

1380 S. Flamingo Road, Davie, FL 33325

Executive Summary



OFFERING SUMMARY

Sale Price:	Call for pricing
Lot Size:	3.9 Acres
Zoning:	B-2
Market:	Broward
Submarket:	Davie
Traffic Count:	39,672
Town Council District	District 4

PROPERTY OVERVIEW

Site plan approved for up to 39,250 sf of retail development, currently designed as two separated structures, including valuable frontage onto heavily trafficked S. Flamingo Rd. Building 1 fronting S. Flamingo Rd. could be ideal for single occupants such as small neighborhood format grocers, pharmacies, or a multi tenant configuration also. Building 2 is designed for multi tenant retail, with a drive thru endcap available.

PROPERTY HIGHLIGHTS

- EXCELLENT VISIBILITY, EASY ACCESS TO I-595 & I-75
- RIGHT IN/OUT ACCESS
- S. FLAMINGO RD. FRONTAGE
- DRIVE THRU CAPABLE SPACE IN BUILDING II
- AMPLE PARKING
- SHOVEL READY, BEGIN YOUR SITE WORK IN JUST 30 DAYS +/-

Lawrence Oxenberg
Sales Associate
954.652.2017
loxenberg@bergercommercial.com

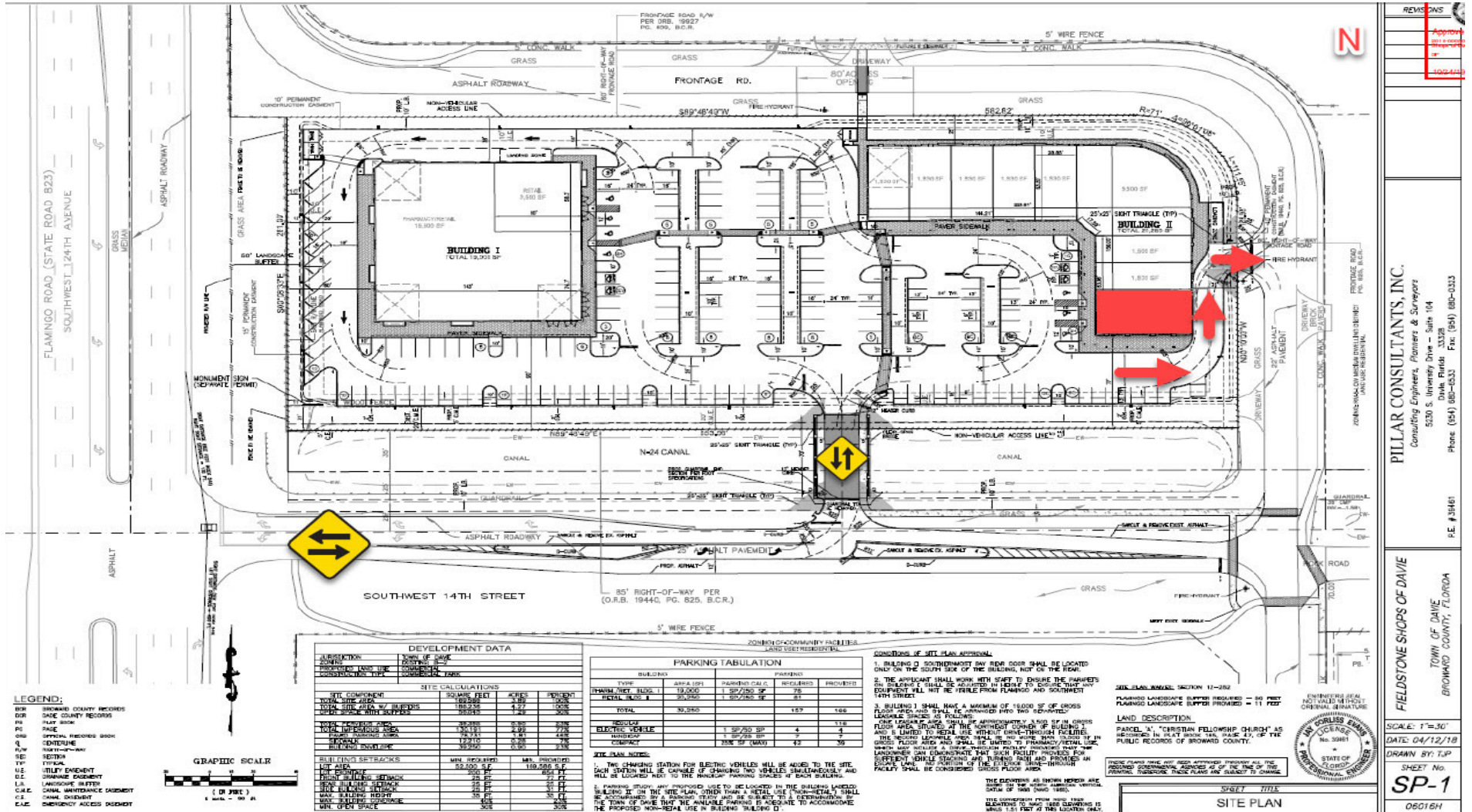
Jonathan Thiel
Senior Sales Associate
954.652.2020
jthiel@bergercommercial.com

Main Office
550 S. Andrews Avenue Suite 400
Ft. Lauderdale, FL 33301
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900

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Site Plan



PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners & Surveyors
5020 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 885-0533 Fax: (954) 885-0333

FIELDSTONE SHOPS OF DAVIE
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=30'
DATE: 04/12/18
DRAWN BY: JFP
SHEET No.
SP-1
06016H

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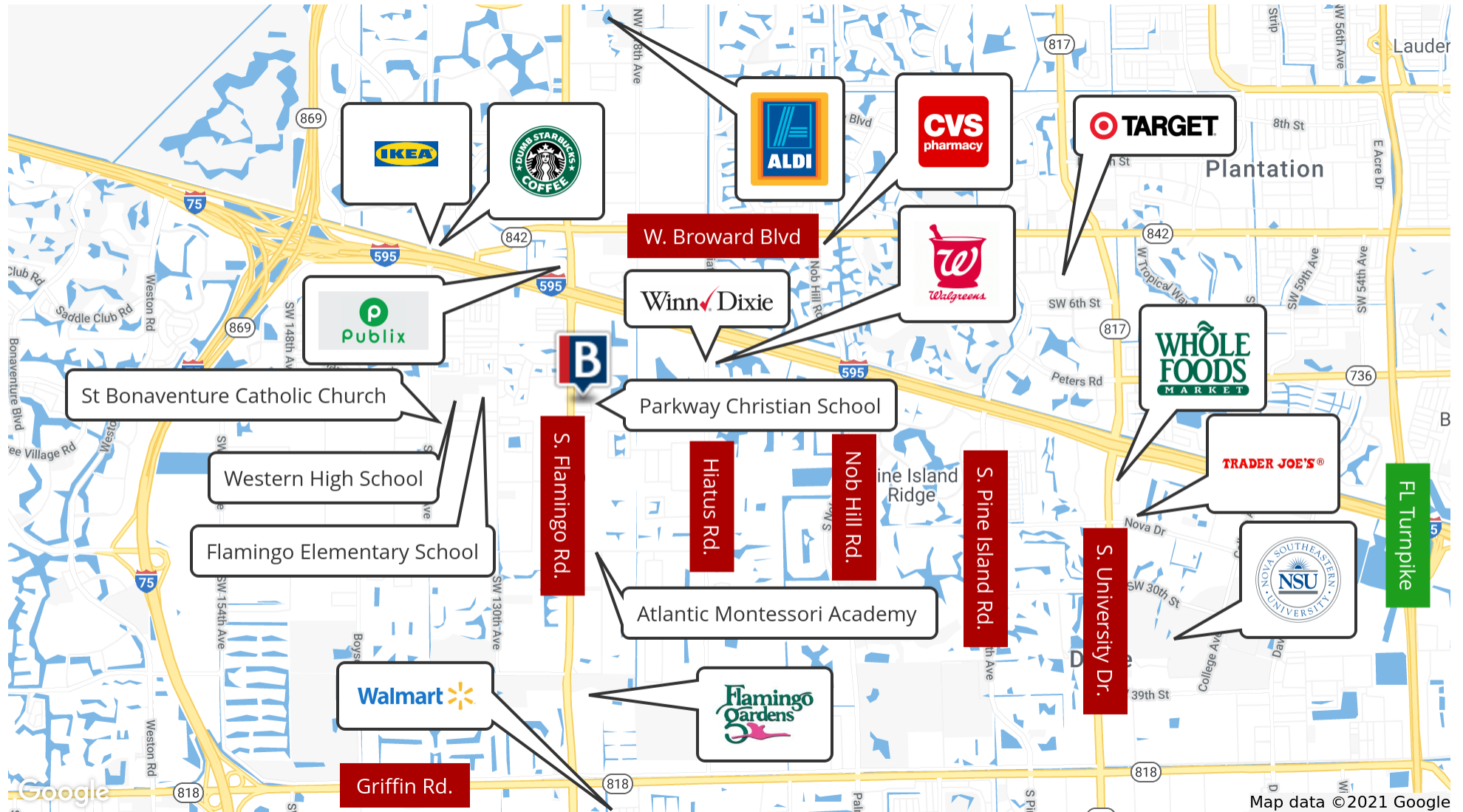
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Retailer Map



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Demographics Map & Report

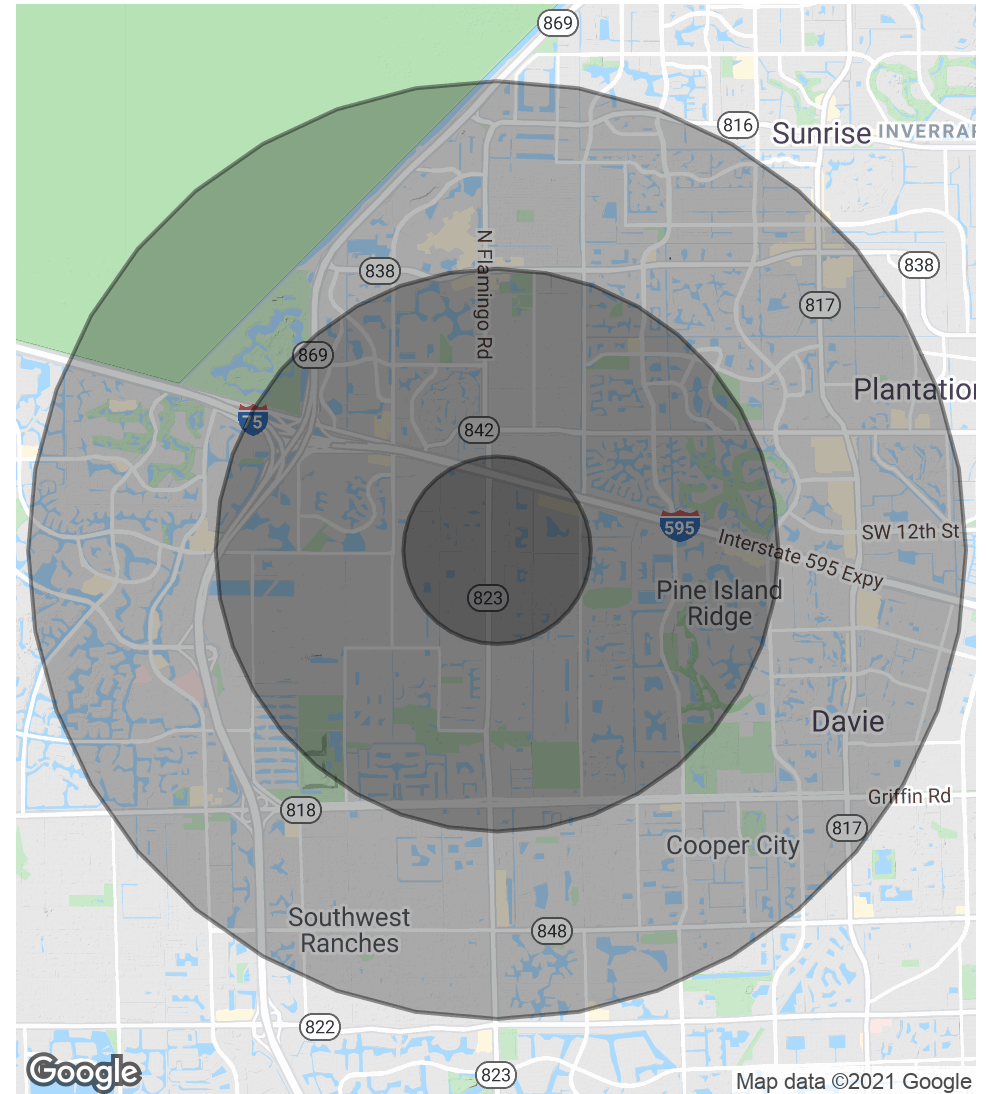
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,092	73,041	228,076
Average age	38.4	38.5	39.8
Average age (Male)	35.5	36.6	37.9
Average age (Female)	39.7	39.5	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,732	26,649	86,092
# of persons per HH	3.0	2.7	2.6
Average HH income	\$82,532	\$98,208	\$90,204
Average house value	\$397,214	\$412,099	\$331,496

TRAFFIC COUNTS

39,672/day

* Demographic data derived from 2010 US Census



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