FOR LEASE

8001 SOUTHWEST 36TH STREET

DAVIE, FL 33328



PROPERTY DESCRIPTION

Variety of professional office spaces available along University Drive in the heart of Davie. The property features flexible suite sizes with monument signage opportunities ideal for professional, administrative, medical, and educational users seeking a convenient location with Interstate 595 less than two miles away.

PROPERTY HIGHLIGHTS

- Prominent building and monument signage
- Close to Nova Southeastern and HCA Florida University Hospital
- Less than 2 miles away from Interstate 595

SPACES	LEASE RATE	SPACE SIZE
012	Negotiable	1,448 SF
010	Negotiable	1,500 SF
002	Negotiable	3,320 SF
001	Negotiable	5,184 SF

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF:	1,448 - 5,184 SF
Building Size:	14,414 SF

BRYAN COHEN

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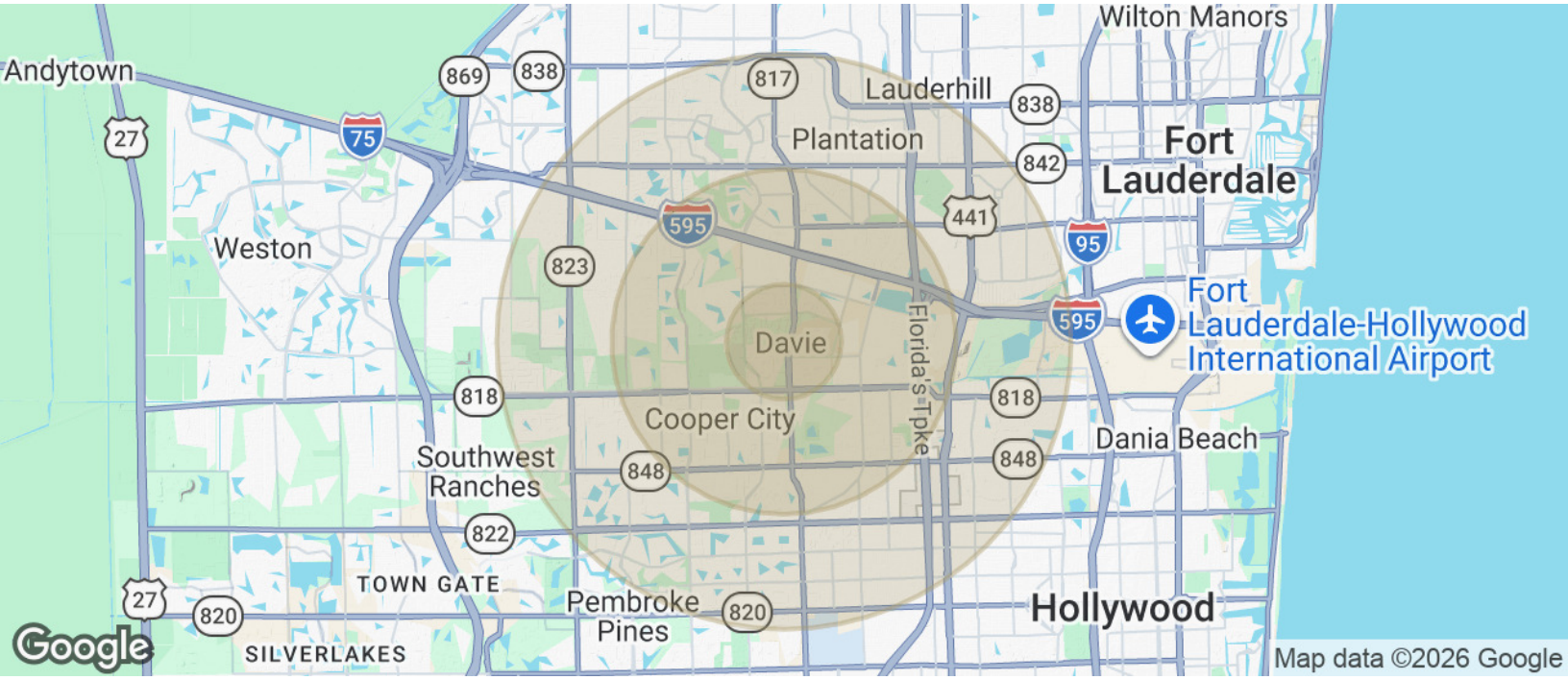
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,509	102,722	339,690
Average Age	34.4	38.5	39.9
Average Age (Male)	35.0	37.5	38.9
Average Age (Female)	34.5	39.6	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,173	37,666	122,143
# of Persons per HH	2.8	2.7	2.8
Average HH Income	$116,904	$115,592	$109,708
Average House Value	$462,441	$475,016	$440,721

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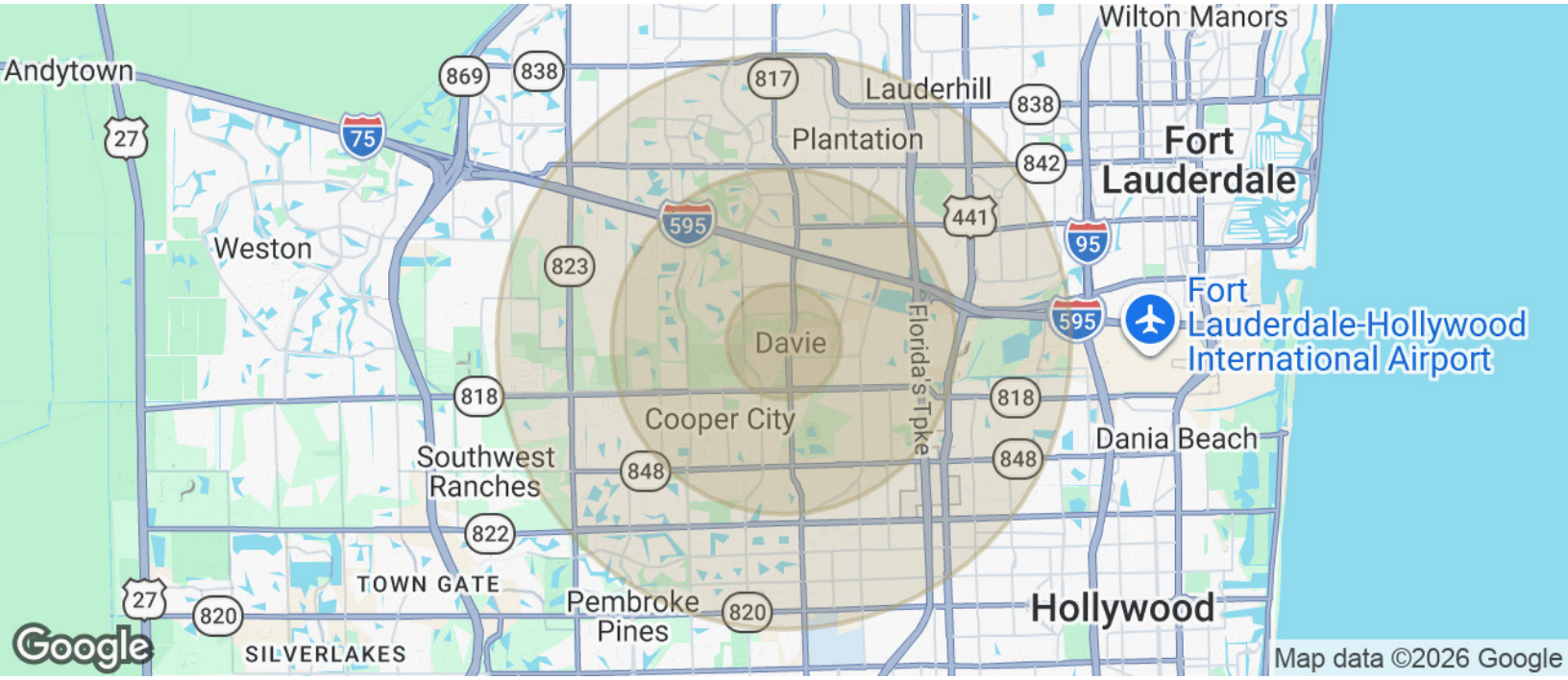
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2023 American Community Survey (ACS)

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