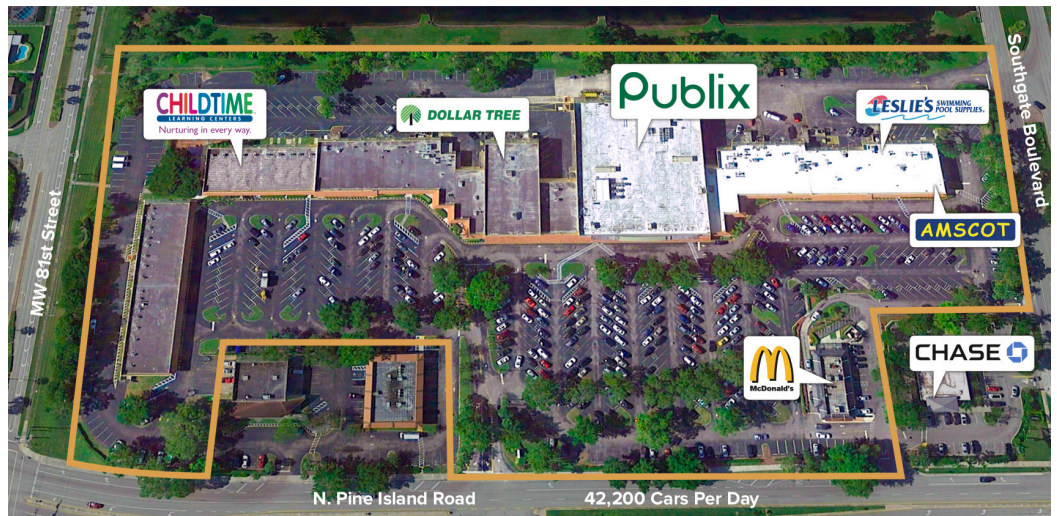


TAMARAC TOWN SQUARE

8129-8375 N Pine Island Rd | Tamarac, FL 33321

Latitude: 26.22690 Longitude: -80.27018

FOR LEASE



FOR MORE INFORMATION

Lindsey Swart

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Laura Briggie

Partner
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PROPERTY FEATURES

GLA
124,585± sf

VPD
42,400 Cars Daily

Located on the SW corner of N Pine Island Road and Southgate Blvd, Tamarac Town Square is anchored by Publix.

Co-tenants include Dollar Tree, McDonald's, Retro Fitness, Leslie's Swimming Pool Supplies, Childtime Learning Centers and many others. There are nearly 45,000 households and approximately 140,000 residents within a 3-mile radius. The center is located across the street from Taravella High School, Broward County's second-largest high school.



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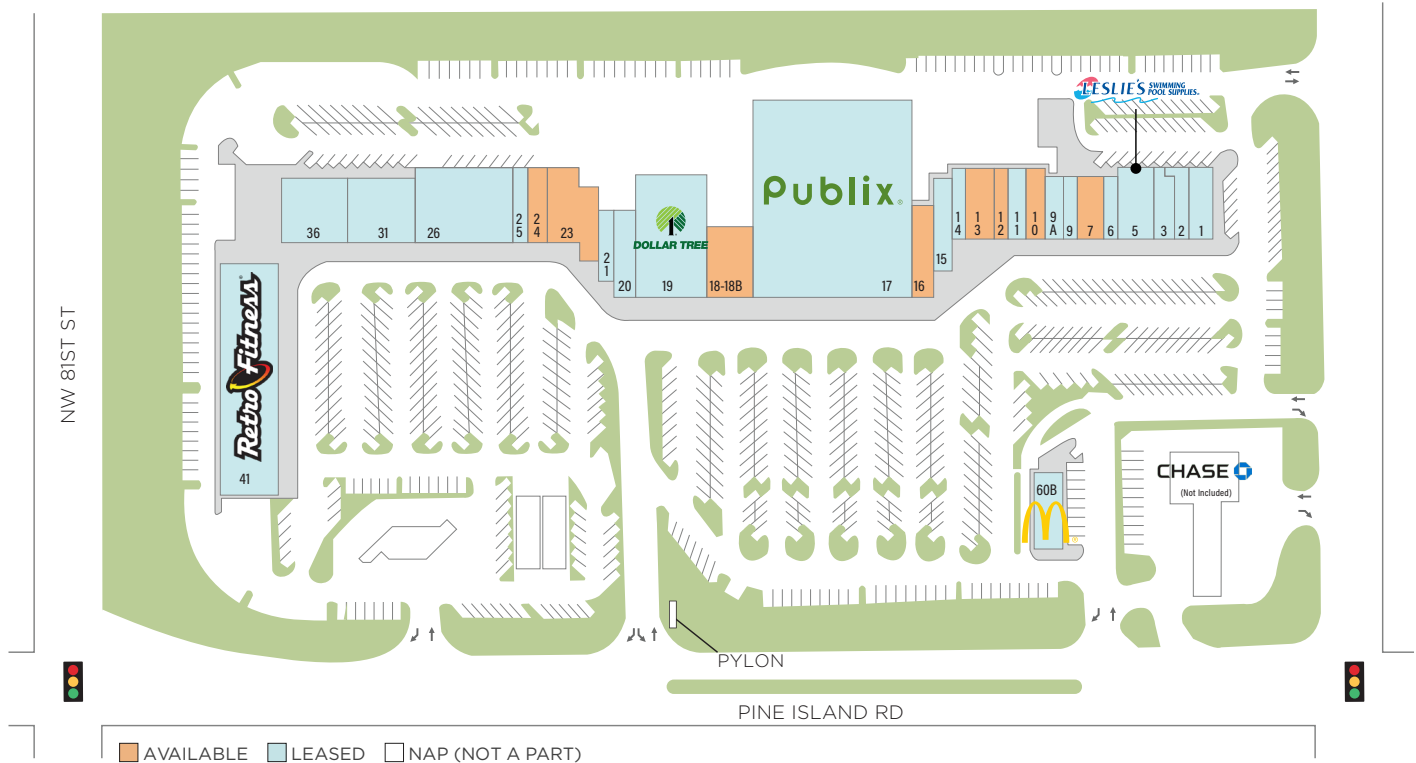
2890 W State Rd 84, Suite 104
Dania Beach, FL 33312
ForeFrontCRE.com

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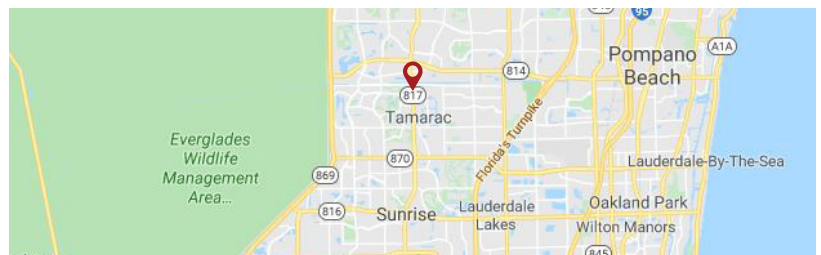
FOR LEASE



SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
1	AMSCOT FINANCIAL	2,000	12	AVAILABLE	1,160	23	AVAILABLE (Restaurant)	4,526
2	YOUR ORTHODONIST	1,304	13	AVAILABLE (Restaurant)	2,400	24	AVAILABLE	1,164
3	DR. LAURA WHITE	1,740	14	KENIDA'S HAIR DESIGN	1,200	25	ANGELO'S BARBER SHOP	1,190
5	LESLIE'S SWIMMING POOL SUPPLIES	2,960	15	TAMARAC DISCOUNT LIQUOR	2,100	26	HUMANA MARKETPOINT	8,133
6	4PETS ANIMAL CLINIC	1,418	16	AVAILABLE	2,000	31	HOPE FOR ALL NATIONS	5,180
7	AVAILABLE	2,100	17	PUBLIX	37,764	36	CHILDTIME LEARNING CENTERS	5,180
9	ESTRELLA INSURANCE	1,050	18-18B	AVAILABLE	4,000	41	RETRO FITNESS	15,000
9A	ONE PRICE DRY CLEANERS	1,050	19	DOLLAR TREE	10,356	60B	MCDONALDS	2,950
10	AVAILABLE (Restaurant)	1,600	20	WALKING URGENT CARE	2,000			
11	GOODWILL DONATION CENTER	1,520	21	GENERIC DEPOT	1,540			

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	16,684	151,919	373,782
DAYTIME POP.	11,134	113,504	286,392
AVG. HH INCOME	\$106,489	\$89,631	\$85,519
MEDIAN AGE	45.7	43.3	42.1



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.



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