SAWGRASS PROMENADE

1301-1321 S Military Trail | Deerfield Beach, FL 33042412

Latitude: 26.30119 Longitude: -80.13479

FOR LEASE

FOR MORE INFORMATION

Marie Anne Michel
Leasing Associate
954.736.8998
mmichel@forefrontcre.com

Laura Briggle
Partner
561.212.1232
lbriggle@forefrontcre.com

PROPERTY FEATURES

GLA	VPD
107,092± sf	23,500 Cars Daily

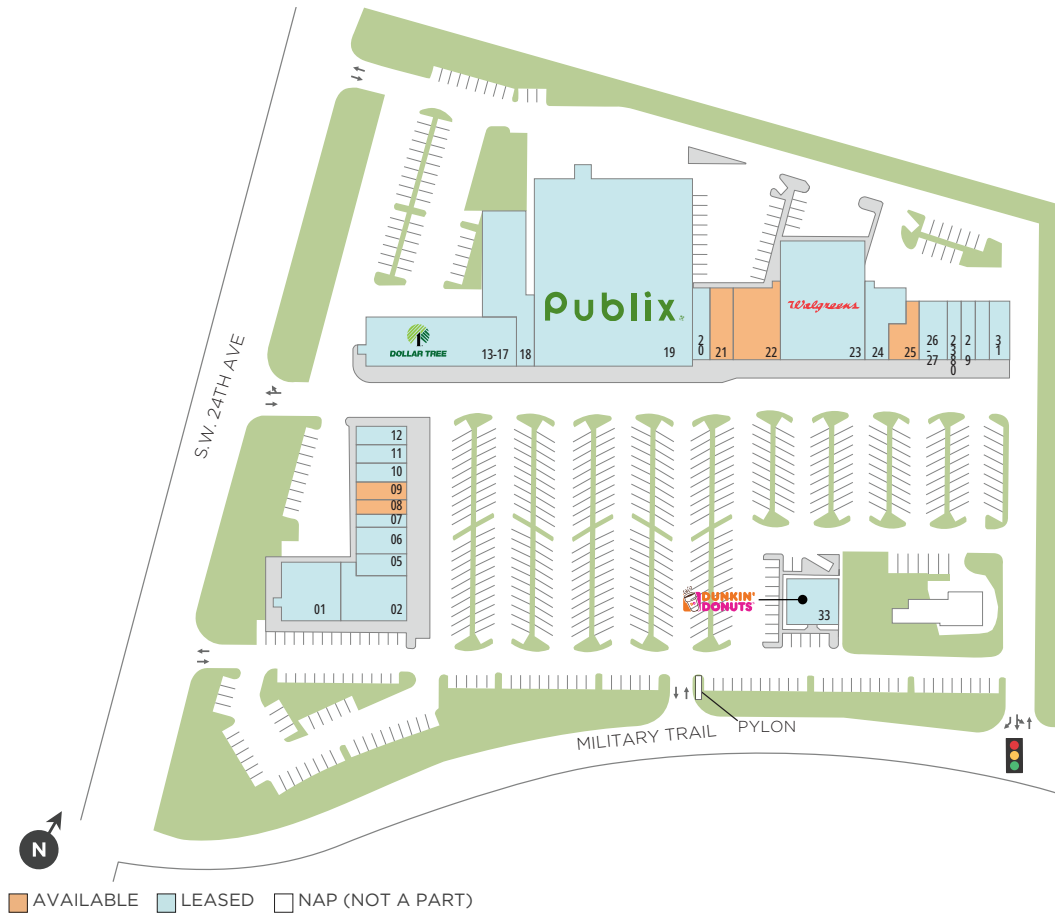Located on Military Trail, just one block south of SW 10th Street, Sawgrass Promenade is anchored by Publix.

Co-tenants include Walgreens, Dollar Tree, Dunkin Donuts, Leap Ahead Learning Center, Legend's Tavern & Grille and Dr. G's Urgent Care. The center is convenient to I-95, Sawgrass Expressway and surrounded by some of Deerfield Beach's largest employers including Publix Distribution and Republic National Distributing Company. Just north of the center is Sandpiper Pointe at Deerfield Beach, a new gated community by Toll Brothers of 201 townhomes starting in the high $600s.

FOREFRONT
COMMERCIAL

2890 W State Rd 84, Suite 104
Dania Beach, FL 33312
ForeFrontCRE.com

SAWGRASS PROMENADE

1301-1321 S Military Trail | Deerfield Beach, FL 3333042412

Latitude: 26.30119 Longitude: -80.13479

- ▮ AVAILABLE
- ▮ LEASED
- ▢ NAP (NOT A PART)

SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	LEGEND'S TAVERN & GRILLE	4,225	12	WE WOOF	1,200	25	AVAILABLE	1,884
02	DR. G'S URGENT CARE	4,012	13-17	DOLLAR TREE	10,400	26-27	ALL STAR PIZZA	1,950
05	ZOOM OPTICAL	1,310	18	LEAP AHEAD LEARNING CENTER	7,500	28	NATURA SPA	975
06	GOLDEN KRUST	2,000	19	PUBLIX	36,464	29	CHINA MOON RESTAURANT	975
07	NEW ERA BARBERSHOP	900	20	TECHY	1,200	30	HOT NAILS	980
08	AVAILABLE	900	21	AVAILABLE	2,030	31	SAWGRASS COIN LAUNDRY	1,625
09	AVAILABLE	1,200	22	AVAILABLE	4,826	33	DUNKIN DONUTS	3,000
10	GREAT LIFE CHIROPRACTIC	1,200	23	WALGREENS	13,000			
11	MEDICAL CENTER AFFILIATES	1,200	24	DEERFIELD DENTISTRY	2,136			

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	14,628	139,989	339,583
DAYTIME POP.	21,621	140,057	363,375
AVG. HH INCOME	$59,757	$85,598	$101,112
MEDIAN AGE	63.0	44.5	45.4

The information contained herein was obtained from sources deemed to be reliable. However, ForeFront Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

FOREFRONT COMMERCIAL

2890 W State Rd 84, Suite 104
Dania Beach, FL 33312
ForeFrontCRE.com