

FOR LEASE

**3325 GRIFFIN ROAD
DANIA BEACH, FL 33312**

Available Spaces

Unit 10 700 SF

Unit 4 700 SF



**PRIME
LOCATION!**



HIGHLIGHTS

- PRIME GRIFFIN ROAD FRONTAGE WITH EXCELLENT VISIBILITY & PARKING
- CONVENIENT ACCESS TO I-95, I-595, FLORIDA TURNPIKE, AND US-441
- MINUTES FROM FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT & PORT EVERGLADES
- STRONG DAILY TRAFFIC COUNTS ALONG GRIFFIN ROAD, A MAJOR EAST-WEST BROWARD COUNTY CORRIDOR +/- 36,851 VPD
- JOIN PUBLIX, BASS PRO SHOPS, SUBWAY, DOLLAR TREE, DUNKIN DONUTS, AT&T, UPS STORE & MORE!

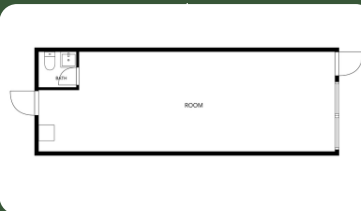
LOUIE GRANTEED

Senior VP of Real Estate

TOBIN REAL ESTATE, INC.

954.868.4163

LGranteed@tobinrealestate.com



Unit 10

Unit 4

	1 Mile	3 Miles	5 Miles
Population	12,493	114,779	375,437
Median HH Income	\$77,682	\$84,969	\$85,769
Median Age	40.3	39	39.4
Households	4,683	44,572	147,686



+/- 36,851 Vehicles Per Day