

**RETAIL
POWER
CENTER**

65,000 SF
RENOVATED
RETAIL
CENTER

SHOPS AT ONE PLANTATION

1421-1463 S UNIVERSITY DRIVE PLANTATION, FL



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Building Better Retail Experiences



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NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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PROPERTY HIGHLIGHTS

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- 65,000 SF retail center recently renovated
- 5,128 SF end-cap restaurant space available with monument signage and outdoor seating
- Connected to newly constructed One Plantation luxury apartments via pedestrian pathway
- Ideally located on the northwest corner of University Drive and I-595
- Proximate to major retail centers including Broward Mall, Tower Shops and The Fountains
- Average daily traffic counts: +/- 76,000 cars per day on University Drive and +/- 182,000 on I-595

DEMOGRAPHICS

2022	1 Mile	3 Mile	5 Mile
Est. Population	11,503	124,827	380,515
Average HH Income	\$104,540	\$88,206	\$81,344
Labor Force	9,625	102,470	307,855

**Source: SitesUSA, 2022*

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SITE PLAN



SUITE	TENANT	SF
1361	Available	5,128
1371	Tijuana Flats	2,119
1387	Legends Tavern and Grille	3,400
1393	IHOP	4,200
1141	Aesthetic Dentistry	1,569
1421	Jet Clean	648
1431	Shelah's Canine Capers	597
1437	Gravity Gym	1,678
1447	Otoro Japanese & Thai	2,366
1451	Papa John's	1,472
1463	UBreakiFix	915
1467	L'Acqua Nail Spa	3,598
1477	Available	1,200
1487	SugArt	3,960
1531	A Suite Salon	5,839
1511	Vigneto's Italian Grill	4,342
1501	Xfinity	6,119
OP1	McDonald's	4,100
OP2	Fedex Office	6,500
OP3	Goodyear	6,205

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