



# +/- 1,300 SF & +/- 1,560 SF Suites Available In The Varsity Square Shopping Center

**Incredible Location!**



**GREAT LEASE RATE  
\$17.00 / SF, NNN**



**3700-3788 DAVIE ROAD (SW 64TH AVENUE), DAVIE, FL 33314**



- ◆ Adjacent to Nova Southeast University, Broward College, FAU, FIU campuses
- ◆ Retail / office center: ± 1,300 & ± 1,560 SF available
- ◆ Great visibility
- ◆ Easy access with dedicated turn lane
- ◆ Monument and building signage available
- ◆ Plentiful parking with 6 spaces per 1,000 SF
- ◆ Busy corridor - 22,500 vehicles pass by daily
- ◆ Directly adjacent to college & high school campuses
- ◆ Immediate move-in



*This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.*



*Exclusively Listed By:*  
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## Location Map



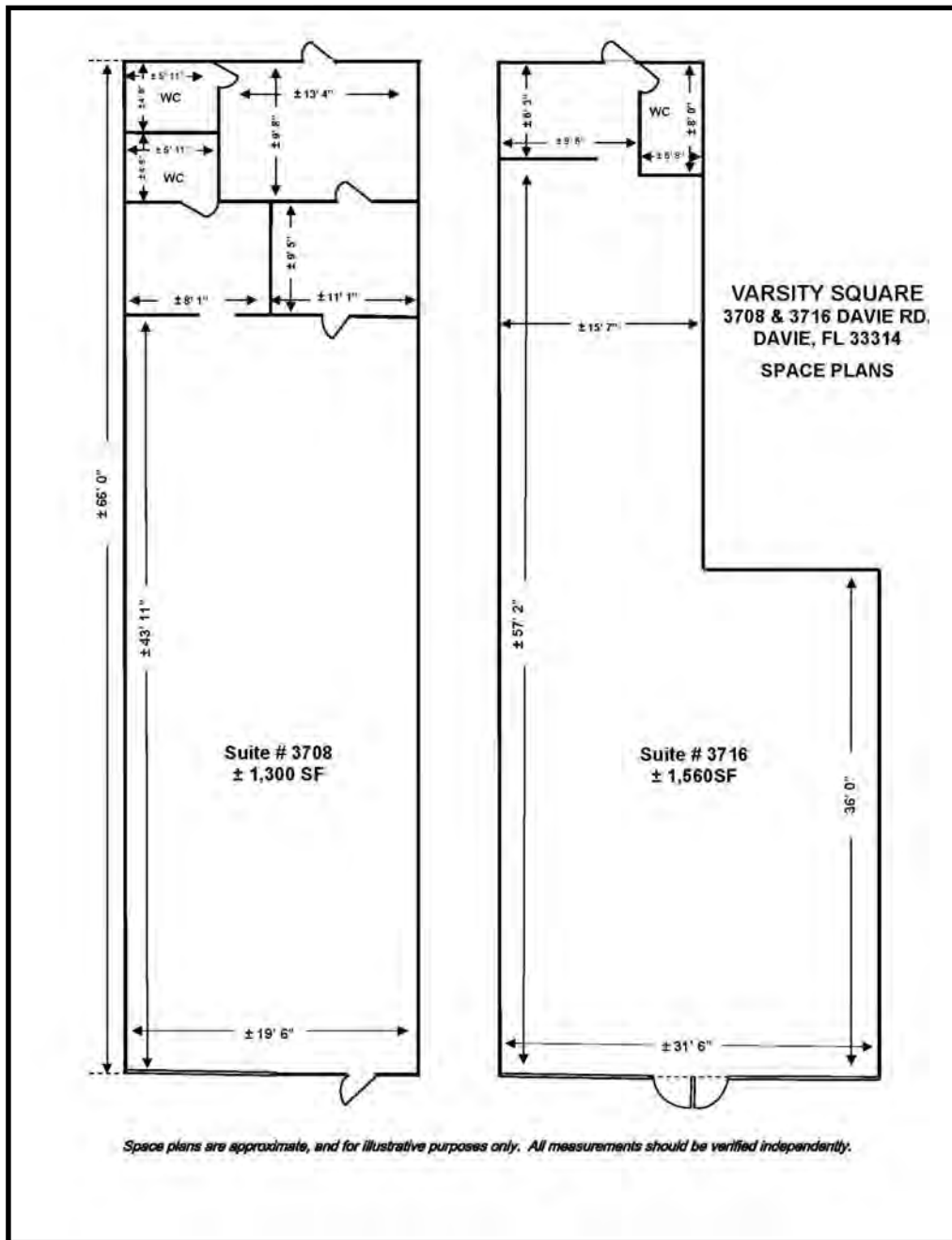
- ◆ Convenient to Sawgrass Mills and Broward Mall, major retail stores such as Best Buy, Ikea, many restaurants, close to Bank Atlantic Center for sports and concert events
- ◆ Minutes To I-595, SR 84, University Drive, Florida's Turnpike, I-75, Sawgrass Expressway, I-95, Fort Lauderdale Int'l Airport, Port Everglades
- ◆ Central location to access Broward, Miami-Dade and Palm Beach counties
- ◆ Directly across street from major educational facilities

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Available Suites



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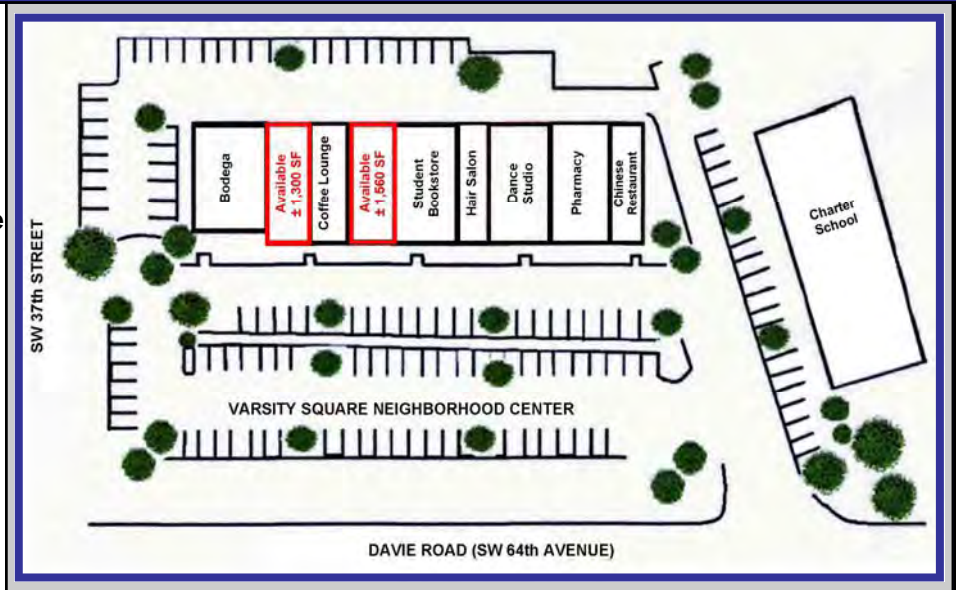
## Site Plan and Neighborhood



Neighboring tenants include:

- ◆ American Latin Market
- ◆ Morjan Coffee & Hookah Lounge
- ◆ Gibsons Bookstore
- ◆ Smart Cuts Hair Salon
- ◆ Elite International Dance Studio
- ◆ Proscripts Pharmacy
- ◆ Wings Chinese Restaurant
- ◆ Somerset Academy

... Add your retail store, professional service or office to the neighborhood!



- ◆ On Davie Road, adjacent to Nova Southeastern University, Broward College, FAU, FIU, McFatter Technical, Nova & University High Schools
- ◆ Charming Western-themed architecture
- ◆ Beautifully landscaped
- ◆ Abundant parking
- ◆ Located in the Town of Davie, with old-fashioned, family neighborhood amenities



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### Demographics

	1 mile	3 mile	5 mile
Total Population	14,637	38,672	313,651
Total Households	6,442	38,762	122,604
Average Household Income	\$58,485	\$70,037	\$73,251
\$0 to \$ 49,999	3,859	20,058	62,776
\$50,000 to \$99,999	2,147	14,619	49,621
\$100,000 to \$199,999	327	4,674	13,913
\$200,000 to \$499,999	57	349	1,660

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