

RETAIL SPACE FOR LEASE

# PINE ISLAND SHOPPING CENTER

8800 & 8990 West State Road 84, Davie, FL 33324

BUILT-OUT FREESTANDING  
RESTAURANT SPACES AVAILABLE!



OUTPARCELS AVAILABLE AT PINE ISLAND AND STATE ROAD 84/I595

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle

DIRECTOR

allancarlisle@katzretail.com

(561) 385-4791

Jon Cashion

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071



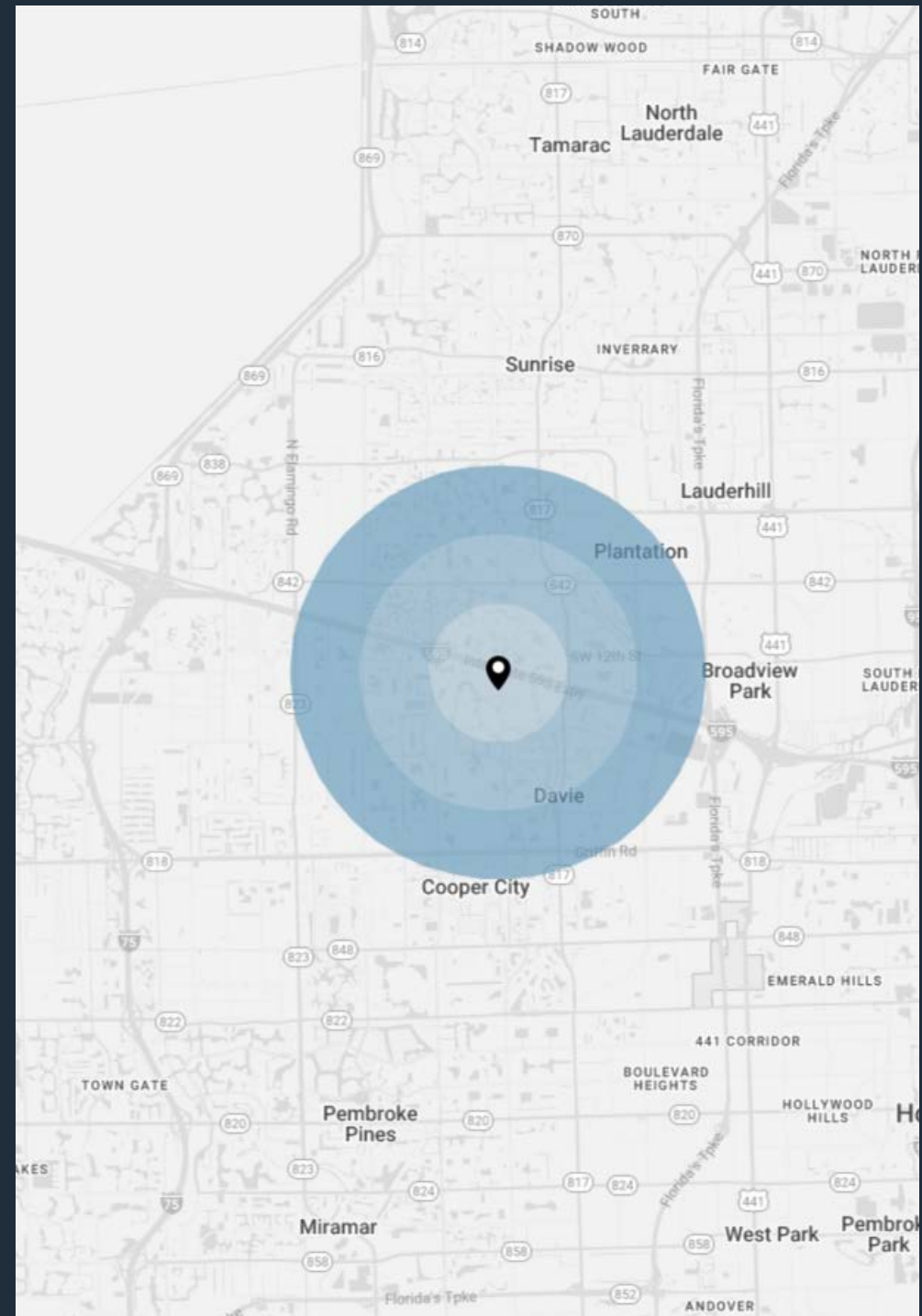
# Property Overview

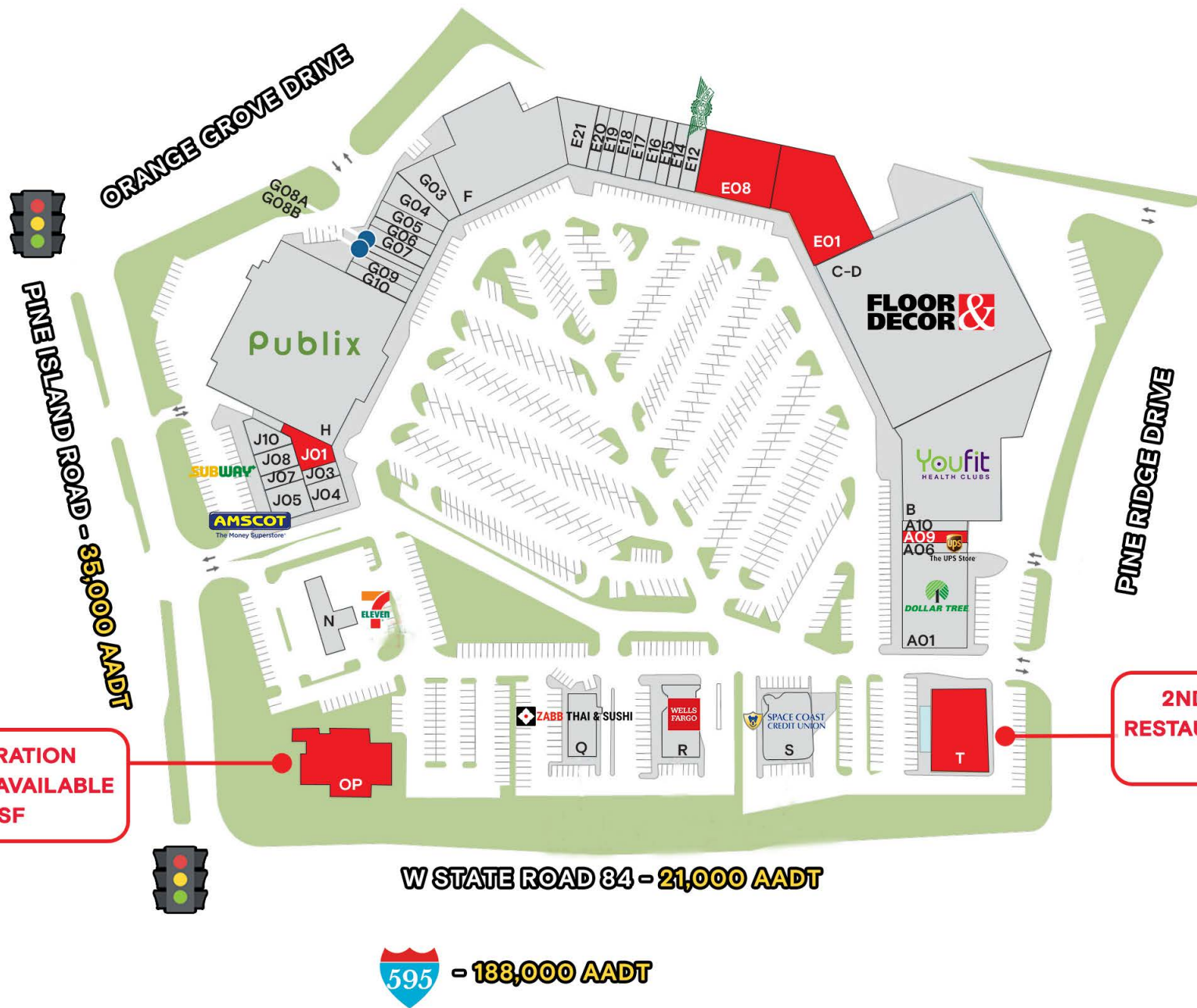
## HIGHLIGHTS

- ±8,250 SF and ±9,270 SF freestanding restaurants available for lease
- Creative opportunities to demise, add drive-thru or ground lease
- Join: **Publix** **FLOOR DECOR** **Youfit** **HEALTH CLUB** **DOLLAR TREE** **7 ELEVEN**
- Area retailers include: **WHOLE FOODS MARKET** **ALDI** **BEST BUY** **TRADER JOE'S** **TJ-MAXX** **Total Wine** **DICK'S** **HomeGoods** **ULTA**

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	15,927	54,505	115,925
HOUSEHOLDS	7,498	22,797	46,910
EMPLOYEES	13,414	45,486	96,498
AVERAGE HH INCOME	\$102,098	\$125,209	\$123,012

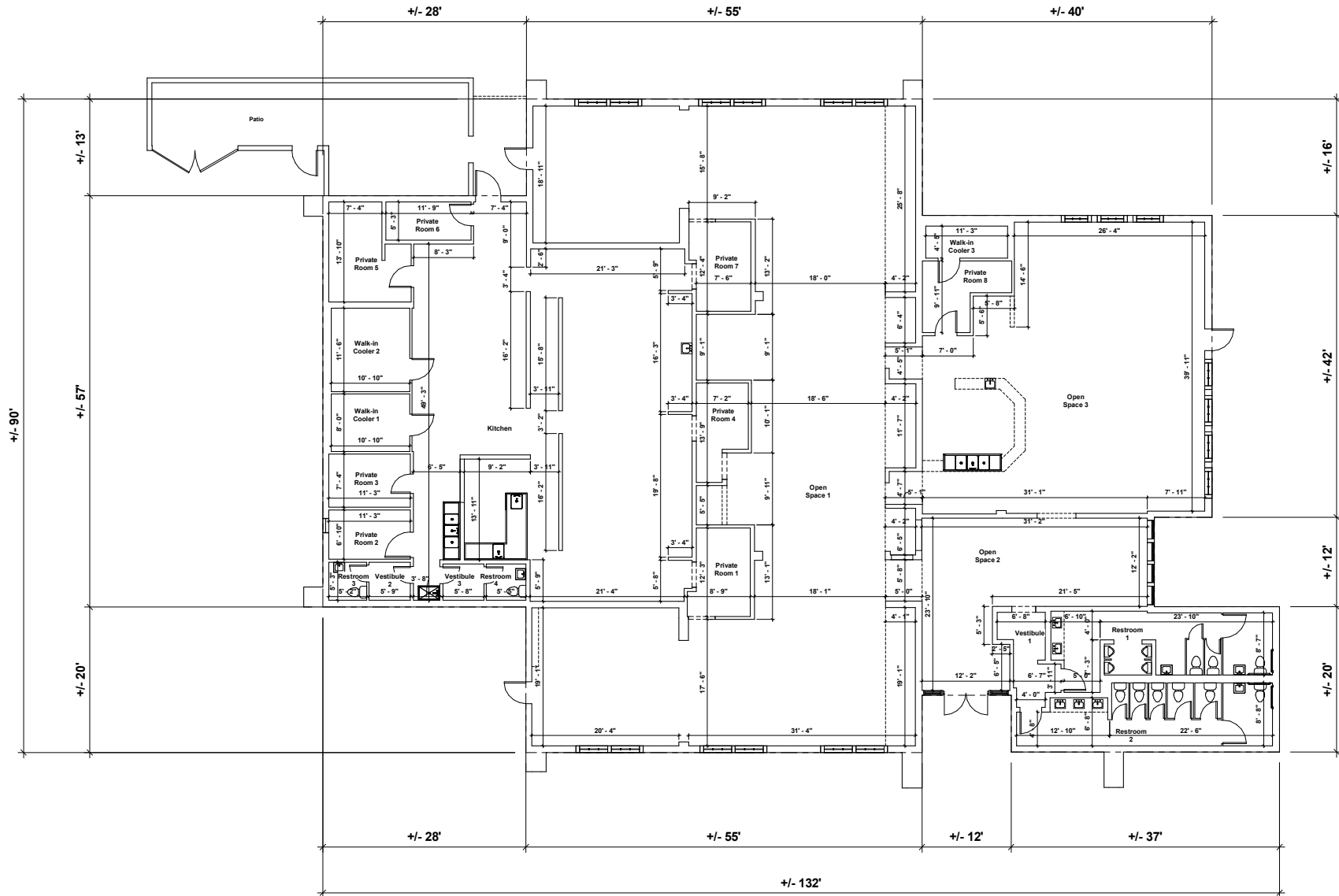




## Tenant Roster

A01	Dollar Tree	9,371 SF	E19	Amore Gourmet Pizza	1,700 SF	J01	Available Soon	2,550 SF
A06	The UPS Store	1,670 SF	E20	Blush Beauty Bar	1,275 SF	J03	Cobbler's West	750 SF
A09	Available	1,700 SF	E21	Smoothie Spot	2,500 SF	J04	Dry Cleaning Depot	1,750 SF
A10	Cosmo Prof	1,800 SF	F	Advance Veterinary Care	19,100 SF	J05	Amscot Financial	2,250 SF
B	You Fit Gym	20,359 SF	G03	Lee Nails & Spa	2,207 SF	J07	RJ Mates	750 SF
C-D	Floor & Decor	65,480 SF	G04	Davie Discount Liquor	2,868 SF	J08	Subway	1,500 SF
E01	Available	12,575 SF	G05	Family Chiropractic	1,275 SF	J10	Ciro's Pizza & Deli	2,100 SF
E08	Available	8,500 SF	G06	Tobacco 4 Less	1,275 SF	N	7-Eleven	3,522 SF
E12	Wingstop	2,125 SF	G07	Pine Island Dental	1,700 SF	OP	Available (2nd Gen Rest)	9,270 SF
E14	Lucky Star Restaurant	1,275 SF	G08A	ICconnect Wireless	850 SF	Q	Zabb Thai & Sushi	3,000 SF
E15	Beauty Cafe Salons	1,275 SF	G08B	Estrella Insurance	850 SF	R	Wells Fargo	5,000 SF
E16	Kristof's Cafe	1,700 SF	G09	Neighborhood Drugs	1,275 SF	S	Space Coast Credit	5,000 SF
E17	Hear USA	1,700 SF	G10	Centrum Medical Center	1,275 SF	T	Available (2nd Gen Rest)	8,250 SF
E18	Fast Tax	1,275 SF	H	Publix	39,943 SF			

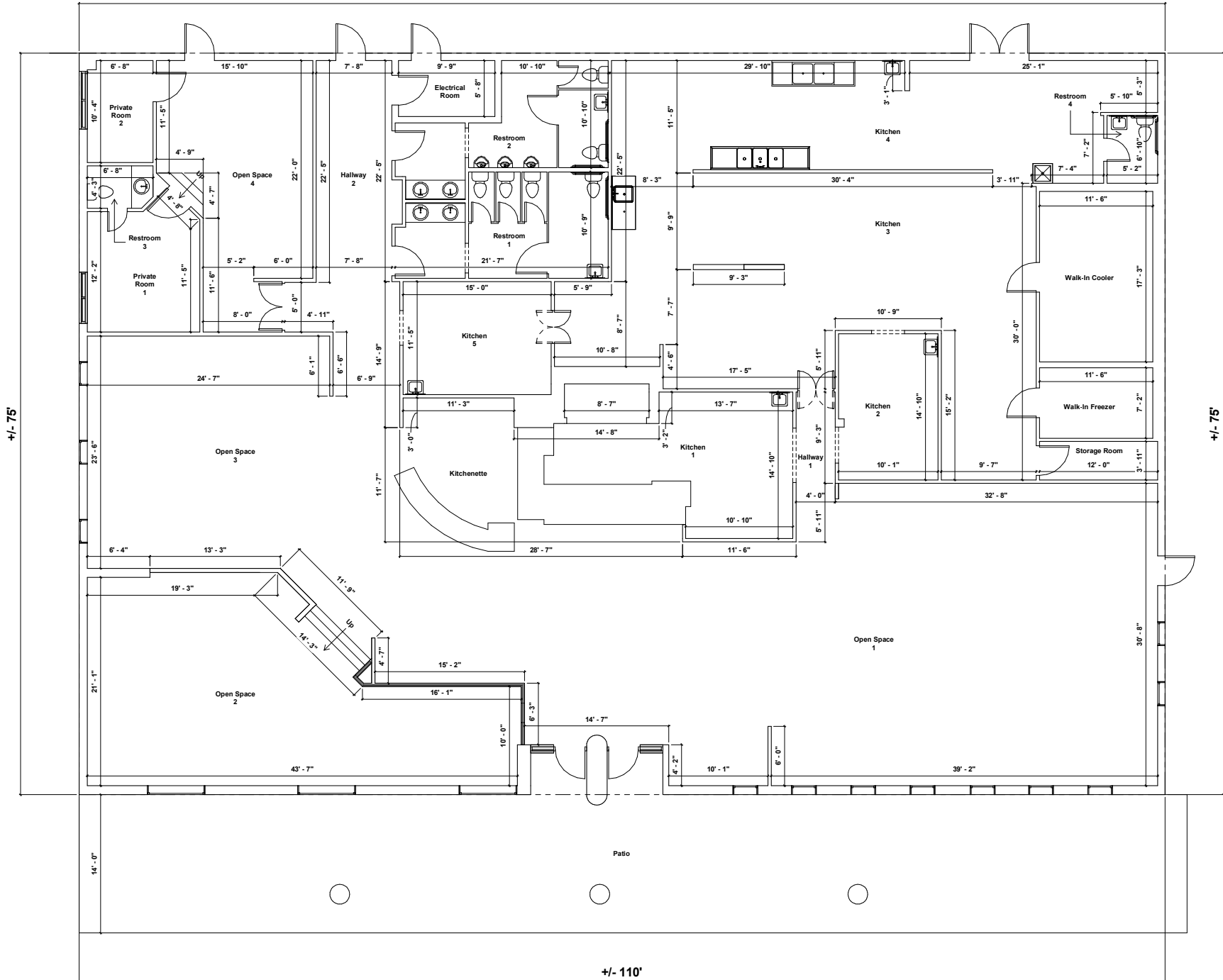
REAR

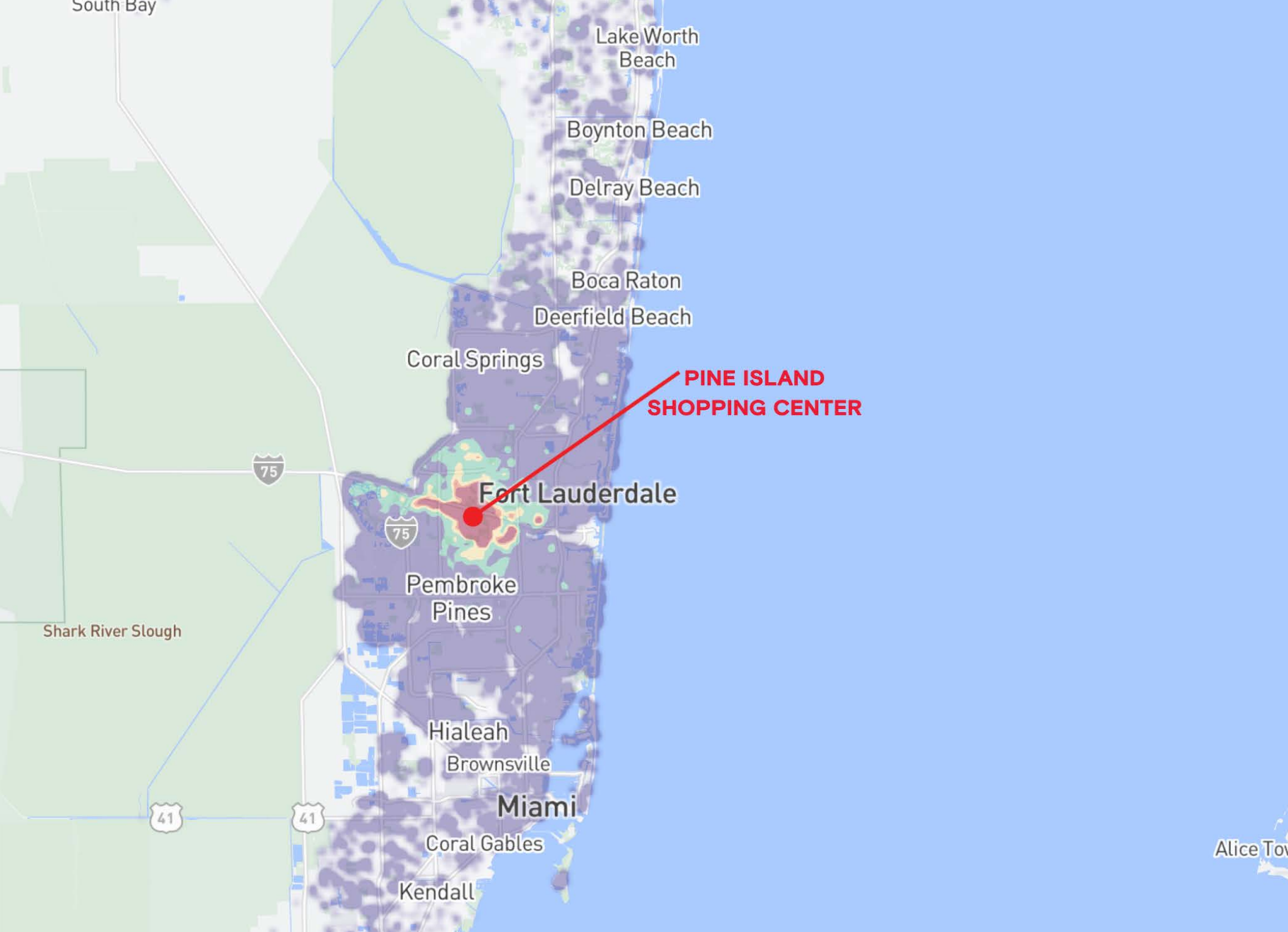


FRONT

REAR

+/- 110'











# Contact Brokers

**Allan Carlisle**

DIRECTOR

[allancarlisle@katzretail.com](mailto:allancarlisle@katzretail.com)

(561) 385-4791

**Jon Cashion**

PRINCIPAL

[joncashion@katzretail.com](mailto:joncashion@katzretail.com)

(561) 302-7071



## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.20.25