

FOR LEASE | FOR GROUND LEASE

FIELDSTONE SHOPS AT DAVIE

1380 S Flamingo Road, Davie, FL 33325

NEW RETAIL DEVELOPMENT
COMING Q1 2026



UP TO ±39,250 SF OF RETAIL, RESTAURANT, AND OFFICE SPACE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

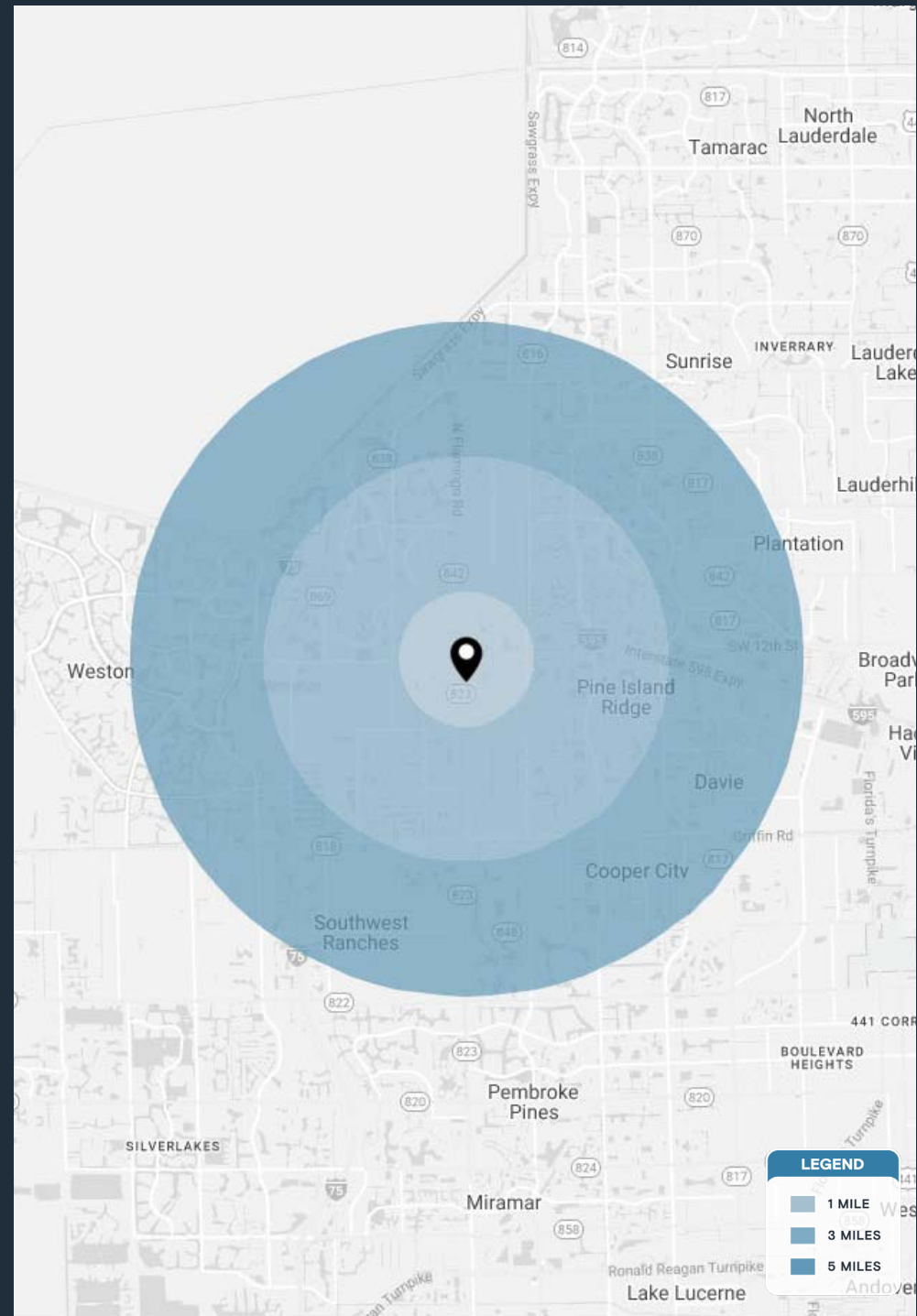
HIGHLIGHTS

- Up to ±39,250 SF of retail, restaurant, and office space
- Drive-thru available fronting Flamingo Road
- Located on ±3.89 Acres
- Q1 2026 delivery
- New traffic light at the intersection at Flamingo Road & SW 14th Street
- 43,000 VPD on Flamingo Road
- Join national and regional tenants
- \$109,263 Average Income within 1 mile
- Highly desirable South Broward County corridor
- Within 2 minutes of  and 5 minutes of  and Sawgrass Expressway 

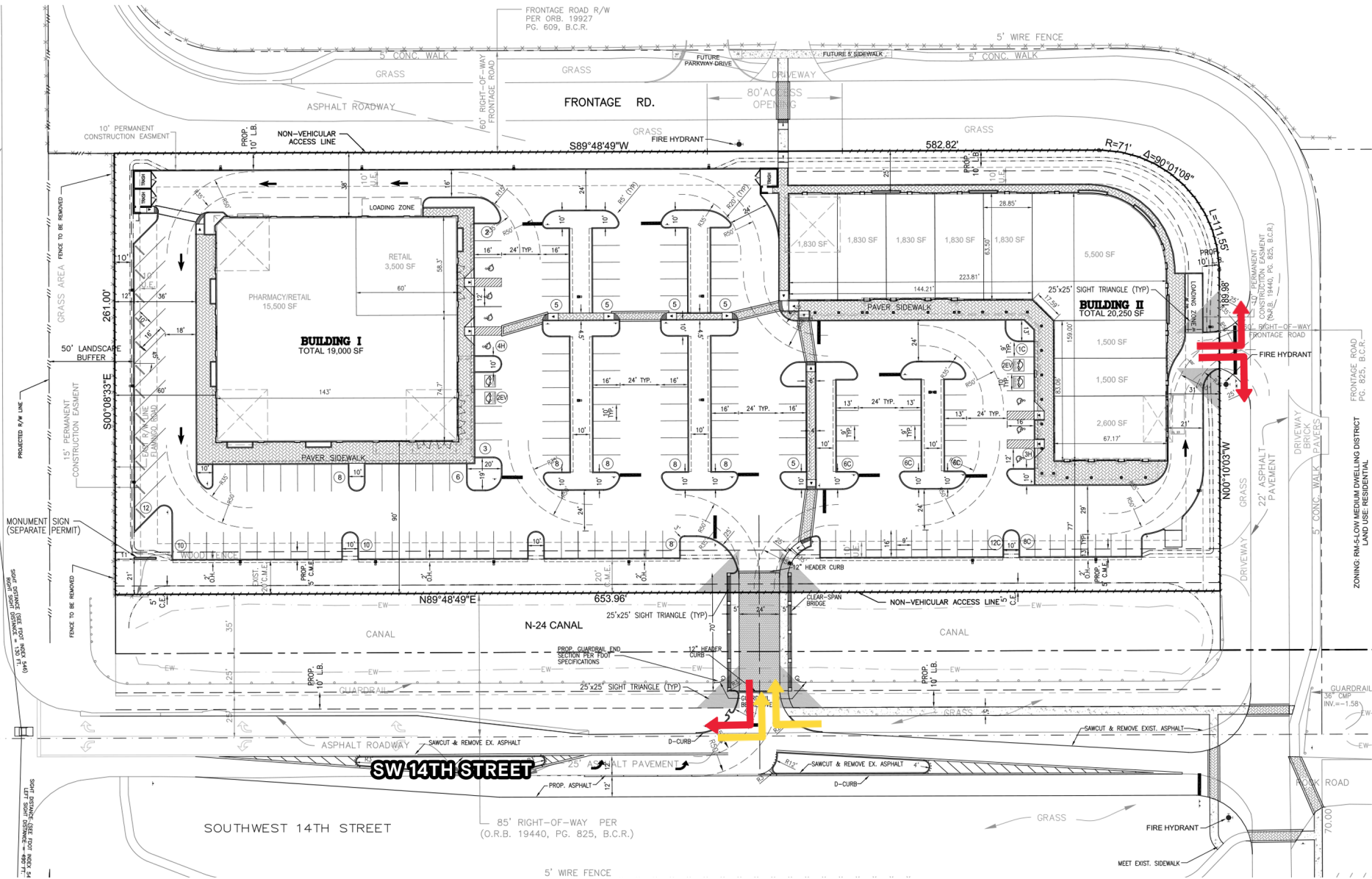
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,103	87,710	260,646
HOUSEHOLDS	4,046	32,116	98,619
EMPLOYEES	9,913	72,467	216,817
AVERAGE HH INCOME	\$109,263	\$142,899	\$130,982

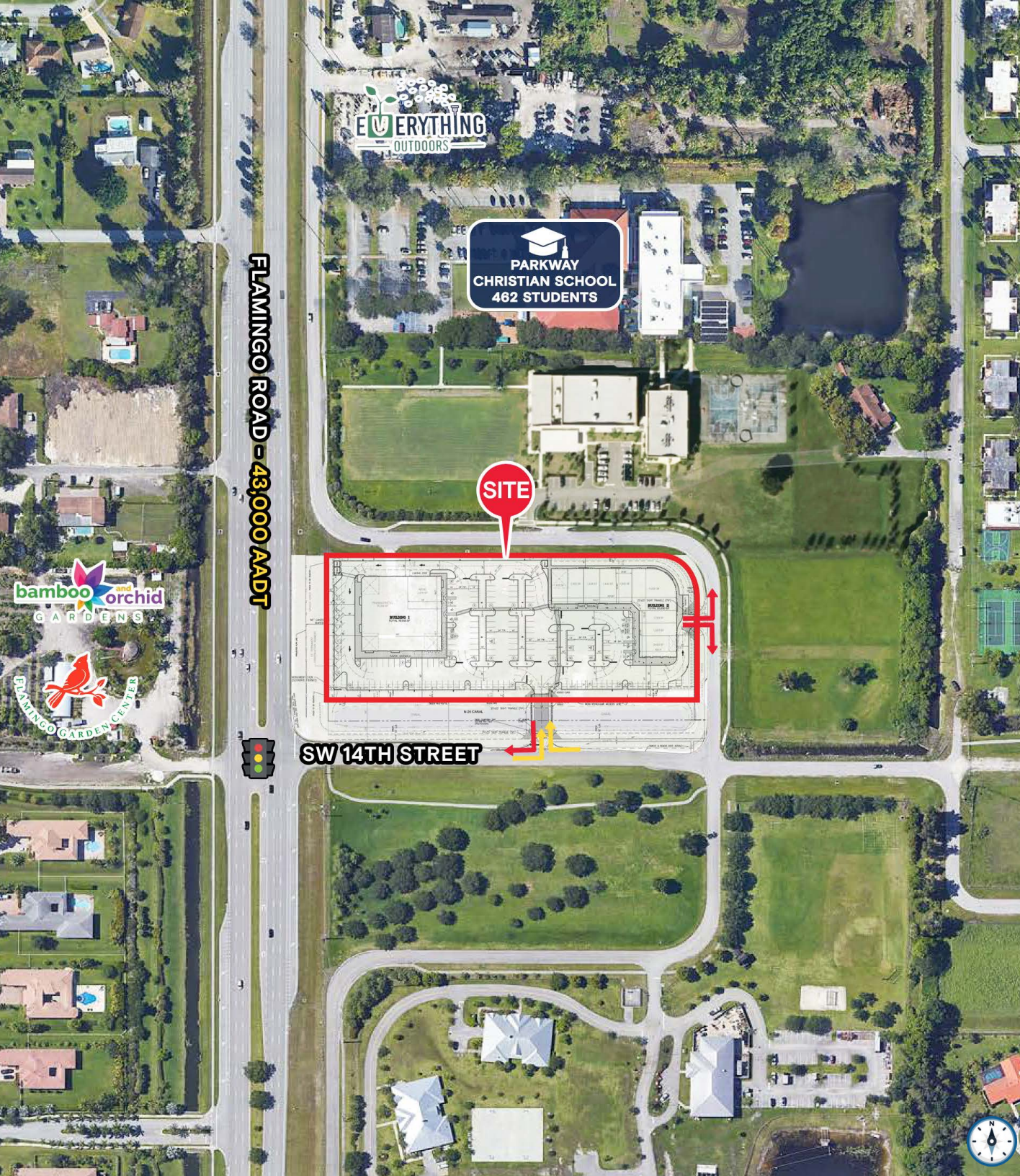
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,603	127,904	339,161
HOUSEHOLDS	9,014	47,817	125,640
EMPLOYEES	20,986	105,918	281,232
AVERAGE HH INCOME	\$124,414	\$139,666	\$131,998



FLAMINGO ROAD = 43,000 ADT







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