

VARSITY SQUARE SHOPPING CENTER

2,600 Sq. Ft. For Lease: \$29.50 PSF NNN

3724 - 3728 Davie Road Davie, FL 33314



**PLUG AND PLAY MEDICAL, MEDSPA OR OFFICE SUITE
INCLUDES FURNITURE, FIXTURES AND EQUIPMENT**



Exclusively Listed By:

Ted Konigsberg, SIOR
ted@infinitycommercial.net

OFFICE 305.947.9514
CELL 786.556.8988

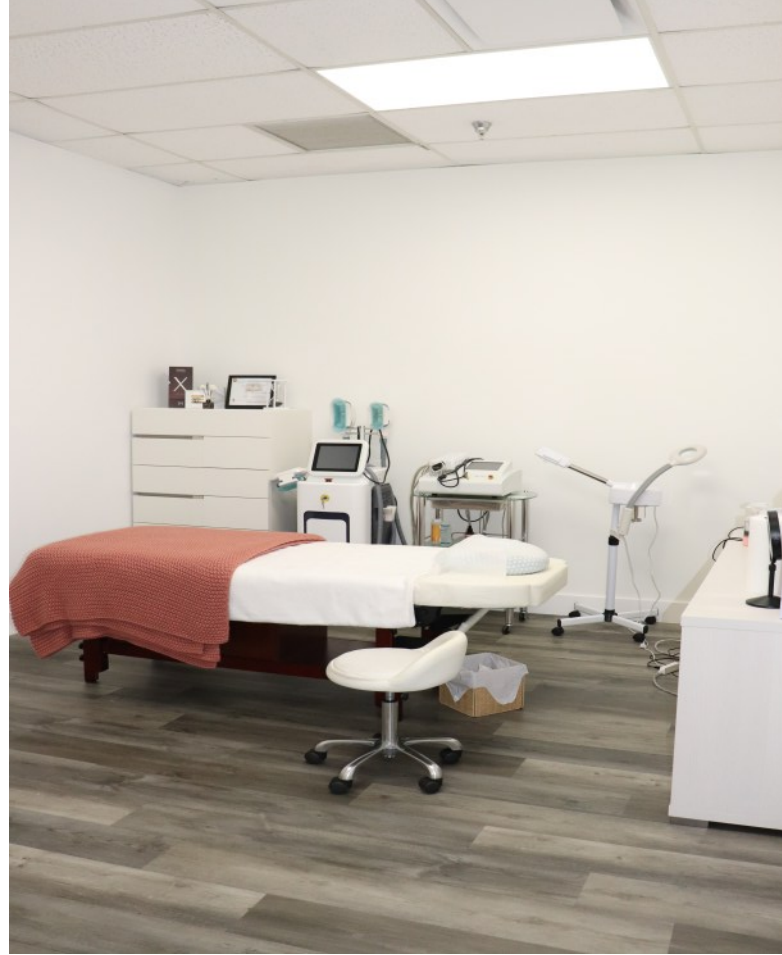


- ◆ Incredible Surrounding and Adjacent Existing and New Development on Davie Road
- ◆ Adjacent to Broward College, Nova University, FAU Campuses
- ◆ Close Proximity to New HCA Hospital at Nova Medical School
- ◆ Glass Window Line, Great Curb Appeal, Excellent Signage
- ◆ Just Off I-595, Minutes to Major Population Centers
- ◆ Great Neighbors: Restaurants, Convenience, Retail
- ◆ Exceptionally Generous Front & Rear Parking
- ◆ Newly Renovated, Beautifully Landscaped
- ◆ Move In Ready!



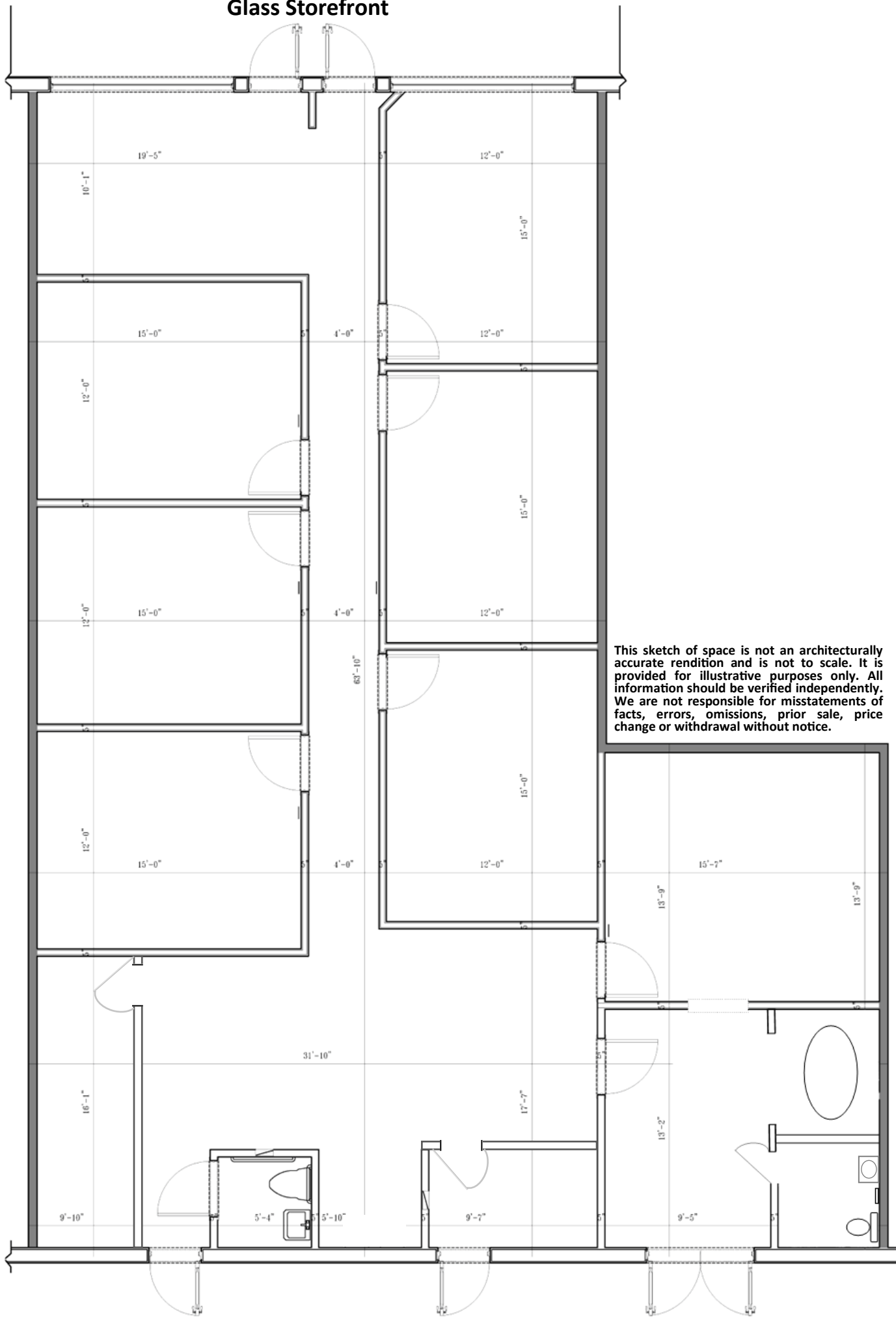
VIEW FROM VARSITY SQUARE LOOKING WEST

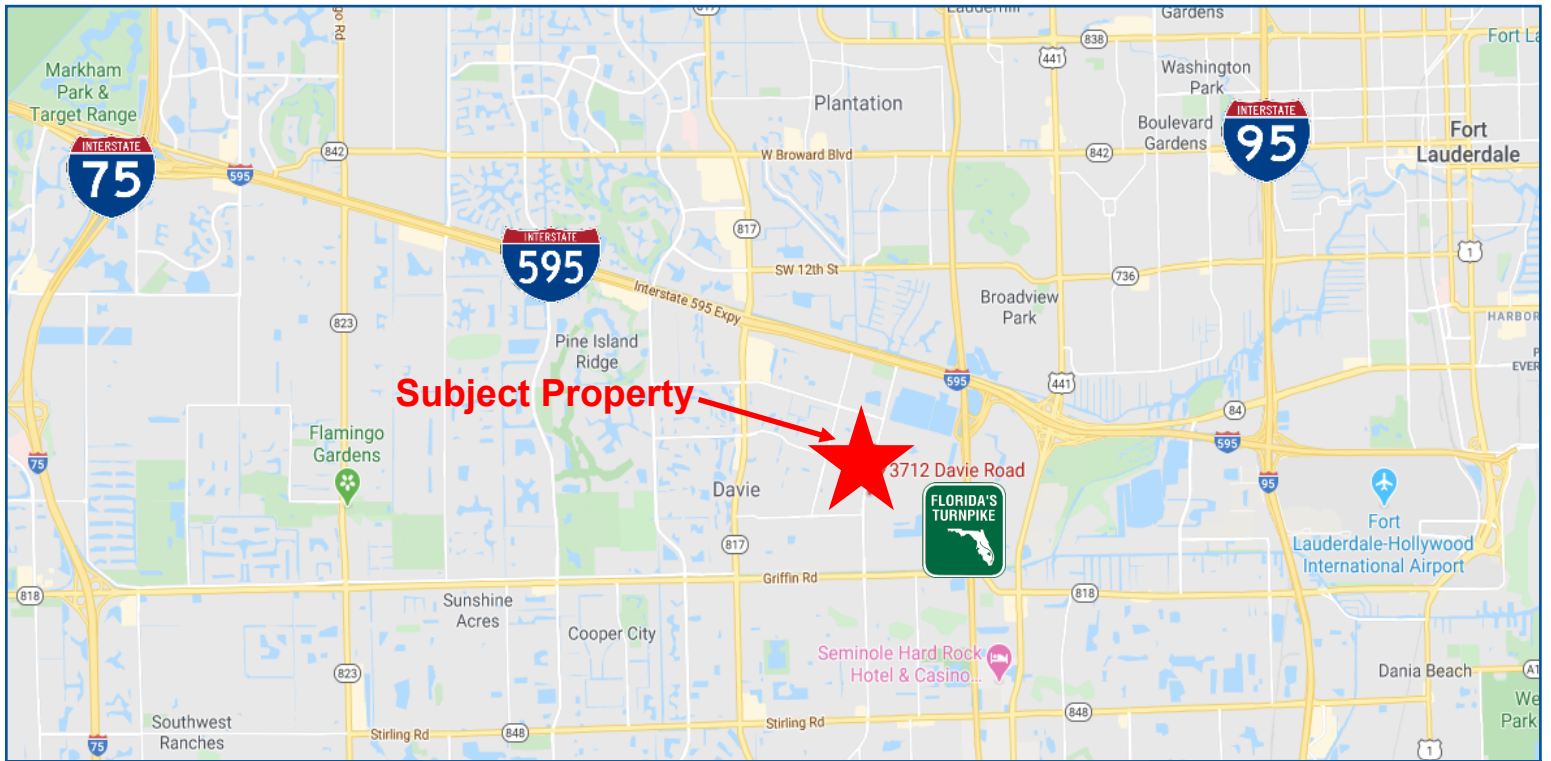
- ◆ Fronting Davie Road across from massive new residential development, the entrances to Broward College, Nova Southeastern University, FAU, McFatter Technical Institute and University of Florida campuses, The Varsity Square Shopping Center is in an area of tremendous new growth and construction.
- ◆ Literally thousands of new, class “A” apartment, office, retail and entertainment developments have been built in this area over the last few years, not to mention NSU’s new hospital. The Property is at the North gateway of Downtown Davie, which is being extensively re-imagined: Some of the most successful developers in Florida are building here.
- ◆ Area 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.
- ◆ **Barely used high end furnishings and designer finishes. Medical equipment also in place, all included!**



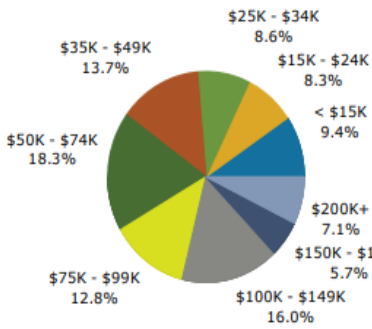
The information contained herein is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice. Contents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

Glass Storefront



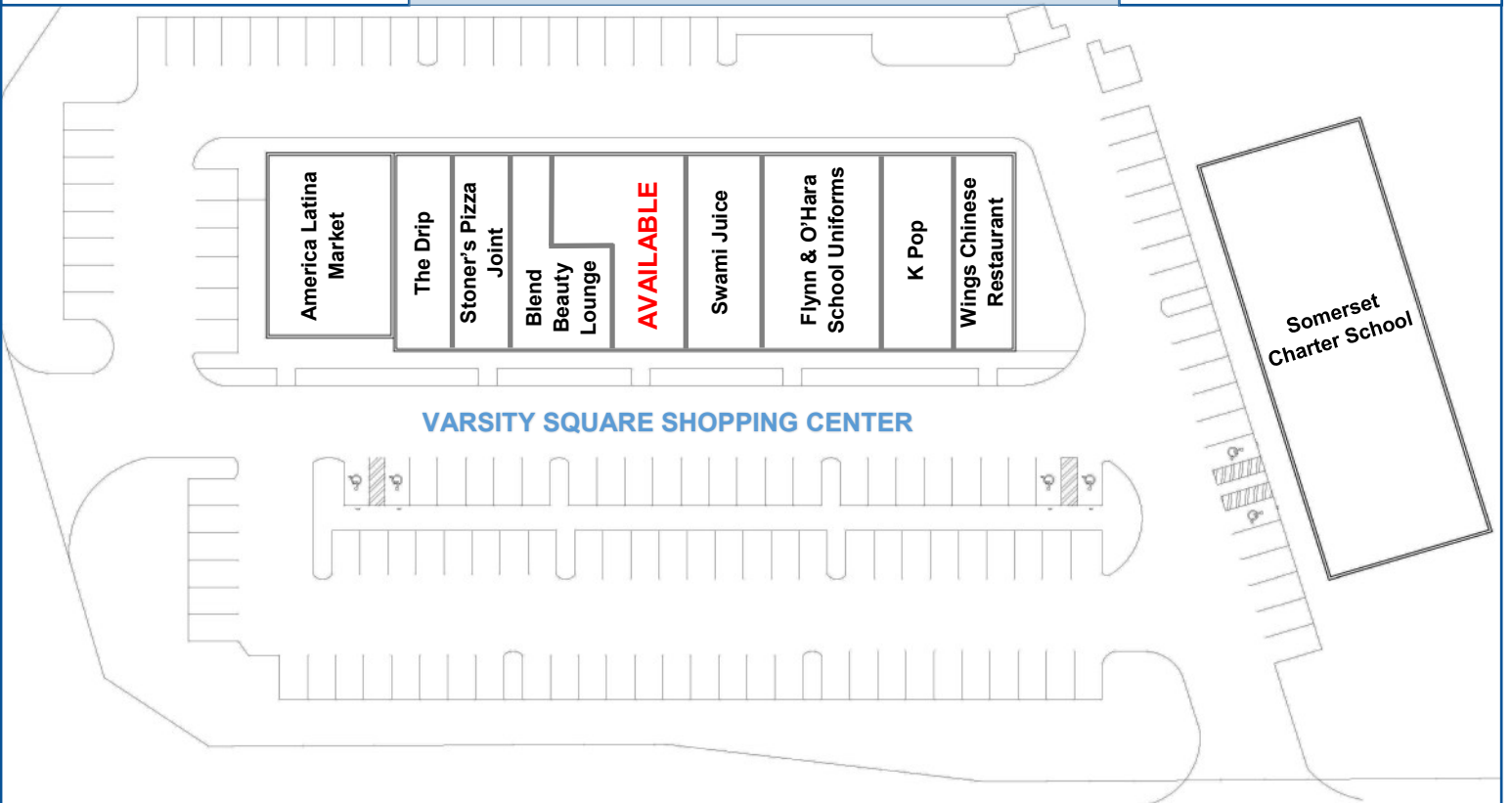
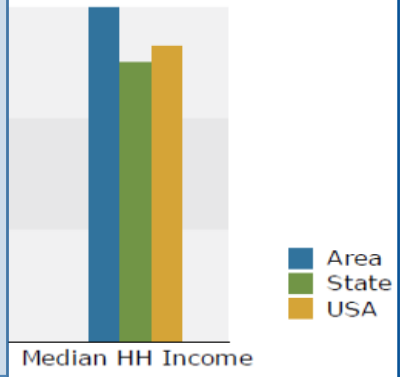


2020 Household Income



Distance, as the Crow Flies

- ◊ I-595: 1 mile
- ◊ 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



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