

RETAIL SPACE FOR LEASE

# SUNSHINE PLAZA

4001 W Commercial Boulevard Tamarac, FL 33319



JOIN CO-TENANTS: Publix

Marshalls

DOLLAR TREE

OLD TIME  
Pottery

CRUNCH

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- Located at one of the busiest intersections in Broward County
- 55,500 AADT on Commercial Boulevard and 44,500 AADT on 441
- Convenient access from 441 and Commercial Boulevard
- Signalized intersection
- 201,441 people in a 3 mile radius
- Anchored by:     

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	19,177	201,441	495,141
HOUSEHOLDS	7,465	75,130	191,663
EMPLOYEES	15,967	161,782	405,726
AVERAGE HH INCOME	\$76,019	\$71,156	\$78,378

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	64,958	298,336	616,341
HOUSEHOLDS	24,264	112,794	241,211
EMPLOYEES	52,782	241,751	507,098
AVERAGE HH INCOME	\$73,764	\$73,031	\$81,160

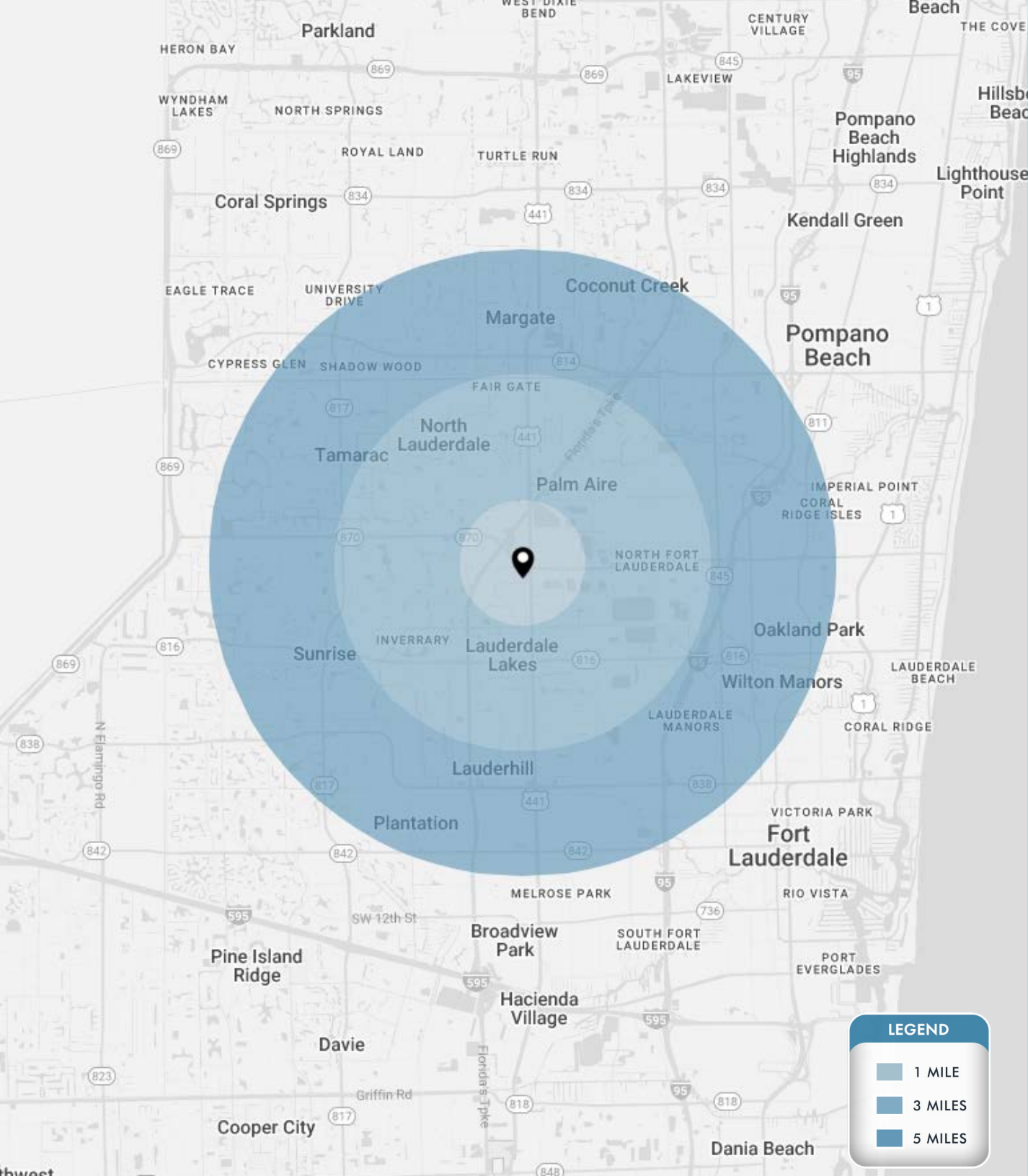




### Tenant Roster

1	Krispy Kreme	2,054 SF	6C	Storage	1,218 SF	13	Chinese Take-Out	1,400 SF	20	Dollar Tree	12,000 SF
2	Allure Dental	2,482 SF	7	Salon	1,214 SF	14	Vapor Store	900 SF	21	Publix Liquor	2,000 SF
3	Smoothie King	805 SF	8	Red Snapper	1,200 SF	15	Wow Wing House	800 SF	22	LaundroMart	3,700 SF
4	Charlie's Pastries	1,000 SF	9	Asia Nails	1,200 SF	16	BB&T	4,050 SF	23	Old Time Pottery	64,950 SF
5	State Farm	1,508 SF	10	Ford Optics	1,200 SF	17	Metro PCS	900 SF	24	Crunch Fitness	37,480 SF
6A	Hibachi Way	1,207 SF	11	Cold Stone	1,200 SF	18	Marshalls	27,720 SF	25	AmScot	2,578 SF
6B	Path MRI	2,585 SF	12	Subway	1,500 SF	19	Aaron's Rent	9,300 SF	26	Publix	51,420 SF





**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

# Contact Brokers

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

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