

TAMARAC SQUARE WEST

7003 - 7251 NW 88TH AVENUE | TAMARAC, FL 33321



FOR LEASE



PROPERTY HIGHLIGHTS

CONTACT OUR AGENTS

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www.RotellaGroup.com

SPACES
1,000 to 14,400 SF

VPD
20,400 N Pine Island
26,000 McNab

The Rotella Group has been retained as the exclusive agent for leasing **10 available spaces and 1 Outparcel**, located at Tamarac Square West on 7003-7251 NW 88th Avenue Tamarac, Florida in Broward County in Southeast Florida Market, on the corner of McNab and Pine Island Road. Ample Parking and 5 minutes from Sawgrass Expressway (SR869).

Join Walmart, Dollar Tree, Pizza Hut, Dairy Queen, Subway and many more.



3300 N. Federal Highway
Suite 200
Fort Lauderdale, FL 33306
o. 954-568-9015

12200 W. Colonial Drive
Suite 300 - H
Winter Garden, FL 34787
o. 407-347-7361

e. info@rotellagroup.com

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NW 88th Ave

Unit	Tenant	SqFt	Former Use	Base Rent per SF	Expenses	Monthly Estimate*	Unit	Tenant	SqFt	Former Use	Base Rent per SF	Expenses	Monthly Estimate*
301	Walmart Neighborhood Mkt	41,180					7147	Daycare Inspiring Minds	2,774				
6921	Marathon Gas	1,000					7149 Available	Available	14,400	Daycare	\$18.00	\$7.51	\$30,612.00
7003	Dunkin Donuts	1,800					7153	Dentist	2,400				
7007 Available	Available	1,400	Raw	\$25.00	\$7.51	\$3,792.83	7201	MRI	2,859				
7011	Tire Choice	5,800					7205 Available	Available	8,250	Office	\$18.00	\$7.51	\$17,538.13
7047	Fresenius Medical Care	10,450					7221	Pizza Hut	1,700				
7061	Soaplab Laundry	3,825					7227	El Buen Gusto Bakery	1,870				
7071	Nail Salon	2,125					7233 Available	Available	2,137	Office	\$25.00	\$7.51	\$5,789.49
7081	All Sports	10,100					7235	Dollar Tree	10,863				
7105	Dairy Queen	3,000					7241	Subway	1,000				
7129 Available	Available	1,700	Retail	\$25.00	\$7.51	\$4,605.58	7245 Available	Available	2,000	Yoga Studio	\$25.00	\$7.51	\$5,418.33
7133	Cargo Zone	1,275					7247	Salon	1,000				
7135	Copier Sales	1,275					7249 Available	Available	1,000	Office	\$25.00	\$7.51	\$2,709.17
7139 Available	Available	2,040	Restaurant	\$25.00	\$7.51	\$5,526.70	7251 Available	Available	1,000	Office	\$25.00	\$7.51	\$2,709.17
7143 Available	Available	3,566	Theatre	\$25.00	\$7.51	\$9,660.89	OUTPARCEL AVAILABLE	OUTPARCEL AVAILABLE					call agent



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,704	140,934	381,799
Average HH Income	\$82,221	\$92,756	\$85,034
Median Age	50.6	42.7	41.9
Total Business'	353	6,433	15,950
Total Daytime Population	13,518	111,651	295,134



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