

1,064 - 4,000 SF RETAIL SPACE AVAILABLE FOR LEASE

# WEST BROWARD S.C.



NW 40TH AVE

W BROWARD BLVD

N STATE ROAD 7 & W BROWARD BOULEVARD | PLANTATION | FLORIDA

CBRE | KIMCO REALTY



## SITE HIGHLIGHTS

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Gross Leasable Area

159,352 SF



Parking Spaces

580



AADT

44,000

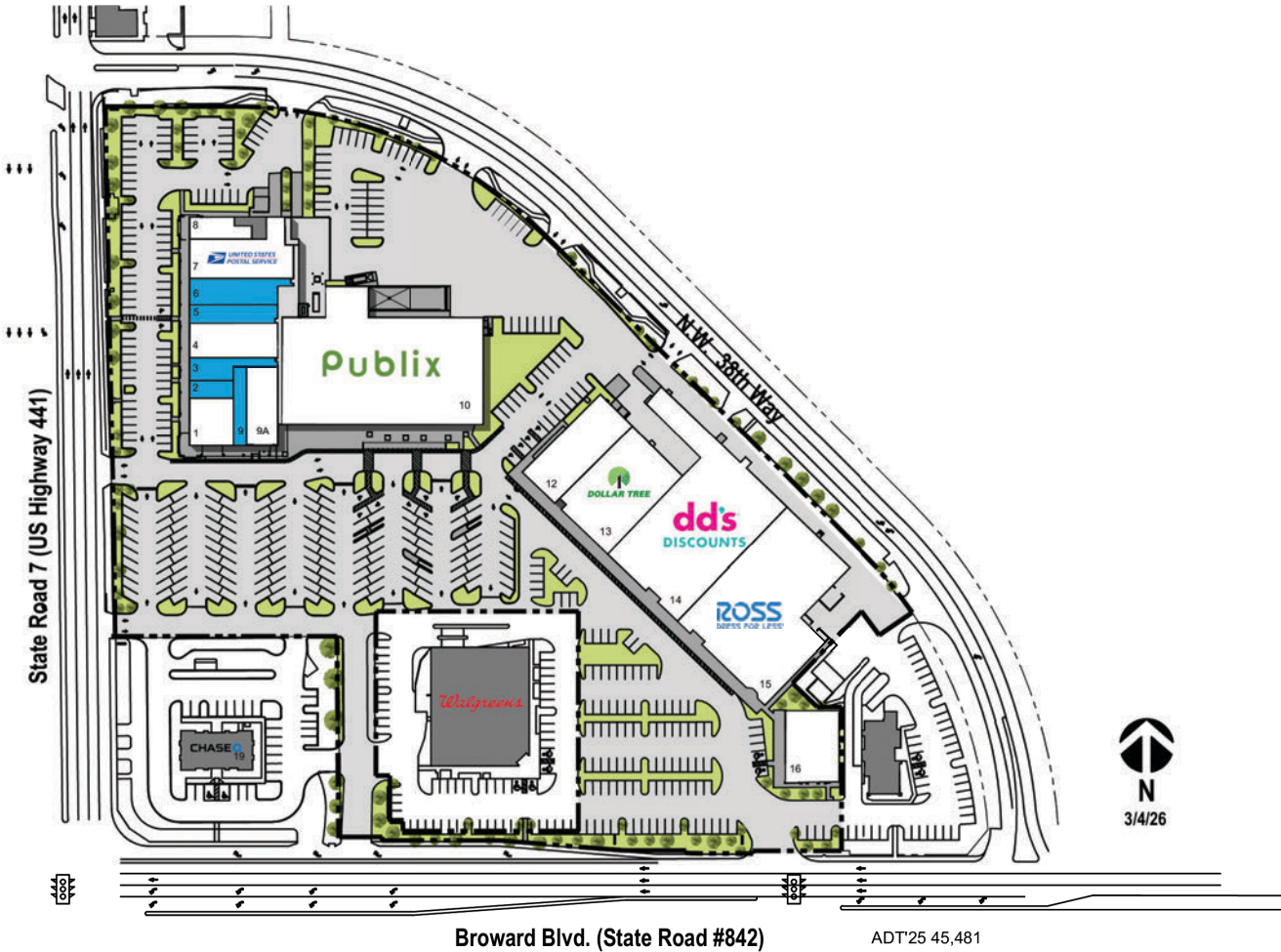


Year Renovated

2000



# SITE PLAN



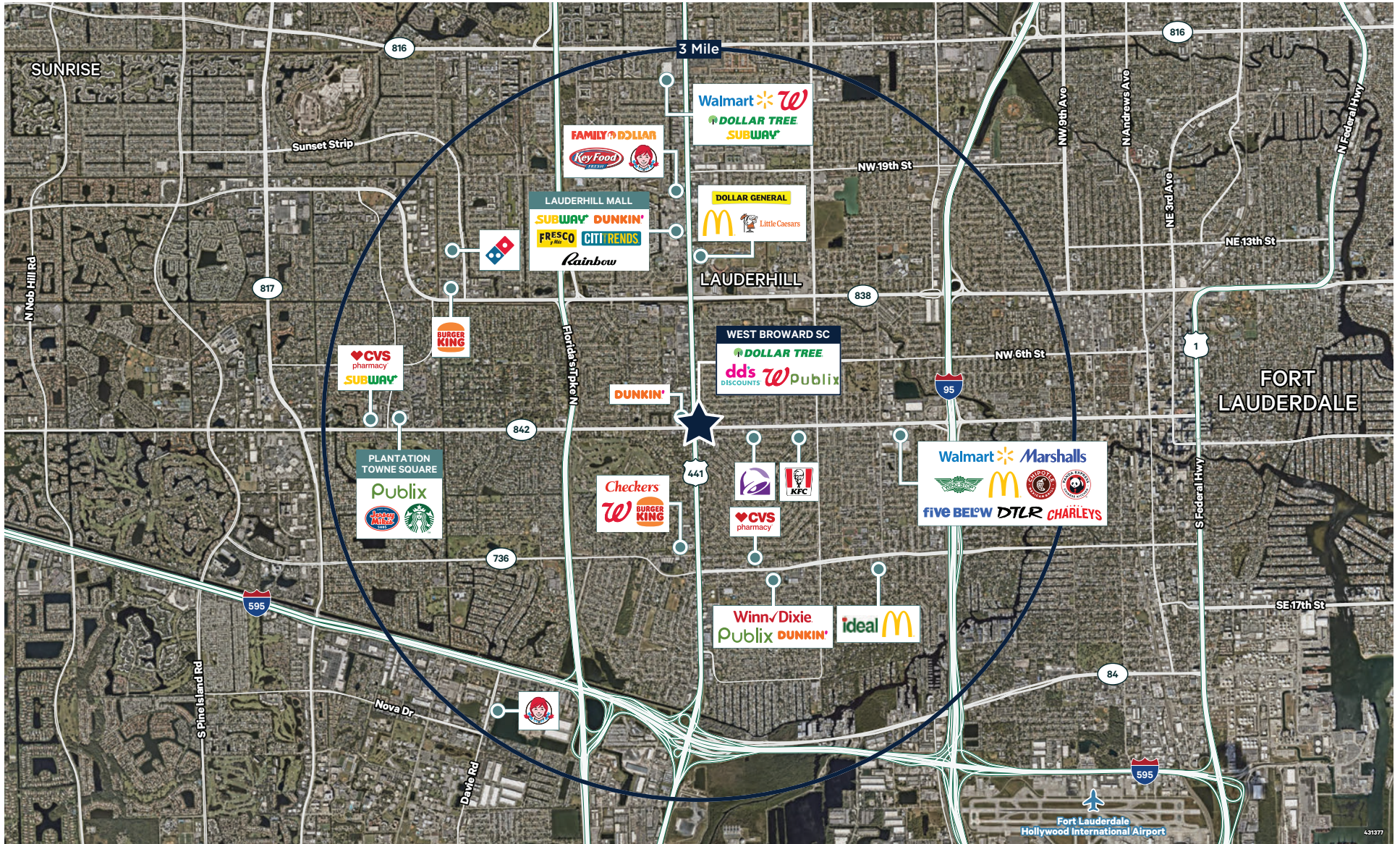
#	TENANT	SQ FT
1	Truist Bank	3,216
2	Available	1,064
3	Available	1,393
4	Salon Suites 28	4,000
5	Available	2,051
6	Available	2,943
7	U.S. Postal Service	5,402
8	Donna's Caribbean Restaurant	1,617
9	Available	2,024
9A	Publix Liquors	2,700
10	Publix	28,365
12	Bio-Medical Applications	6,323
13	Dollar Tree	10,125
14	dd's Discounts	21,965
15	Ross Dress for Less	21,646
16	Broward Wash House	4,933
18	Walgreens	15,120

# 2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,990	169,672	442,387
DAYTIME POPULATION	15,126	138,244	465,431
AVG. HOUSE-HOLD INCOME	\$80,686	\$80,062	\$94,349
MEDIAN AGE	38.7	38.2	39.9



# SITE AERIAL



1,064 - 2,943 SF RETAIL SPACE AVAILABLE FOR LEASE

# WEST BROWARD S.C.

**DOLLAR  
TREE**

N STATE ROAD 7 & W BROWARD BOULEVARD | PLANTATION | FLORIDA

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