

Fountain Plaza 8

8234 W State Road 84, Davie, FL 33324

Retail
Leasing Opportunity
Offering Memorandum



Space Available

±163,598 Vehicles Per Day

MATTHEWS™

Exclusively Listed By



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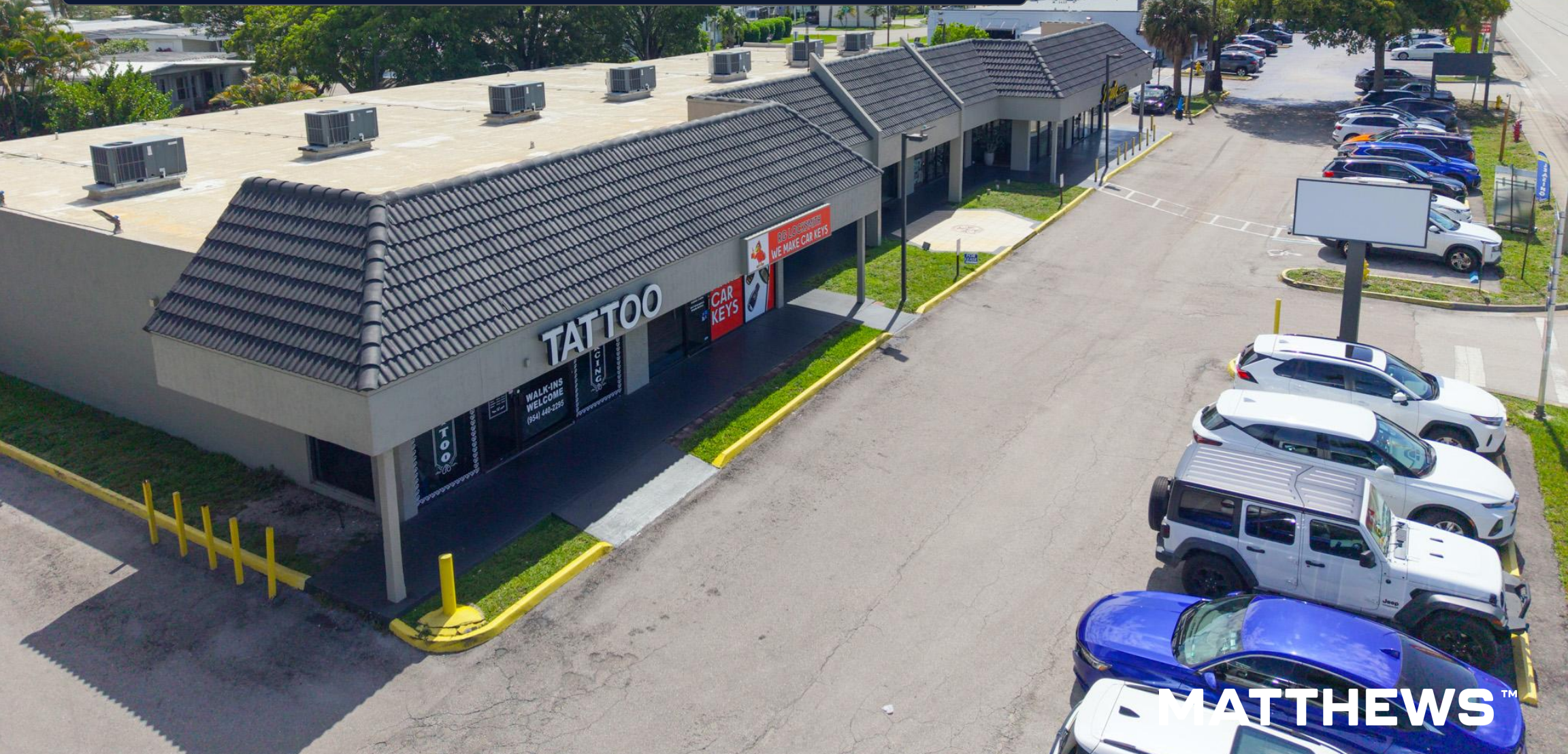


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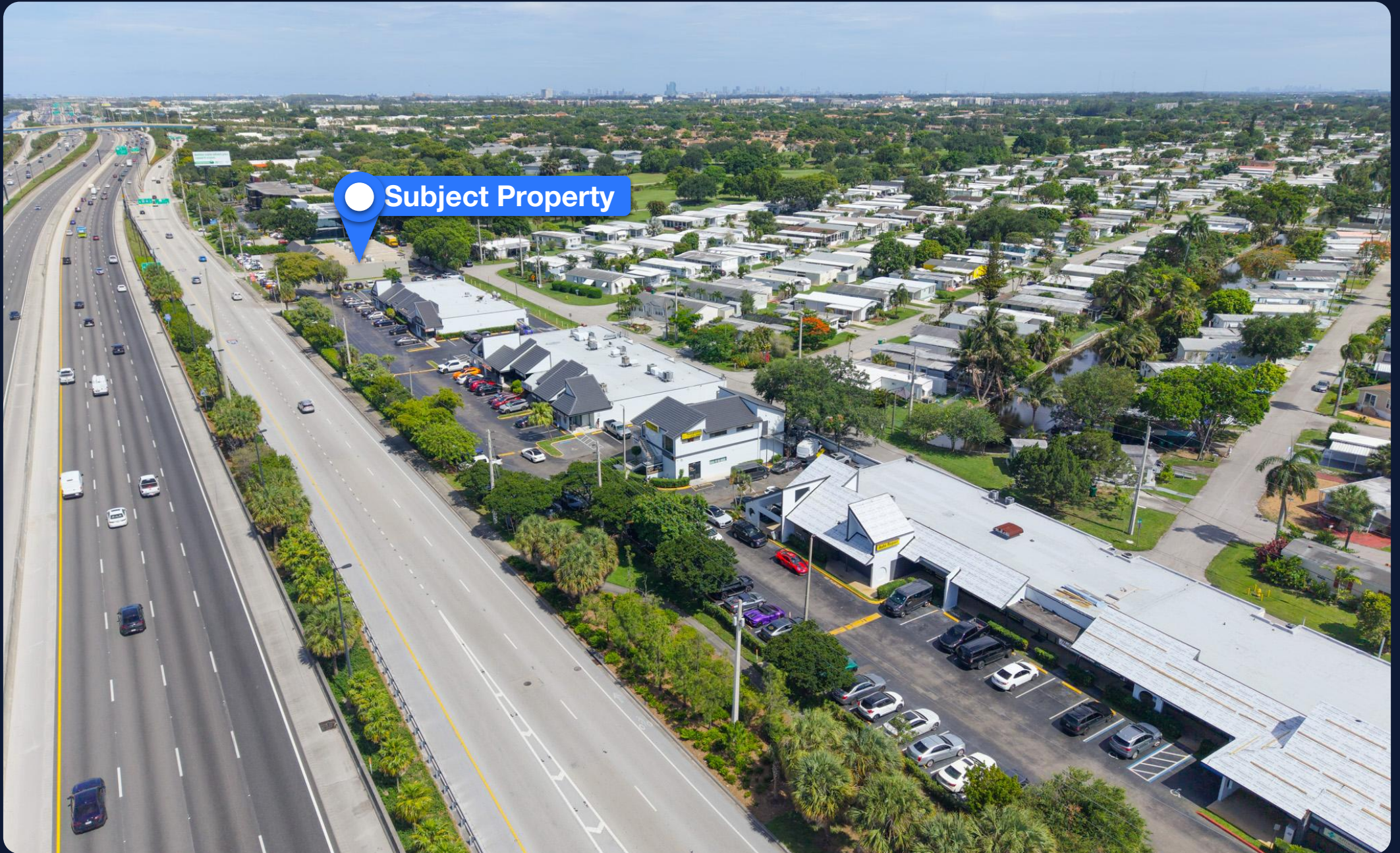
Space Available



Property Overview

Fountain Plaza

8234 W State Road 84, Davie, FL 33324



W Sunrise Blvd ± 43,000 VPD



Sawgrass Mills

TARGET **Marshalls**

COACH **Walmart Supercenter** **THE HOME DEPOT**

DICK'S SPORTING GOODS **TJ-maxx** **Nike**

Leena Plantation Apartments
±306 Units

Shalimar at Plantation
±480 Units

Broward Mall

macy's **Dillard's**

EXPRESS **REGAL**

JCPenney **STARBUCKS**

HCA Florida Westside Hospital
±250 Beds

The Fountains

Total Wine & MORE **DICK'S SPORTING GOODS**

Marshalls **FIVE GUYS BURGERS and FRIES**

HomeGoods **KOHL'S** **DOLLAR TREE**

W Broward Blvd ± 30,000 VPD

TARGET

Midtown 24
±248 Units

Market on University

LAIFITNESS **Publix**



± 156,200 VPD

The Ellsworth
±315 Units

Plantation Commons

东方超市 ENSON MARKET **FirstWatch** **BANK OF AMERICA**

823

± 30,000 VPD

Plaza at Davie

LOWE'S **W**

Winn-Dixie

Subject Property

817

± 68,500 VPD

Sabal Palm Condominiums
±304 Units

Tower Shops

Michaels **petco**

BEST BUY **five BELOW** **Bath & Body Works** **DSW**

Florida's Tpke ± 138,800 VPD

Fort Lauderdale-Hollywood International Airport
±11.5 Miles Away



Southlake Blvd ± 43,000 VPD

8230-8242 W State Road 84
Davie, FL 33324

±1,606 SF
GLA

1986
Year Built

±163,598
Vehicles Per Day (I-595)

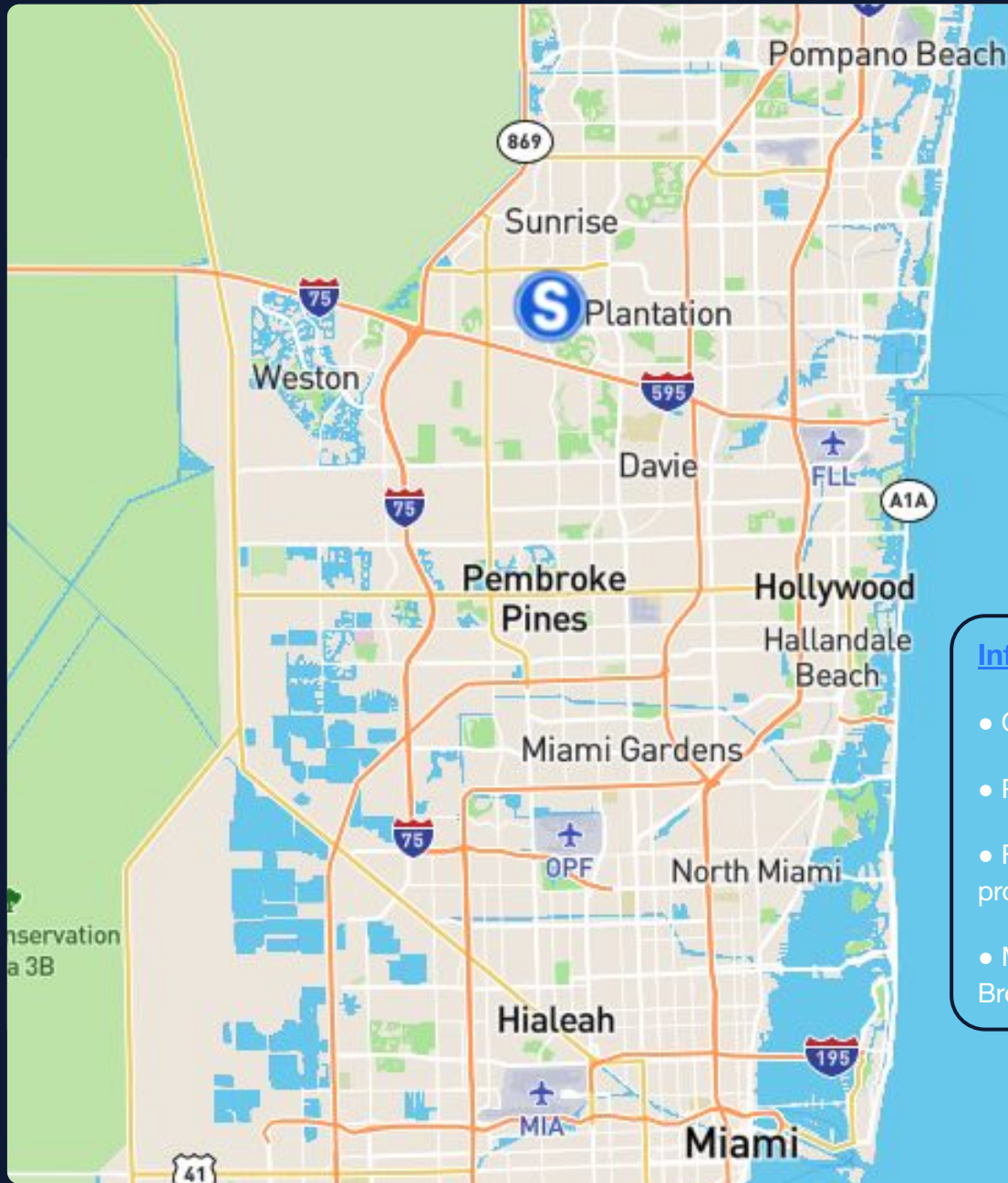
\$4,500/Mos. Gross
List Price



Market Overview

Fountain Plaza

8234 W State Road 84, Davie, FL 33324



Drive Times

±18 Miles - Pompano Beach

±12 Miles - Hollywood

±32 Miles - Miami

±29 Miles - Hialeah

±9 Miles - Pembroke Pines

Infrastructure & Development Projects

- Ongoing I-595 corridor improvements
- Port Everglades cargo and logistics expansion
- Fort Lauderdale-Hollywood International Airport modernization projects
- Mixed-use residential and retail development throughout western Broward County

Davie, FL

Market Demographics

110,000

Total Population

\$87,000

Median HH Income

56,000

Employed Population

74%

Owner-Occupied Housing



Local Market Overview

Davie is one of Broward County’s most desirable suburban communities, strategically positioned within the Fort Lauderdale–Miami metropolitan area. The town benefits from a highly educated workforce, strong household incomes, and continued population growth driven by South Florida’s expanding economy. Residents are attracted to Davie’s unique blend of suburban neighborhoods, higher education institutions, and convenient access to major employment centers throughout Broward and Miami-Dade counties. The area’s accessibility via Interstate 595, Interstate 75, Florida’s Turnpike, and State Road 84 supports strong consumer traffic patterns and regional connectivity.

Retail fundamentals are supported by dense residential development, significant daytime population, and a diverse consumer base. Davie serves as a regional destination for shopping, dining, education, and healthcare services, anchored by nearby institutions such as Nova Southeastern University and major employment hubs throughout Broward County. The immediate trade area benefits from proximity to Costco, Whole Foods, Trader Joe’s, and numerous national retailers along the State Road 84 and I-595 corridors, creating sustained consumer demand and strong visibility for retail operators.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	14,121	113,760	321,730
2020 Census	12,782	105,903	311,148
Growth 2020-Current Year	10.47%	7.42%	3.40%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,810	45,548	123,028
2020 Census	5,323	42,405	117,436
Growth 2020-Current Year	9.15%	7.41%	4.76%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$168,587	\$152,609	\$133,738

Fort Lauderdale, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

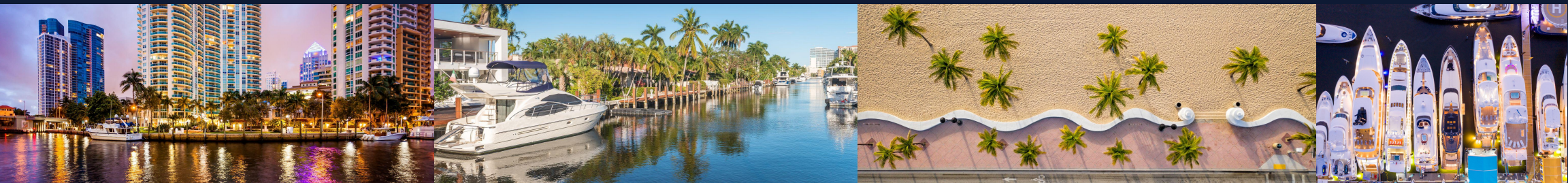
Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 8230-8242 W State Road 84, Davie, FL, 33324 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.