

**PROMENADE WEST SHOPPING CENTER**  
**2211 SOUTH UNIVERSITY DRIVE, DAVIE, FLORIDA 33324**



- **1,650 SF 2ND GENERATION RESTAURANT & 825 SF RETAIL SPACES FOR LEASE / IMMEDIATE AVAILABILITY**
- **52,839 SF GLA NEIGHBORHOOD SHOPPING CENTER**
- **USES: SECOND GENERATION RESTAURANT / RETAIL**
- **GREAT VISIBILITY AND PARKING**
- **JOIN MOE'S SOUTHWEST GRILL, DUNKIN' DONUTS, CENTENNIAL BANK, LONGHORN STEAKHOUSE AND CHICKEN KITCHEN COMING SOON**
- **ACROSS THE STREET FROM TOWER SHOPS & CLOSE PROXIMITY TO NOVA SE UNIVERSITY**

**The Rotella Group Inc.**  
*Commercial Real Estate*

MIKE ROTELLA MIKE@ROTELLAGROUP.COM

3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 M: 954.802.3203 WWW.ROTELLAGROUP.COM

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 POPULATION	12,772	110,154	349,931
AVG HH INCOME	\$78,188	\$92,156	\$84,697
MEDIAN AGE	38.0	39.4	39.5
TOTAL BUSINESSES	1,139	7,163	17,630
TOTAL DAYTIME POP	10,012	59,879	137,615



**TRAFFIC COUNTS**  
**2019 FDOT AADT**

**S UNIVERSITY DRIVE N OF NOVA DRIVE 62,000**

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**PROMENADE WEST TENANT LIST**

TENANT	Bay #	UNIT #	SF
LONGHORN STEAKHOUSE	N/A	UNIT 2375	5,500
URGENT MED FAMILY MEDICINE	1 & 2	UNIT 2337	3,510
DIVER'S COVE	3	UNIT 2335	1,220
LOU SCALIA'S AWARDS	4	UNIT 2333	1,180
U VAPE / No Cap Hemp	5 & 6	UNIT 2331	1,810
VACANT - Available immediately	7 & 8	UNIT 2327	1,650
BASKIN ROBBINS / DUNKIN DONUTS	9 & 10	UNIT 2321	1,668
CHICKEN KITCHEN	11	UNIT 2317- 2319	1,097
TOWER DELI & DINER	12 & 13	UNIT 2315	2,530
JAZZY EYES	14 & 15	UNIT 2279	2,436
SUNRISE PITA	16	UNIT 2275	1,279
ZARGON JEWELERS	17	UNIT 2273	843
TREAT SPA	18	UNIT 2271	825
MIRACLE LEAF	19	UNIT 2269	825

GF INSURANCE (available immediately)	20	UNIT 2267	825
PREFERRED DENTAL	21 & 22	UNIT 2263	1,668
HOPE WOMEN'S CENTER (coming available)	23	UNIT 2261	1,279
ALL PET CARE ANIMAL CLINIC	24	UNIT 2259	1,321
MOE'S SW GRILL	25	UNIT 2257	1,970
RUNNER'S DEPOT	26, 27, 28 & 29	UNIT 2233	4,840
DECORATIVE CUSTOM FRAMING	30	UNIT 2229	1,100
FROOTS	31	Unit 2227	825
ESPOSITO'S PIZZA BAR & RESTAURANT	32, 33 & 34	UNIT 2221	2,655
DAVIE NAILS	35	UNIT 2219	885
TRAFFIC SCHOOL	36	UNIT 2217	885
JADE TEA HOUSE	37	UNIT 2215	885
USHIO SUSHI	38 & 39	UNIT 2211	2,784
CENTENNIAL BANK	N/A	UNIT 2205	3,620

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