

SHOPPES OF ARROWHEAD

2411-2699 SOUTH UNIVERSITY DRIVE, DAVIE, FLORIDA



**On University Drive in Davie, Florida
Next to NOVA Southeastern University
with 4,000,000 visitors per year!**

<u>Demographics</u>	<u>3 Miles</u>	<u>5 Miles</u>
---------------------	----------------	----------------

Population*	107,229	347,272
-------------	---------	---------

Daytime Population*	66,333	145,831
---------------------	--------	---------

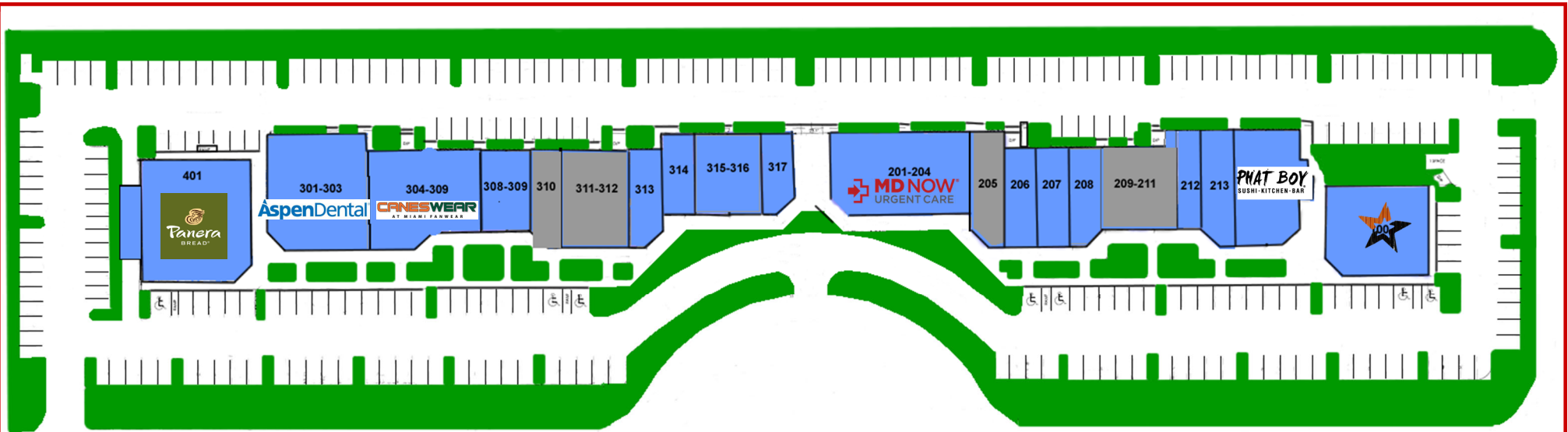
Average Income*	\$79,674	\$72,407
-----------------	----------	----------

Traffic Counts: 73,000+



AZOR ADVISORY SERVICES, INC.

Beth Azor
Mobile: 305-970-0416
beth@azoradvisoryservices.com



■ Leased

■ Available

Bay #	Tenant	SF	Bay #	Tenant	SF
100	Mission BBQ	3,360	304-305	CANESWEAR COMING SOON	4,312
201-204	MD Now	4,675	308-309	Laspadas Original Hoagies	1,500
205	AVAILABLE SUMMER 2023	1,045	310	AVAILABLE	1,175
206	Goat Hobbies	1,200	311-312	AVAILABLE	2,375
207	Dominos	1,200	313	Avalon Hair Salon	1,150
208	South Florida Vision	1,150	314	Amazing Oriental Massage	927
209-211	AVAILABLE SUMMER 2023	2,250	315-316	Posh Nail Lounge	2,000
212	Salon Euphoria	900	317	Metro by T-Mobile	950
213	Playa Bowls	1,350	400	Panera Bread	4,908
214-215	Phat Boy Sushi	2,913			
301-303	Aspen Dental COMING SOON	3,615			
				TOTAL GLA	42,555