

FOR LEASE

SUNSHINE PLAZA

4001 W COMMERCIAL BOULEVARD, TAMARAC, FL



JOIN CO-TENANTS:



Marshalls

DOLLAR TREE

OLD TIME Pottery



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

- Located at one of the busiest intersections in Broward County
- ±3,700 SF & ±1,214 SF (former barber) available
- 51,000 ADT on Commercial Boulevard and 48,500 ADT on 441
- Convenient access from 441 and Commercial Boulevard
- Signalized intersection
- 194,955 people in a 3 mile radius
- Anchored by:    

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	14,976	194,955	476,440
HOUSEHOLDS	6,377	74,282	186,577
DAYTIME EMPLOYEES	12,336	153,177	380,977
AVERAGE HH INCOME	\$73,092	\$64,822	\$71,928

	5 Minutes	10 Minutes	15 Minutes
POPULATION	66,066	269,489	593,308
HOUSEHOLDS	25,756	103,607	233,708
DAYTIME EMPLOYEES	52,410	213,237	475,669
AVERAGE HH INCOME	\$67,719	\$67,142	\$73,878



SUNSHINE PLAZA | EXECUTIVE SUMMARY



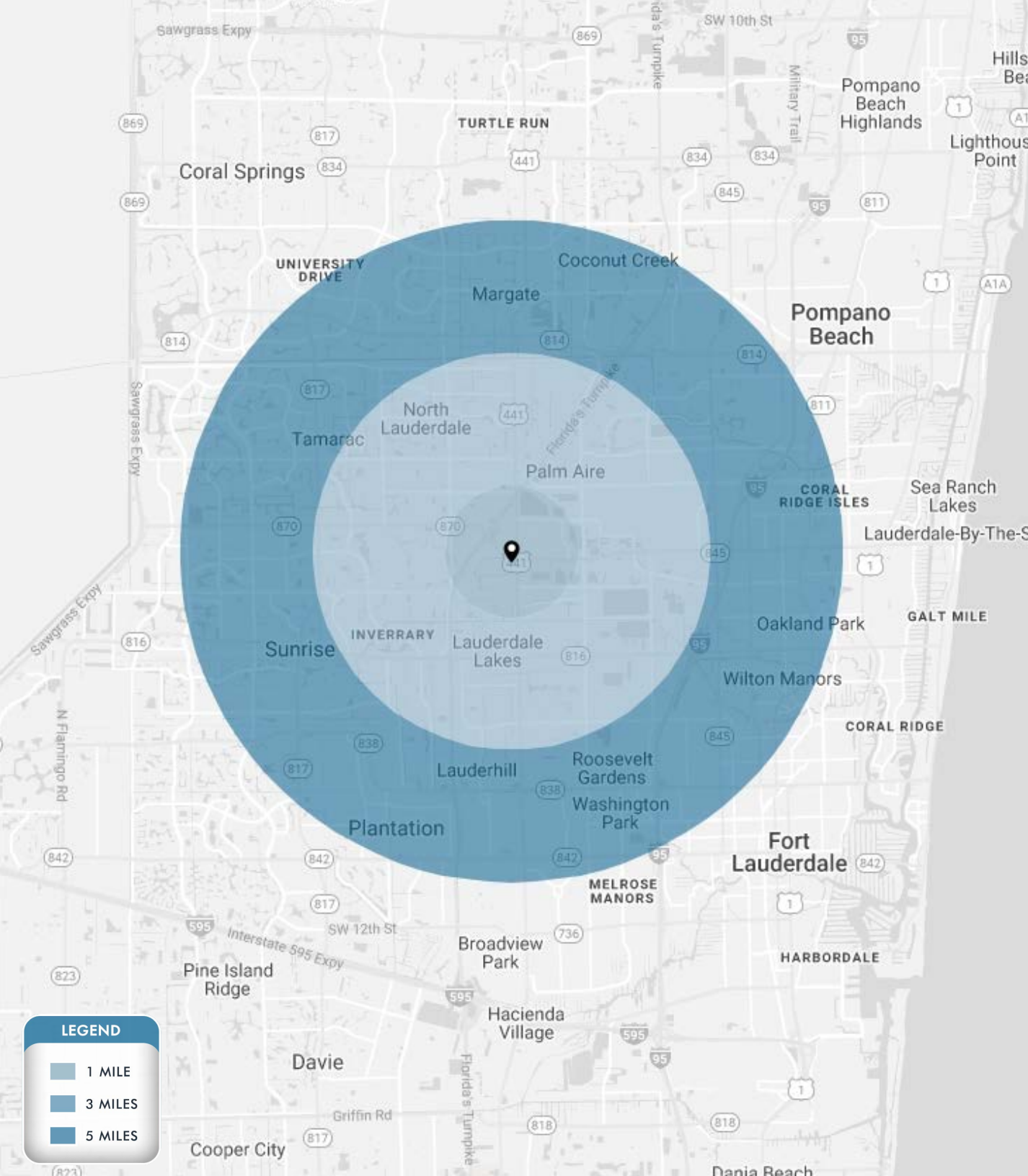
TENANT ROSTER

1	Krispy Kreme	2,054 SF	6C	Storage	1,218 SF	13	Chinese Take-Out	1,400 SF	20	Dollar Tree	12,000 SF
2	Allure Dental	2,482 SF	7	Available (former barber)	1,214 SF	14	Vapor Store	900 SF	21	Publix Liquor	2,000 SF
3	Smoothie King	805 SF	8	Red Snapper Restaurant	1,200 SF	15	Wow WIng House	800 SF	22	Available	3,700 SF
4	Charlie's Pastries	1,000 SF	9	Asia Nails	1,200 SF	16	BB&T	4,050 SF	23	Old Time Pottery	64,950 SF
5	State Farm	1,508 SF	10	Treasure Ford Optics	1,200 SF	17	Metro PCS	900 SF	24	Crunch	37,480 SF
6A	Hibachi Way	1,207 SF	11	Cold Stone Creamery	1,200 SF	18	Marshalls	27,720 SF	25	Amcot Financial	2,578 SF
6B	Path MRI	2,585 SF	12	Subway	1,500 SF	19	Aaron's Rent	9,300 SF	26	Publix	51,420 SF

SUNSHINE PLAZA | SITE PLAN



SUNSHINE PLAZA | MARKET AERIAL



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