



FOR LEASE

±1,508 - ±3,700 SF AVAILABLE AT SUNSHINE PLAZA

4001 W. COMMERCIAL BLVD. | TAMARAC | FL 33319



NOW OPEN



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SITE HIGHLIGHTS

- Located at one of the busiest intersections in Broward County
- 24 Hour Fitness now open
- 53,000 ADT on Commercial Boulevard and 43,000 ADT on 441
- Convenient access from 441 or Commercial Boulevard
- Signalized intersection
- 178,000 people in a 3 mile radius
- Anchored by:



DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	14,051	177,928	451,060
Households	5,889	68,975	180,137
MHHI	\$37,943	\$42,572	\$44,644





SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	Krispy Kreme	2,054	7	Prime Time Barbershop	1,214	15	Wow Wing House	800	23	Old Time Pottery	64,950
2	Metric Diagnostics	2,482	8	Red Snapper Restaurant	1,200	16	BB&T	4,050	24	24 Hour Fitness	37,480
3	Verizon Wireless	805	9	Asia Nails	1,200	17	Metro PCS	900	25	Amscot Financial	2,578
4	Charlie's Pastries	1,000	10	Showtime Salon	1,200	18	Marshalls	27,720	26	Publix	51,420
5	Available	1,508	11	Jackson Hewitt	1,200	19	Rainbow	6,125			
6A	Jamaican National	1,188	12	Subway	1,500	20	Dollar Tree	12,000			
6B	Path MRI	2,585	13	Chinese Take-Out Rest.	1,400	21	Publix Liquor	2,000			
6C	Storage	1,218	14	Vapor Shark	900	22	Available	3,700			



PYLON SIGNAGE

± 1,508 SF
AVAILABLE

± 3,700 SF
AVAILABLE

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STATE ROAD 7/U.S. 441

WEST COMMERCIAL BOULEVARD