



15601 SHERIDAN STREET, DAVIE, FL 33331

47,600 SF of Retail/Office/Medical, directly of Sheridan St and I-75

FOR LEASE



SUBJECT PROPERTY



EXECUTIVE SUMMARY

Apex Capital Realty proudly presents the Prime Retail/Office Medical Development project at 15601 Sheridan Street, Davie, Florida.

Located in the west end of Davie, right off I-75 and Sheridan ST is positioned central to impressive income demographics surrounding the west end of Broward and Dade county.

The property boasts unparalleled visibility and accessibility to the Highway. The project will offer an abundance of surface parking areas for patrons and tenants.

The plaza features a vibrant mix of national and credit worthy tenants, including Cinemark Paradise 24, Ashley Furniture, and two stand-alone restaurant buildings.

This property is near impressive adjacent tenants within Sheridan Shoppes and other Retail Strip Centers which feature Publix, Lowe's, Starbucks, Walgreens, McDonalds, Coldstone Creamery, Sushi Sake, and many other local, regional, and national tenants.



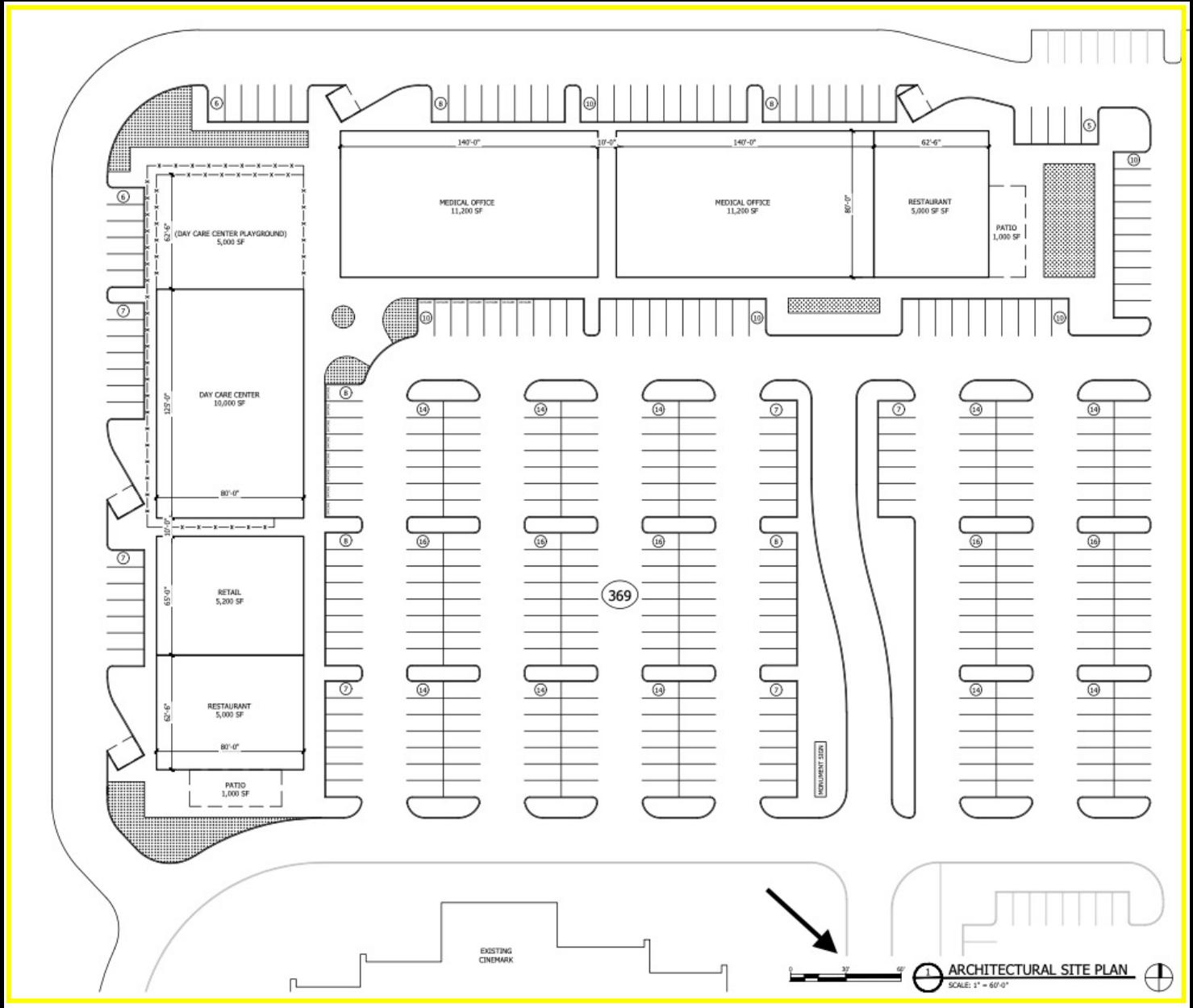
DELIVERY: GREY SHELL

TI ALLOWANCE: NEGOTIABLE

ASKING RATE

\$49 PSF + NNN
(estimated \$12-\$15 PSF)

PRELIMINARY SITE PLAN



RENDERS



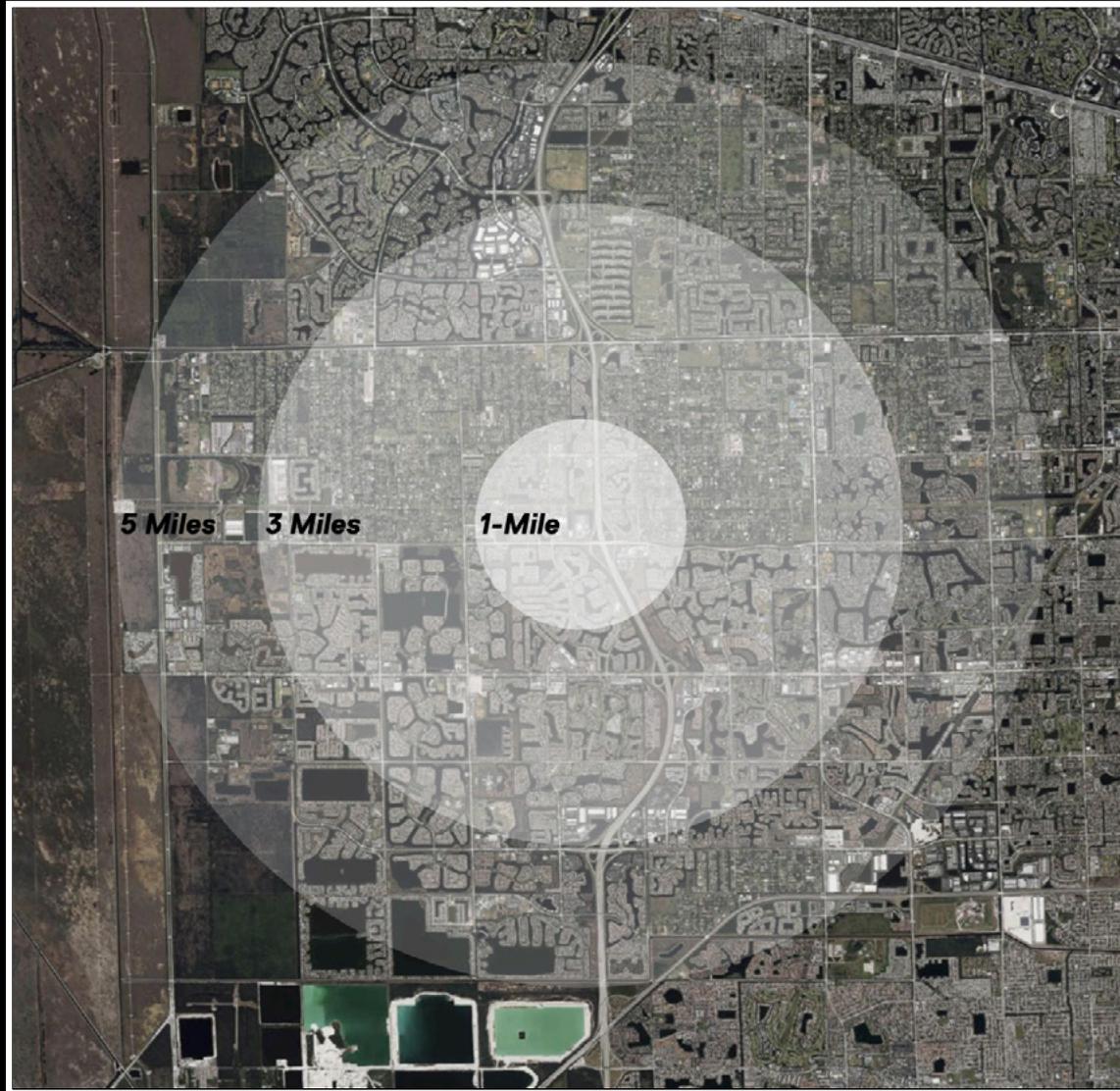
RENDERS



RENDERS



DEMOGRAPHICS



	Population1	Mile	3 Miles5	Miles	10 Miles	15 Min. Drive
Population		10,715	82,701	243,853	903,054	460,025
5 Yr Growth		-3.2%	-1.4%	-1.1%	-1.1%	2.7%
Median Age		40	44	42	40	40
5 Yr Forecast		41	44	43	41	41
White/ Black / Hispanic		73% / 15% / 50%	74% / 17% / 51%	71% / 20% / 50%	69% / 24% / 50%	75% / 18% / 53%
5 Yr Forecast		73% / 16% / 50%	74% / 17% / 51%	71% / 20% / 50%	69% / 24% / 51%	74% / 18% / 55%
Employment		3,215	30,239	96,404	353,857	227,906
Buying Power		\$382.8M	\$2.7B	\$7.6B	\$22.4B	\$12.9B
5 Yr Growth		-2.8%	-2.2%	-1.4%	-0.1%	3.8%
College Graduates		45.4%	41.4%	38.0%	30.7%	42.4%
Household						
Households		3,226	28,701	85,654	312,171	157,827
5 Yr Growth		-3.7%	-0.8%	-0.6%	-1.0%	2.8%
Median Household Income		\$118,672	\$92,436	\$88,442	\$71,865	\$81,914
5 Yr Forecast		\$119,837	\$91,091	\$87,759	\$72,505	\$82,646
Average Household Income		\$141,740	\$119,314	\$113,216	\$95,068	\$106,084
5 Yr Forecast		\$143,329	\$118,832	\$113,041	\$95,936	\$107,273
% High Income (>\$75k)		71%	58%	57%	48%	54%
Housing						
Median Home Value		\$447,803	\$419,494	\$395,015	\$337,466	\$366,917
Median Year Built		1994	1995	1995	1990	1994
Owner / Renter Occupied		91% / 9%	83% / 17%	79% / 21%	72% / 28%	77% / 23%



561 NE 79 ST - SUITE 420

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