

FOR LEASE

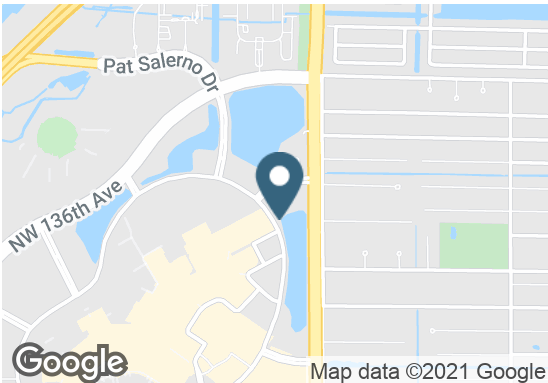
Highly Visible Retail Outparcel at Sawgrass Mills

2600 Sawgrass Mills Circle | Sunrise, FL



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	15,386 SF
YEAR BUILT	1997



Highlights

Located at the entrance to Sawgrass from N Flamingo Rd

- Freestanding building at main entrance to the Sawgrass
- Monument signage
- 72 parking spaces
- Easy ingress and egress
- Second largest mall in Florida

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Avg. Household Income	113,998	95,036	85,876

Year: 2021 | Source: ESRI

Traffic Counts

NW 136th Ave	24,500 VPD
Sunrise Blvd	42,000 VPD
N. Flamingo Rd	36,000 VPD
Sawgrass Expwy N of Sunrise Blvd	107,400 VPD

Year: 2020 | Source: FDOT

Contact

MARY HARRIS

954.703.3603 | mary.harris@srsre.com

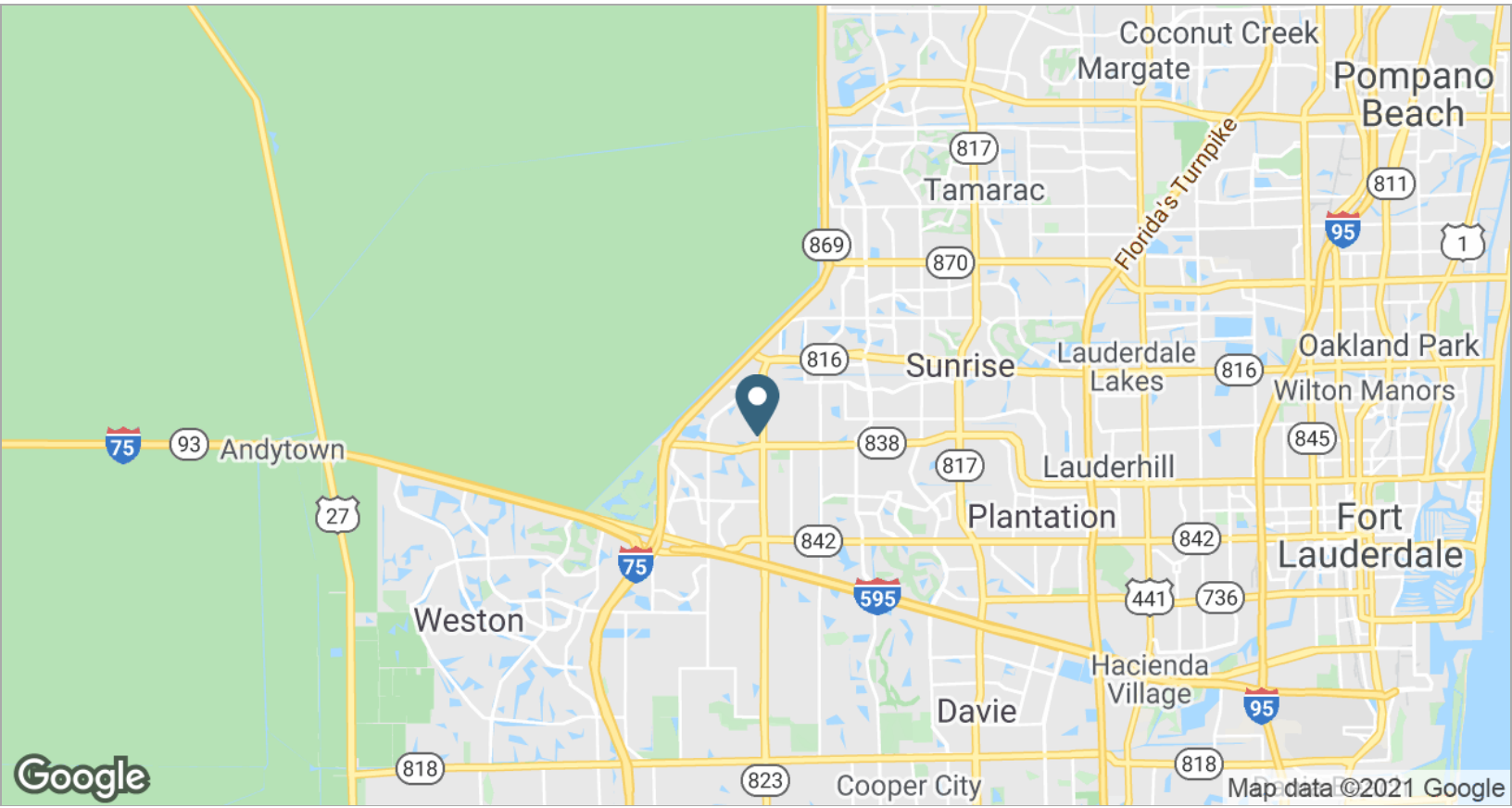
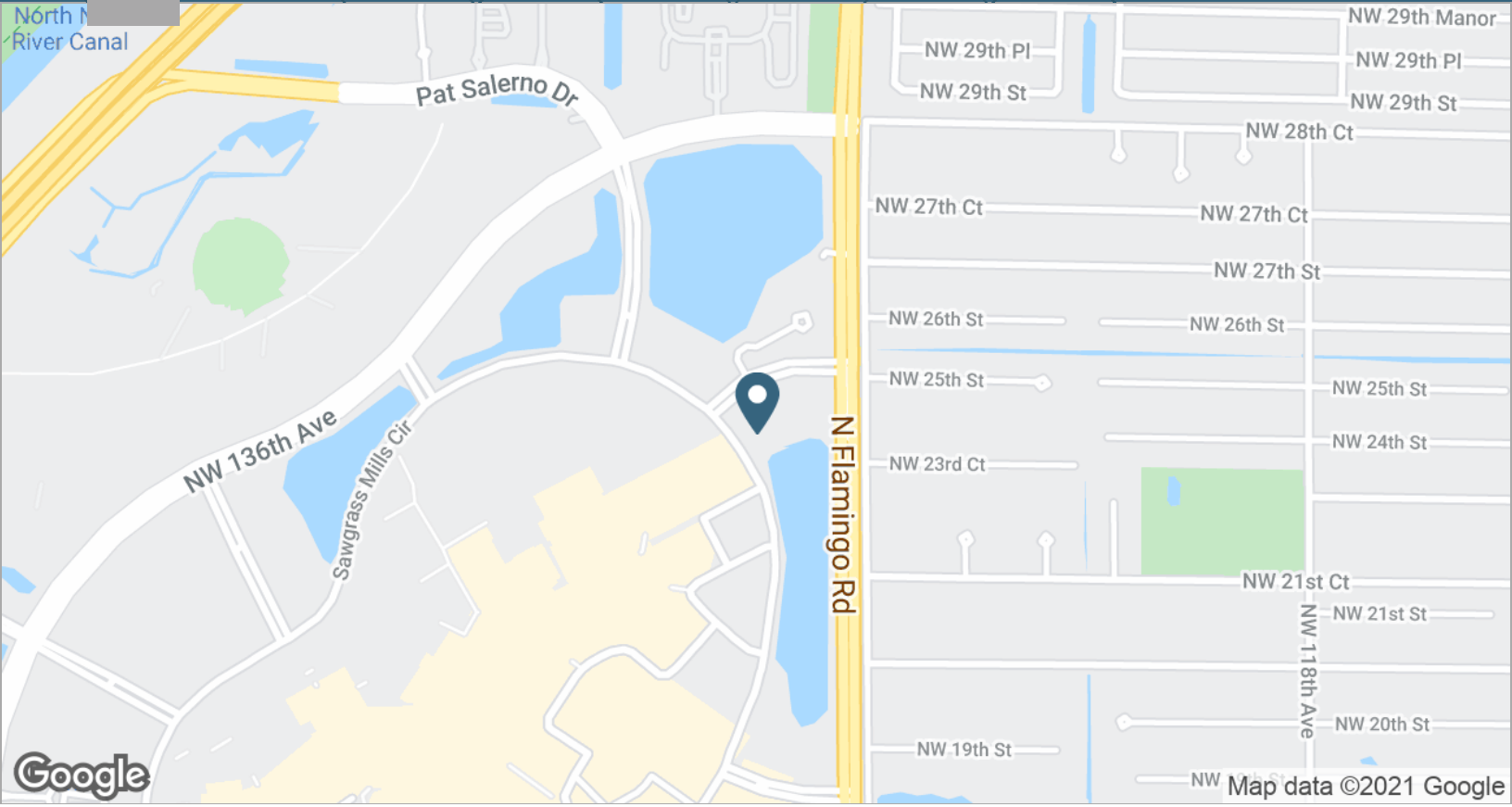
SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

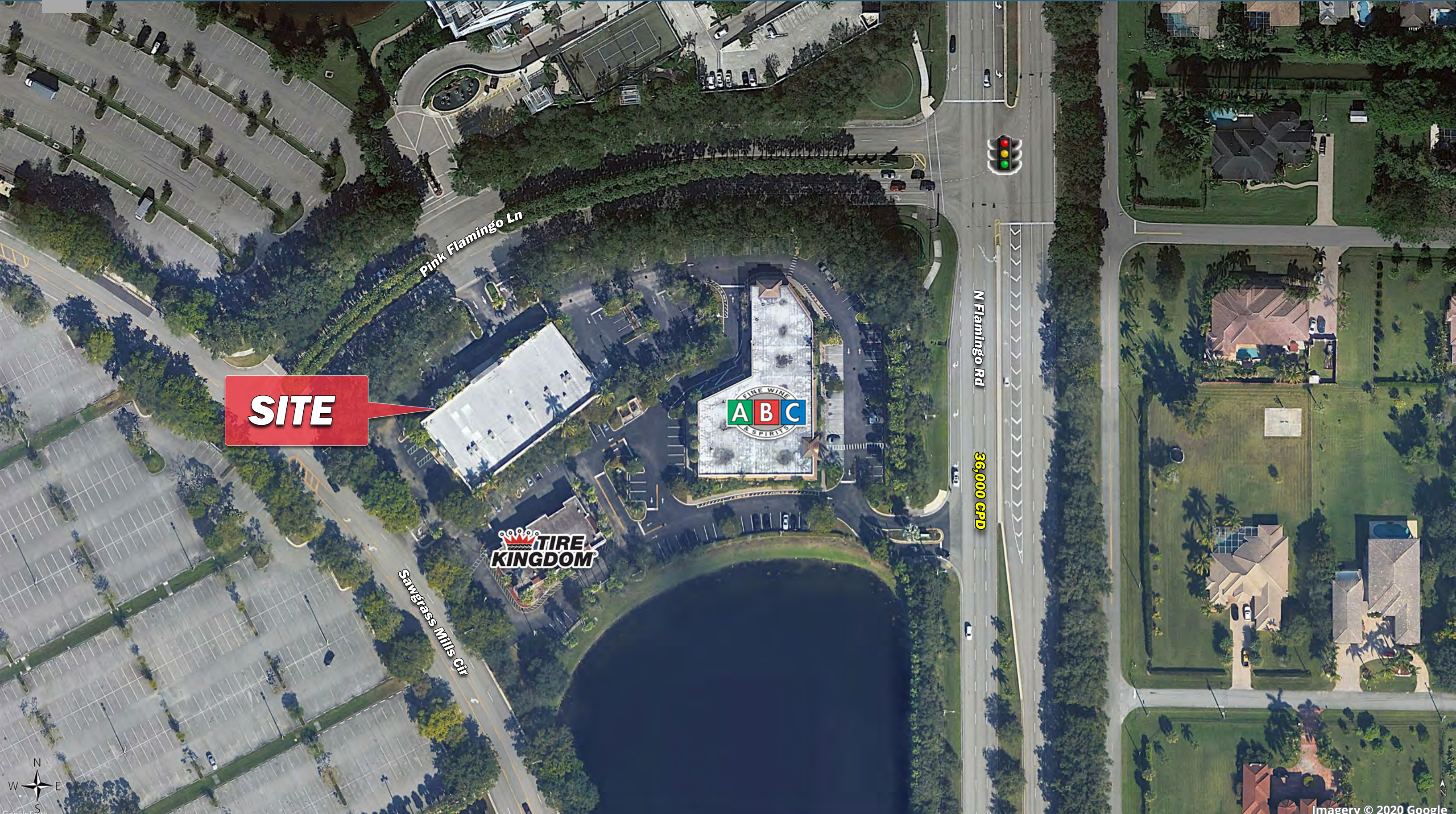
This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

Highly Visible Retail Outparcel at Sawgrass Mills

2600 Sawgrass Mills Circle | Sunrise, FL





SITE

Pink Flamingo Ln

N Flamingo Rd

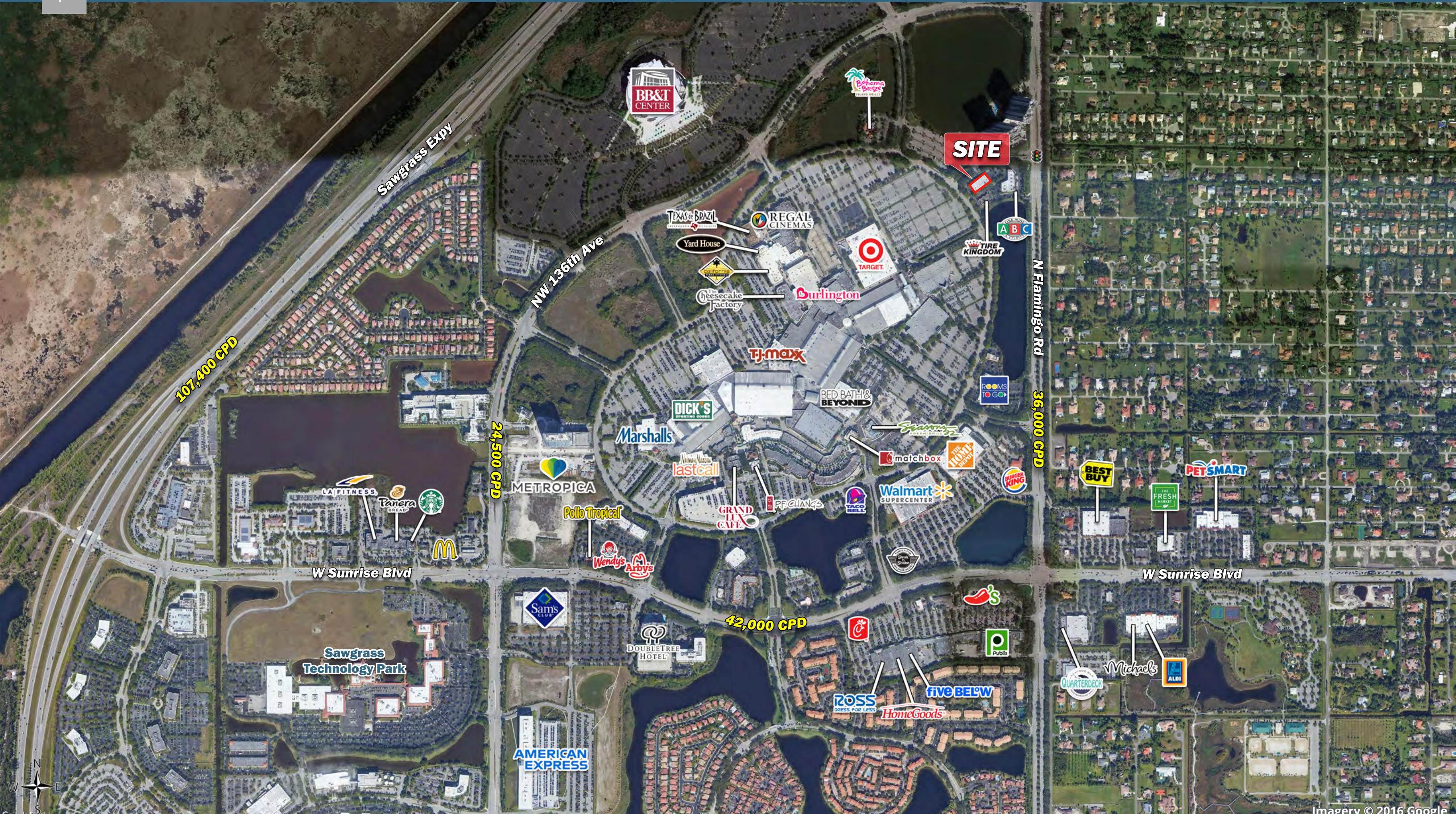
36,000 CPD

Sawgrass Mills Cir

TIRE KINGDOM

FINE WINE & SPIRITS
ABC





Imagery © 2016 Google

Highly Visible Retail Outparcel at Sawgrass Mills

2600 Sawgrass Mills Circle | Sunrise, FL



	1 mile	3 miles	5 miles
Population			
2020 Population	11,488	82,142	235,058
2000 Population	6,652	74,900	208,149
2010 Population	7,320	73,214	215,323
2025 Population	14,124	89,787	250,020
2000-2010 Annual Rate	0.96%	-0.23%	0.34%
2010-2020 Population: Annual Growth Rate	4.50%	1.13%	0.86%
2020-2025 Population: Annual Growth Rate	4.22%	1.80%	1.24%
2020 Median Age	39.6	41.9	42.9
Households			
2000 Households	2,283	28,824	86,223
2010 Households	2,632	28,450	87,817
2020 Total Households	4,212	31,377	93,964
2025 Total Households	5,259	33,770	98,868
2000-2010 Annual Rate	1.43%	-0.13%	0.18%
2010-2020 Households: Annual Growth Rate	4.69%	0.96%	0.66%
2020-2025 Households: Annual Growth Rate	4.54%	1.48%	1.02%
2020 Average Household Size	2.73	2.61	2.49
Housing Units			
2020 Total Housing Units	4,808	34,980	104,681
2020 Owner Occupied Housing Units	2,561	22,169	64,168
2020 Renter Occupied Housing Units	1,651	9,208	29,795
2020 Vacant Housing Units	596	3,603	10,717
Race and Ethnicity			
2020 White Alone	62.8%	64.9%	62.8%
2020 Black Alone	21.6%	21.1%	24.1%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	6.4%	5.4%	4.6%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	35.4%	34.1%	34.5%
Income			
2020 Median Household Income	\$96,483	\$75,915	\$63,394
2020 Average Household Income	\$113,998	\$95,036	\$85,876
2020 Per Capita Income	\$39,512	\$36,432	\$34,267
2020 Population 25+ by Educational Attainment			
Total	8,268	59,733	173,896
High School Graduate	14.3%	18.4%	21.3%
GED/Alternative Credential	1.6%	3.1%	3.2%
Some College, No Degree	17.2%	20.1%	19.6%
Associate Degree	17.9%	11.4%	10.3%
Bachelor's Degree	25.6%	25.3%	23.5%
Graduate/Professional Degree	16.9%	14.0%	13.7%
Data for all businesses in area			
Total Businesses:	757	4,457	12,108
Total Employees:	9,976	40,640	105,256
Total Residential Population:	11,488	82,142	235,058
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	13,533	82,183	227,074
Workers	8,213	42,119	111,271
Residents	5,320	40,064	115,803

Source: Esri, Esri and Infogroup, U.S. Census