

RETAIL SPACE FOR LEASE

# SUNSHINE PLAZA

4001 W Commercial Boulevard, Tamarac, FL 33319



CLICK TO VIEW  
VIRTUAL TOUR

±65,498 SF BIG BOX  
SPACE AVAILABLE IN 2027



JOIN CO-TENANTS: Publix Marshalls DOLLAR TREE



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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# Property Overview

## HIGHLIGHTS

- ±25,000 SF - ±65,498 SF Big Box Space Available in 2027 (will consider subdividing)
- ±2,585 SF built out medical space coming available
- Located at one of the busiest intersections in Broward County
- 55,000 AADT on Commercial Boulevard and 46,500 AADT on US-441
- Convenient access from 441 and Commercial Boulevard
- Signalized intersection
- 203,532 people in a 3 mile radius
- Anchored by: **Publix** **Marshalls** **DOLLAR TREE** **CRUNCH**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,364	203,532	500,578
HOUSEHOLDS	7,538	76,066	193,885
EMPLOYEES	10,580	84,541	182,142
AVERAGE HH INCOME	\$81,913	\$75,263	\$82,306

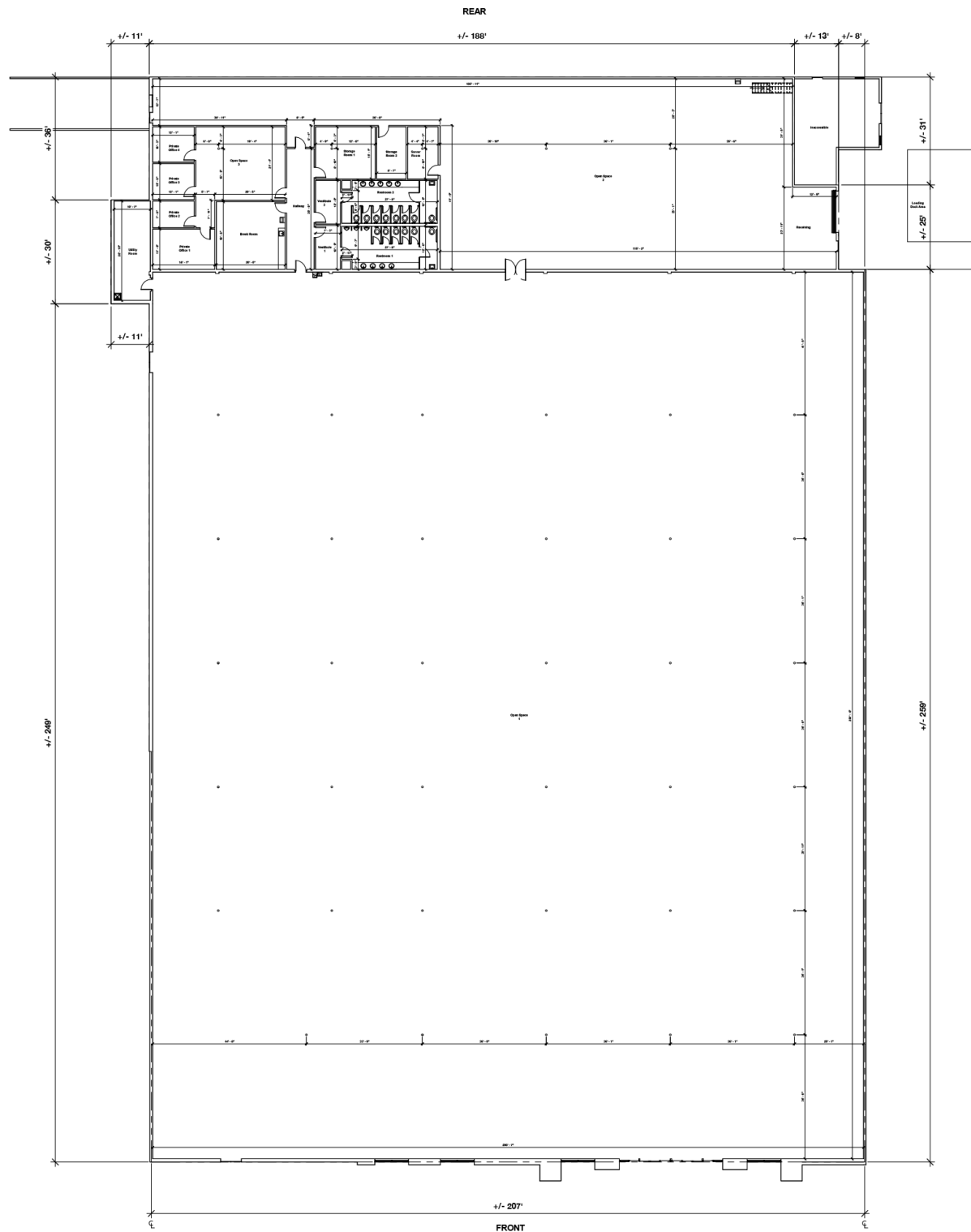
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	25,215	163,827	370,504
HOUSEHOLDS	9,492	62,412	141,285
EMPLOYEES	11,858	68,855	142,236
AVERAGE HH INCOME	\$81,375	\$76,390	\$79,298





## 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	Truist	4,050 SF	23	Available	65,498 SF
5	State Farm	1,508 SF	10	Ford Optics	1,200 SF	17	Metro by T-Mobile	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	Coming Available	2,585 SF	12	Subway	1,500 SF	19	Aaron's Rent	9,300 SF	26	Publix	51,420 SF







## Contact Brokers

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