



RETAIL SPACE FOR LEASE



1,000 to 12,000 SF Spaces at Tamarac Square West **Outparcel Available**

7251 NW 88th Avenue, Tamarac, FL 33321

Steven Miller | steve@rotellagroup.com
Anna Shon | anna@rotellagroup.com
954-568-9015 | rotellagroup.com

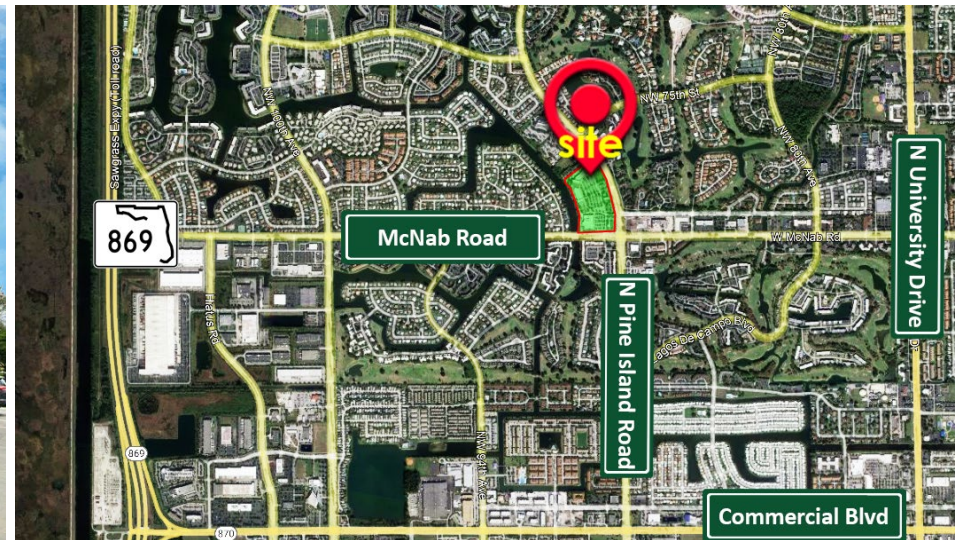
The Rotella Group Inc.
COMMERCIAL REAL ESTATE



7251 NW 88th Avenue, Tamarac, FL 33321

1,000 to 12,000 SF Spaces at Tamarac Square West **For Lease**

The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 7251 NW 88th Avenue, Tamarac, Broward County, in the Southeast Florida Market, **on the corner of McNab and Pine Island Roads, anchored by Walmart Neighborhood Market.**



Anna Shon | anna@rotellagroup.com
Steven Miller | steve@rotellagroup.com



7251 NW 88th Avenue, Tamarac, FL 33321

1,000 to 12,000 SF Spaces at Tamarac Square West **For Lease**



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,704	140,934	381,799
Average HH Income	\$82,221	\$92,756	\$85,034
Median Age	50.6	42.7	41.9
Total Businesses	353	6,433	15,950
Total Daytime Population	13,518	111,651	295,134

Source: Esri

- 5 minutes from SR 869 (Sawgrass Expressway)
- Ample parking
- Join Walmart, Dollar Tree, Pizza Hut, Dairy Queen, Subway, and many more

Anna Shon | anna@rotellagroup.com
Steven Miller | steve@rotellagroup.com



7251 NW 88th Avenue, Tamarac, FL 33321

1,000 to 12,000 SF Spaces at Tamarac Square West **For Lease**



Unit	Former Use	SqFt	Base Rent per SF	Comm on Area Maintenance	Monthly Estimate *	Monthly Estimate *
7007	Raw	1,400	\$20.00	\$6.35	\$3,074.17	\$3,074.17
7129	Retail	1,700	\$18.00	\$6.35	\$3,449.58	\$3,449.58
7139	Restaurant	2,040	\$18.00	\$6.35	\$4,139.50	\$4,139.50
7143	Theater	3,566	\$18.00	\$6.35	\$7,236.01	\$7,236.01
7149	Daycare	12,000	\$18.00	\$6.35	\$24,350.00	\$24,350.00
7151	Daycare	2,400	\$18.00	\$6.35	\$4,870.00	\$4,870.00
7205	Office	8,250	\$18.00	\$6.35	\$16,740.63	\$16,740.63
7233	Office	2,137	\$18.00	\$6.35	\$4,336.33	\$4,336.33
7245	Yoga Studio	2,000	\$18.00	\$6.35	\$4,058.33	\$4,058.33
7251	Office	1,000	\$18.00	\$6.35	\$2,029.17	\$2,029.17

* Not included: taxes and other expenses

Anna Shon | anna@rotellagroup.com
Steven Miller | steve@rotellagroup.com



7251 NW 88th Avenue, Tamarac, FL 33321

1,000 to 12,000 SF Spaces at Tamarac Square West **For Lease**

Site Plan



TENANT	SQFT
301 Walmart Neighborhood Mkt	86,315
7047 Fresenius Medical Care	10,450
7061 SoapLab Laundry	3,825
7071 Nail Salon	2,125
7081 All Sports	10,100
7129 Available	1,700
7133 Cargo Zone	1,275
7135 Copier Sales	1,275
7139 Available	2,040
7143 Available	3,566
7147 Daycare Inspiring Minds	2,774
7149 Available	12,000
7151 Available	2,400
7153 Dentist	2,400
7201 MRI	2,859
7205 Available	8,250
7221 Pizza Hut	1,700
7227 El Buen Gusto Bakery	1,870
7233 Available	2,137
7235 Dollar Tree	10,863
7251 Available	1,000
7249 Accountant	1,000
7247 Salon	1,000
7245 Available	2,000
7241 Subway	1,000
7105 Dairy Queen	3,000
7011 Monro Mufflers	5,800
7007 Available	1,400
7003 Dunkin' Donuts	1,800
6921 Marathon Gas	1,000

Anna Shon | anna@rotellagroup.com
Steven Miller | steve@rotellagroup.com



Commercial Real Estate Brokers

The Rotella Group, Inc.

3300 North Federal Highway, Suite 200
Fort Lauderdale, Florida 33306

Phone
954-568-9015

www.rotellagroup.com
info@rotellagroup.com

follow us



DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you may depend on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.