

# WESTGATE SHOPPING CENTER

15740 - 15984 W STATE ROAD 84 | SUNRISE, FL 33326



**FOR LEASE**



Unit	Tenant	SqFt	Former Use	Base Rent per SF	Expenses	Monthly Estimate*
Outparcel/Pad Site	Available			call agent		
Outparcel/Pad Site	Available			call agent		
Outparcel/Pad Site	Available	can be subdivided		call agent		

## PROPERTY HIGHLIGHTS

### CONTACT OUR AGENTS

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[www.RotellaGroup.com](http://www.RotellaGroup.com)

**SPACES**  
900 to TBD SF

**VPD**  
22,500 Weston Road  
8,400 State Road 84

The Rotella Group has been retained as the exclusive agent for **available 900 SF In Line Space and 3 available Outparcels / Pad Site (one can be subdivided)**, located on 15740 - 15984 W State Road 84 in Sunrise, Florida, Broward County in the Southeast Florida Market.

Excellent visibility from State Road 84. Next to the City of Weston. Anchored by Key-Food Supermarket. There are approx. 71,062 residents within a 3-mile radius.



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](mailto:info@rotellagroup.com)

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Demographics 2022	1 Mile	3 Mile	5 Mile
Est. Population	5,572	71,062	170,311
Avg HH Income	\$120,500	\$135,721	\$146,615
Median Age	43.7	39.6	40.3
Total Business'	308	4,994	9,685
Total Daytime Population	4,633	75,920	154,614

Unit	Tenant	SqFt
15924	Flowers	1,144
15928	Liquor Store	1,144
15932	Pet Spa	1,155
15936	Vicky Bakery	2,432
15944	Nail Salon	1,200
15946	Jewelry	900
15948	Nutrition	1,800
15956	Bakery	940
15960	Café	1,152
15964	Enzos	2,708
15970	Mail Boxes	900
15972	Bike Shop	900
15974	Weston Smokes, LLC	900
15978	DC USA/Tailor	900
15980	Salon	900
15984	Dry Clean	1,500

Unit	Tenant	SqFt
15740	Goodyear	6,180
15810	Dentist	1,500
15814	Clinic	1,060
15822	InMigrante US	1,200
15826	Therapy & Gym	2,400
15834	Flooring	1,200
15838	Insurance	750
15842	Bagel Mania	2,050
15845	Uncle Al's	2,800
15860	Key Food	19,638
15900	Tag Gymnastics	36,320
15904	DancelQ	1,600
15908	Hobby Trade	1,400
15912	Hobby Store	1,332
15912-16	Eye Care	2100
15920	Pool Supply	1,144



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