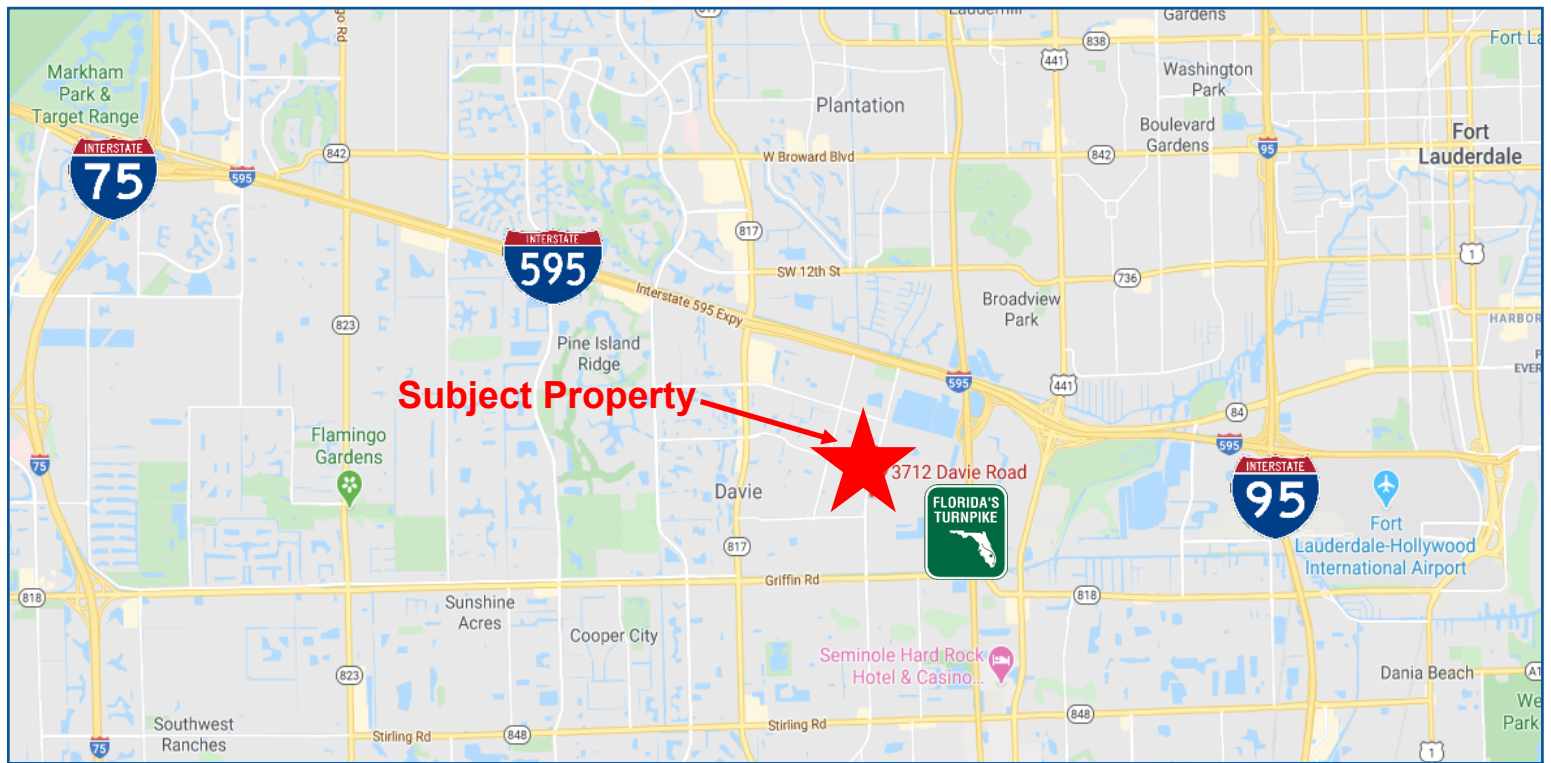
**VIEW FROM VARSITY SQUARE
LOOKING WEST**



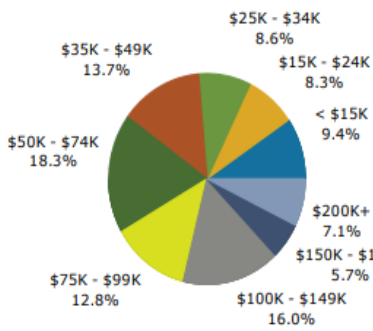
The information contained herein is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice. Contents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

Glass Storefront





2020 Household Income



Distance, as the Crow Flies

- I-595: 1 mile
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