

WATERSIDE SHOPPES 2ND GEN RESTAURANT SPACE

8438 W OAKLAND PARK BLVD, SUNRISE, FL 33351



FOR LEASE

Presented By,

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

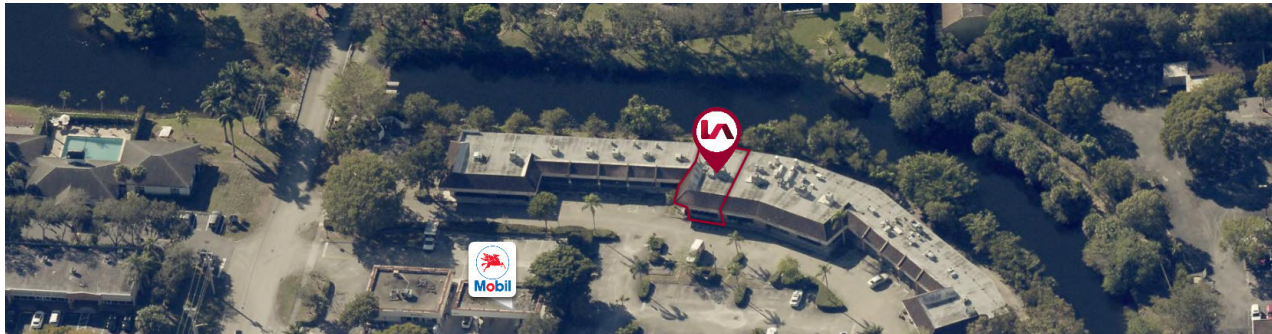


PROPERTY SUMMARY

WATERSIDE SHOPPES | 2ND GENERATION RESTAURANT SPACE

Lee & Associates presents a 2nd Generation restaurant space located in the Waterside Shoppes retail shopping center. The center is located on a major retail corridor in Sunrise, FL, positioned on the hard, signalized intersection of W Oakland Park Blvd, enjoying exposure to over 44,000 vehicles per day. The 1,450 SF suite includes a commercial kitchen with a grease trap and features abundant surface parking of 130 paces for a 6.42:1000 SF parking ratio. The center is directly adjacent to a Mobil Gas Station for excellent visibility and customer attraction, with easy ingress and egress.

Located in a desirable neighborhood just two blocks west of Lowes and Walmart at University Drive, the property boasts excellent demographics and proximity to major thoroughfares and shopping destinations in the region.



For more information, please contact one of the following individuals:

MARKET ADVISORS

SEBASTIAN MISIEWICZ

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PROPERTY HIGHLIGHTS



2nd Generation Restaurant Space:
Unit: 8438
1,450 SF
New Roof in 2024
Commercial Kitchen and Grease Trap
High-Traffic Retail Shopping Center



Sunrise Florida:
Directly fronting W Oakland Park Blvd
major retail corridor.

Traffic counts of over 44,000 vehicles
per day at the hard signalized
intersection.



Florida's Turnpike:
Distance: ~1.5 - 2 miles
Drive time: ~3-5 minutes

I-95
Distance: ~5-6 miles East
Drive time: ~10-15 minutes

Sawgrass Expressway (SR 869)
Distance: ~4-5 miles West
Drive time: ~8-12 minutes

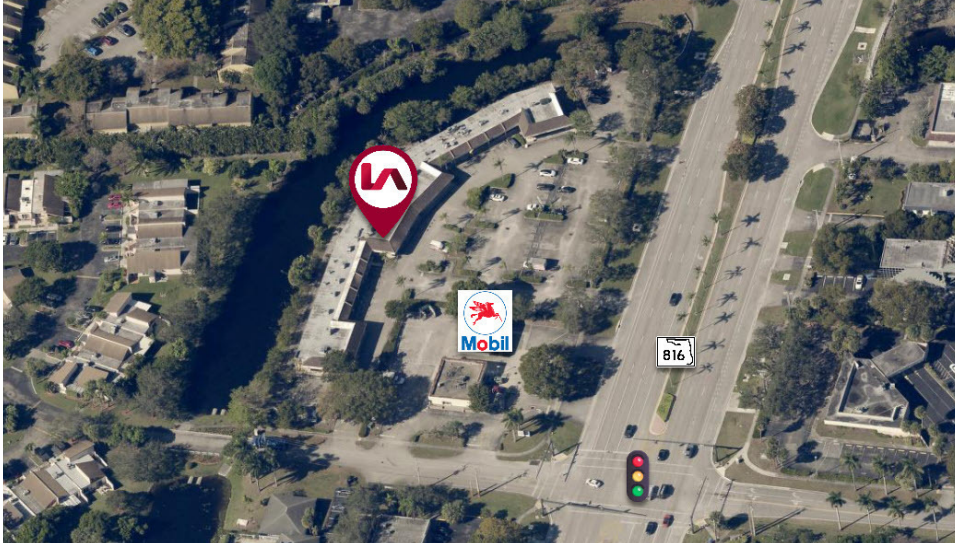
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
8438	Available	1,450 SF	NNN	\$22.00 SF/yr	OPEX: \$8.53

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	2nd Gen Restaurant Space at Waterside Shoppes
STREET ADDRESS	8438 W Oakland Park Blvd
CITY, STATE, ZIP	Sunrise, FL 33351
COUNTY	Broward County
MARKET	South Florida
SUB-MARKET	Sunrise
CROSS-STREETS	Near W Oakland Park Blvd & N University Drive
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	Sawgrass Expy & Florida's Turnpike

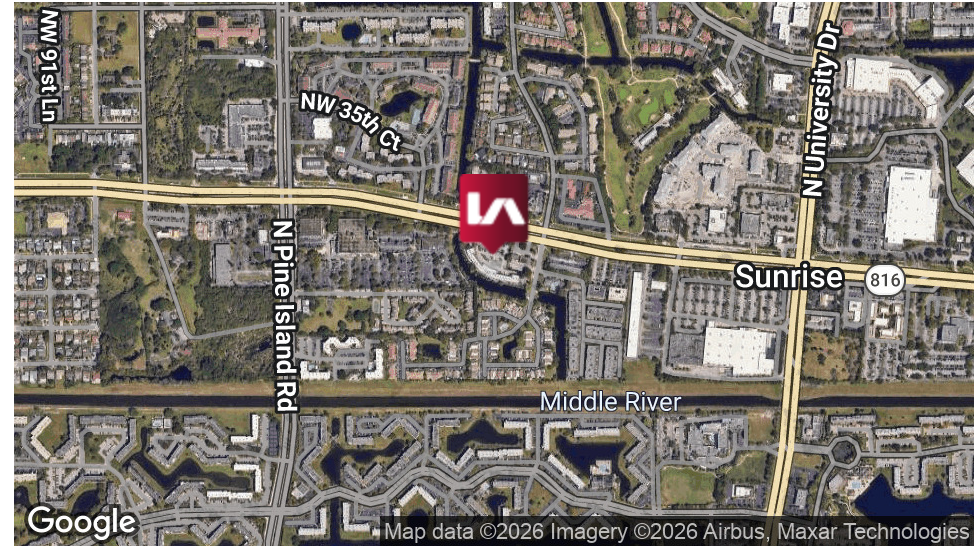
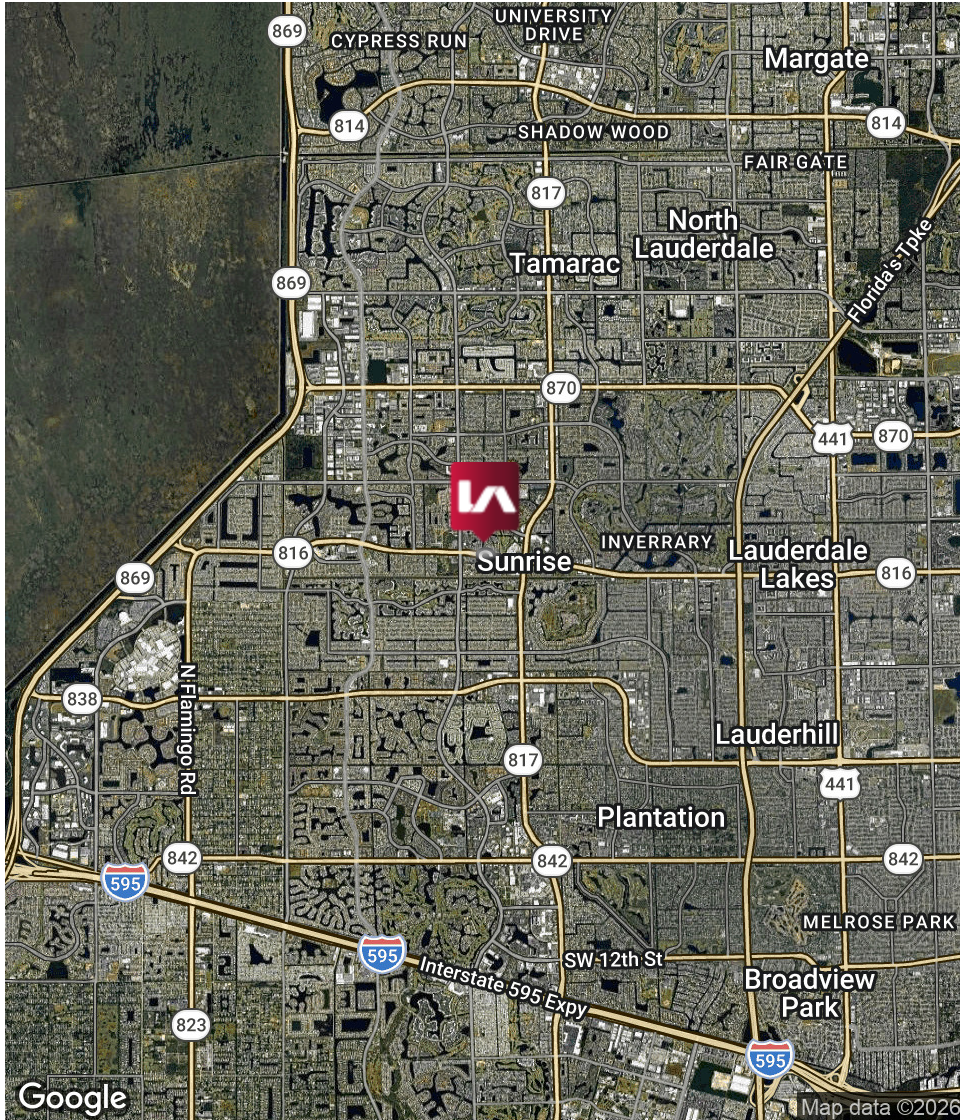
PROPERTY HIGHLIGHTS

- 1,450 SF 2nd Generation Restaurant Space
- Commercial Kitchen and Grease Trap
- 20,252 SF High-Traffic Retail Shopping Center
- Hard, Signalized Corner, Adjacent to Mobil Gas Station
- 44,000 AADT Traffic Count
- Easy Ingress & Egress and Visibility
- 6.2:1000 Parking Ratio with 130 Parking Spaces
- New Roof in 2024
- Just 2 Blocks West of Lowes and Walmart at N University Dr

UNIT PHOTOS



REGIONAL MAP



LOCATION OVERVIEW

Located in Sunrise Florida directly fronting W Oakland Park Blvd major retail corridor through the Plantation submarket area, the property enjoys traffic counts of over 44,000 vehicles per day at the hard signalized intersection of W Oakland Park Blvd and NW 84th Ave just 2 blocks from the Lowes and Walmart Shopping Centers at N University Dr.

CITY INFORMATION

CITY:	Sunrise
MARKET:	South Florida
TRAFFIC COUNT:	44,000
CROSS STREETS:	Near W Oakland Park Blvd & N University Dr

RETAILER MAP

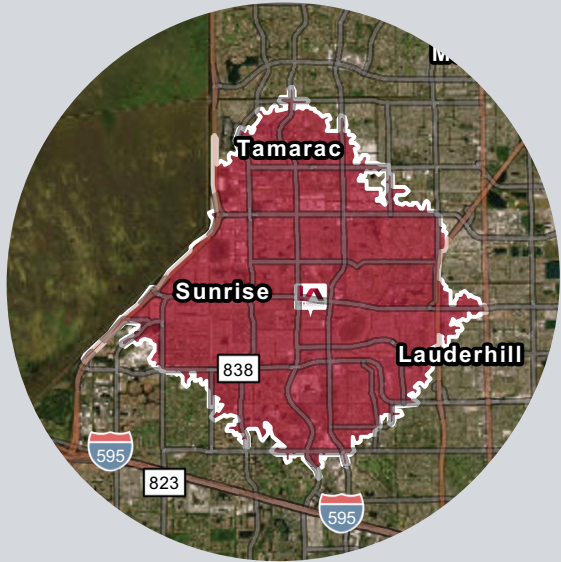


Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

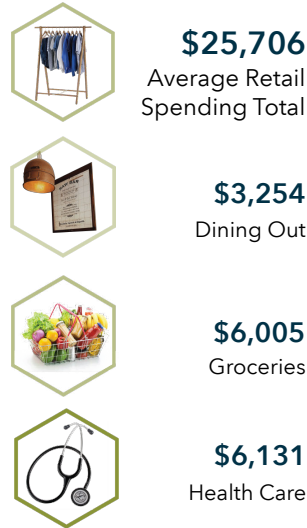
DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

KEY FACTS

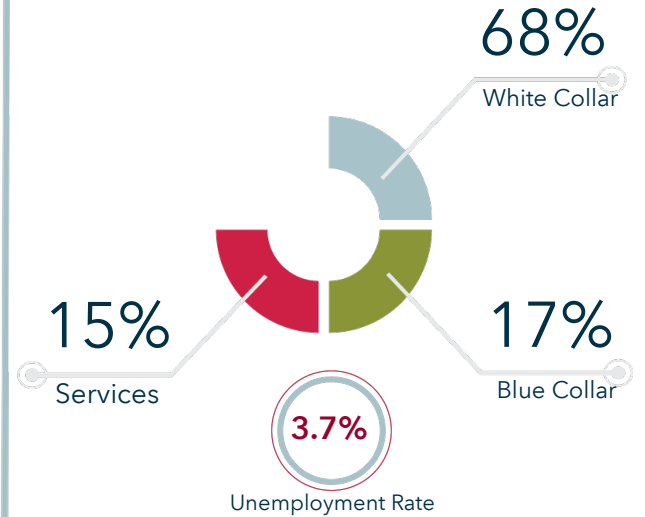
Drive time of 10 minutes



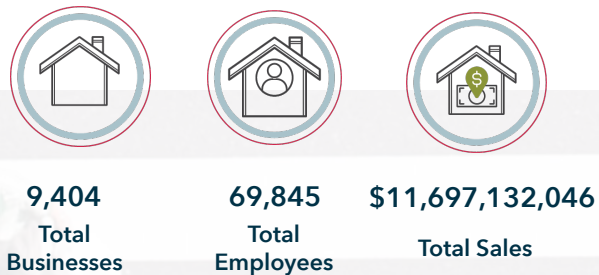
Annual Average Consumer Spending



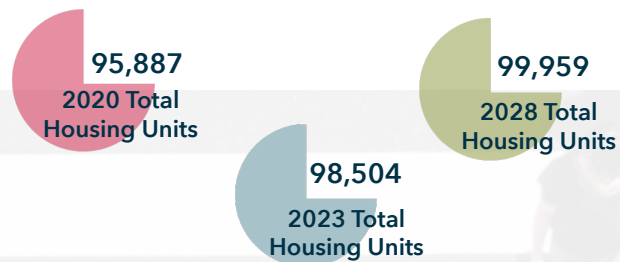
EMPLOYMENT TRENDS



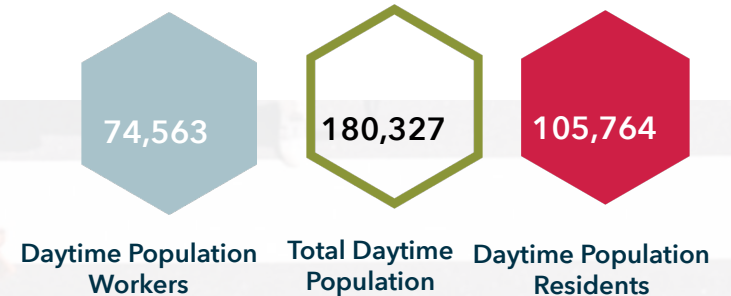
BUSINESS



HOUSING UNITS



DAYTIME POPULATION

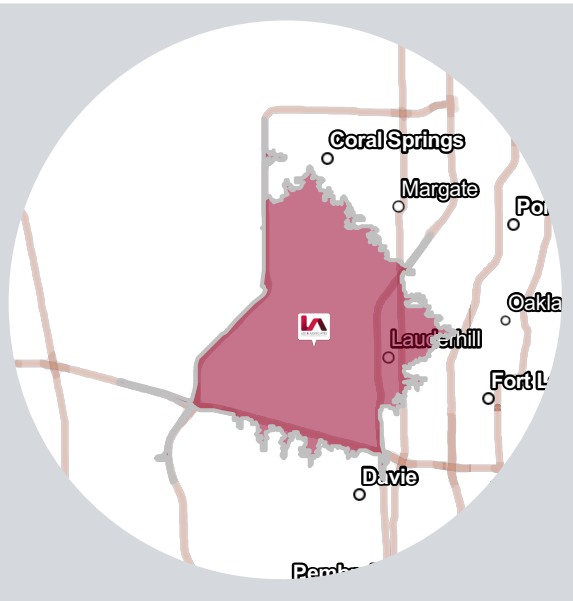


DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

KEY FACTS

Drive time of 15 minutes

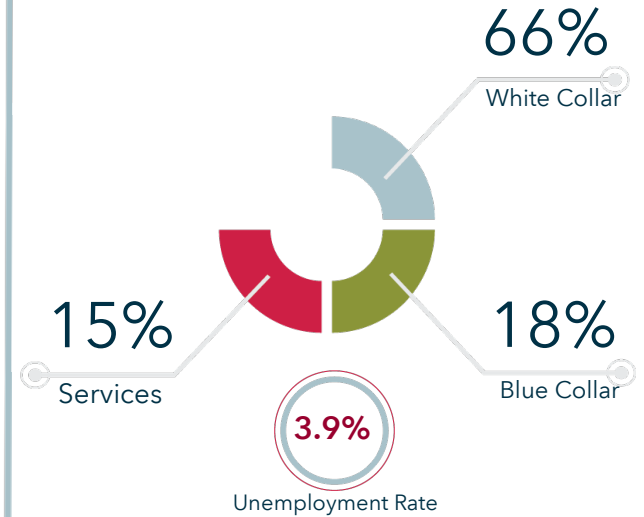
- 446,508**
Total Population
- \$95,396**
Average Household Income
- 41.9**
Median Age
- 2.5**
Average Household Size



Annual Average Consumer Spending

- \$26,669**
Average Retail Spending Total
- \$3,381**
Dining Out
- \$6,223**
Groceries
- \$6,354**
Health Care

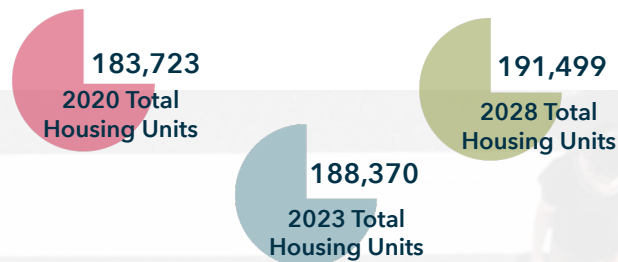
EMPLOYMENT TRENDS



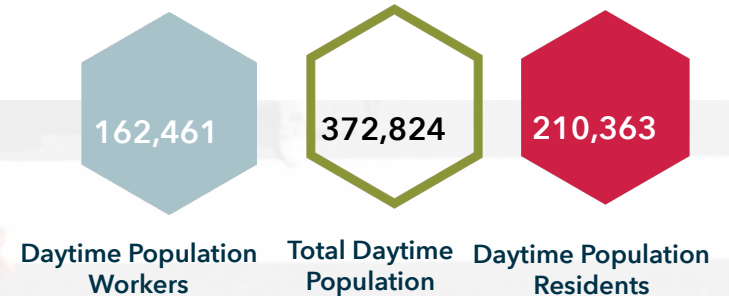
BUSINESS

- 19,160**
Total Businesses
- 154,916**
Total Employees
- \$27,120,673,203**
Total Sales

HOUSING UNITS



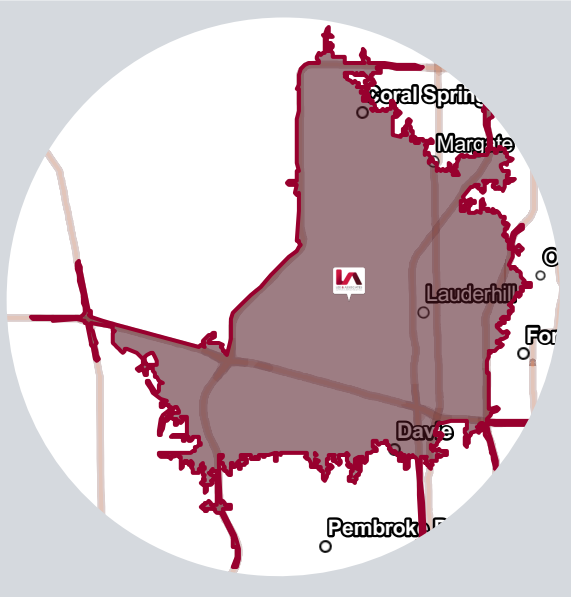
DAYTIME POPULATION



DEMOGRAPHIC PROFILE 10, 15 & 20 MIN DRIVE

KEY FACTS

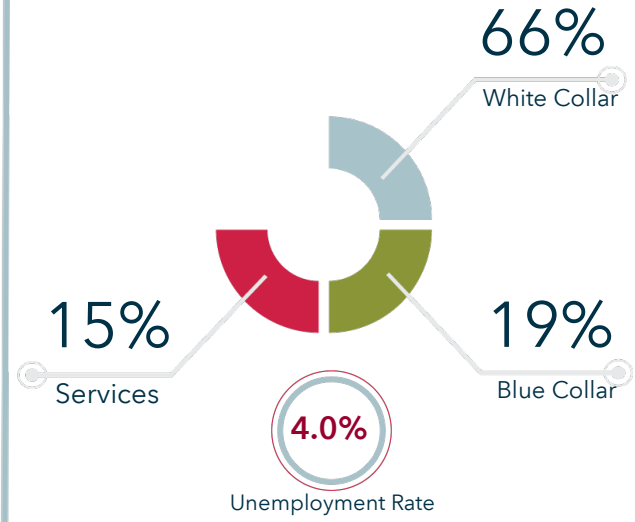
Drive time of 20 minutes



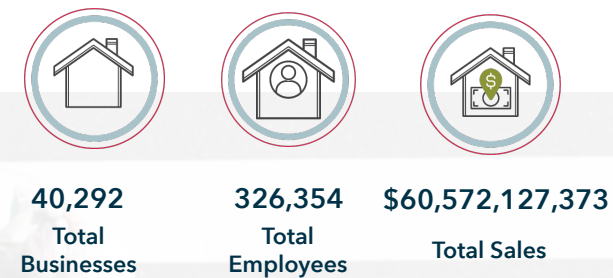
Annual Average Consumer Spending



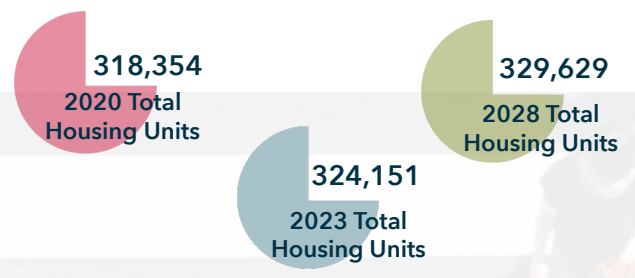
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION

