



RETAIL SPACE FOR LEASE



1,200 to 2,432 SF Available at Westgate Shopping Center

2 Outparcels available

15984 W State Rd 84, Sunrise, FL 33326

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE

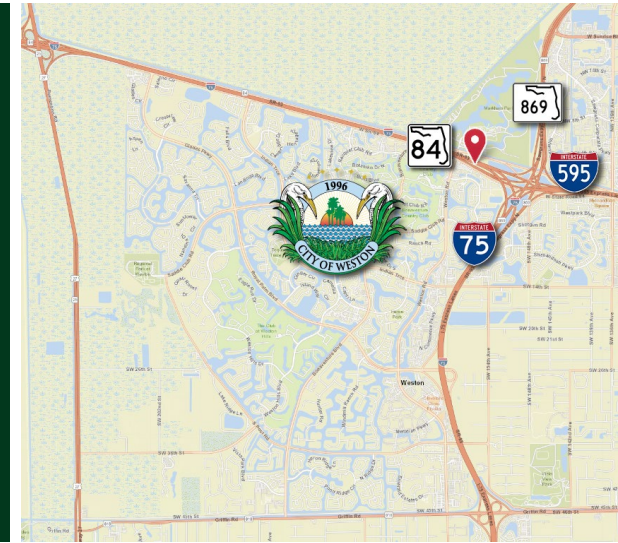


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The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 15984 West State Rd 84, Sunrise, FL, Broward County, in the Southeast Florida Market, **anchored by Bravo Supermarket.**

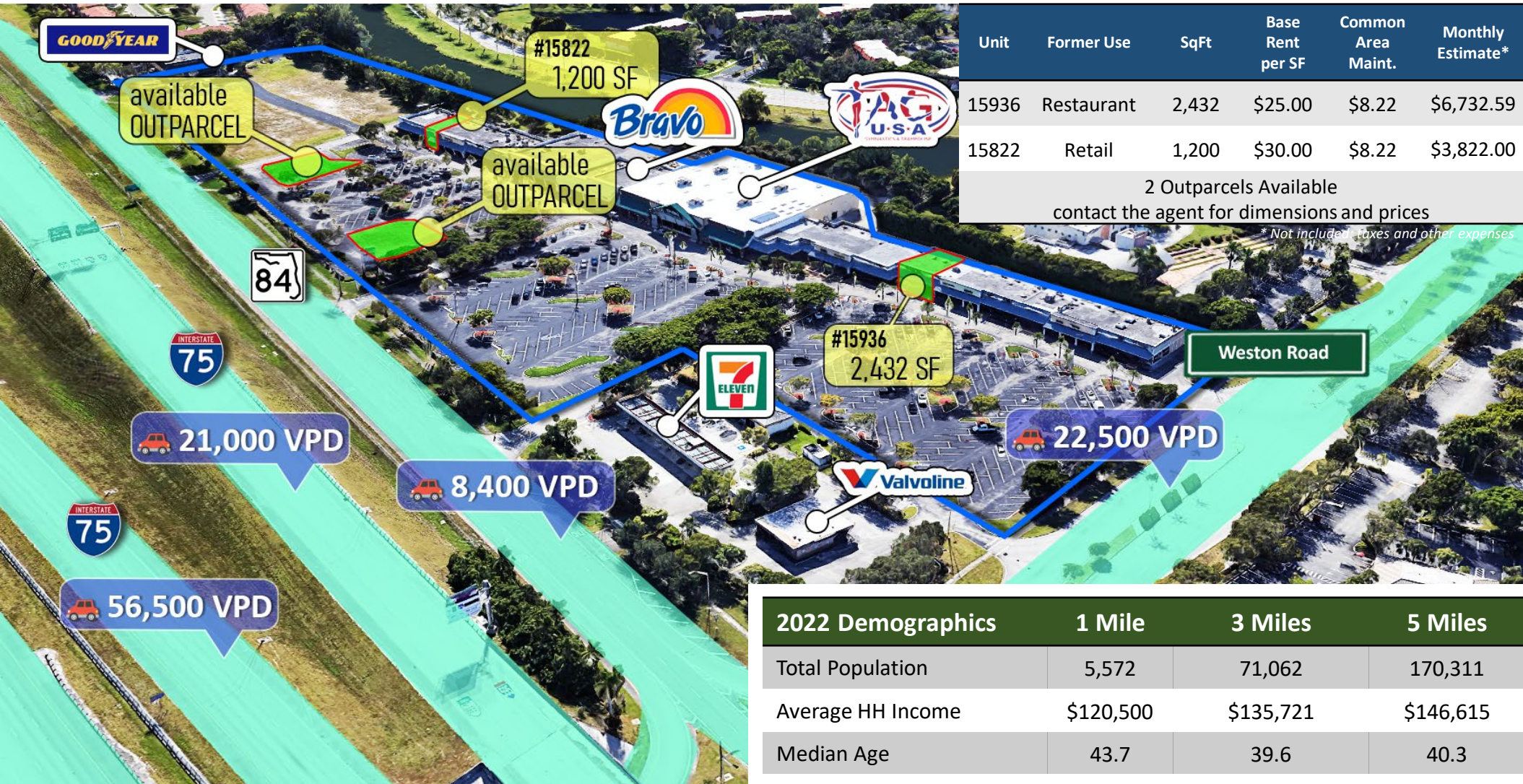


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Unit	Former Use	SqFt	Base Rent per SF	Common Area Maint.	Monthly Estimate*
15936	Restaurant	2,432	\$25.00	\$8.22	\$6,732.59
15822	Retail	1,200	\$30.00	\$8.22	\$3,822.00
2 Outparcels Available contact the agent for dimensions and prices					

* Not included taxes and other expenses

2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,572	71,062	170,311
Average HH Income	\$120,500	\$135,721	\$146,615
Median Age	43.7	39.6	40.3
Total Businesses	308	4,994	9,685
Total Daytime Population	4,633	75,920	154,614

Source: Esri

- Anchored by Bravo Supermarket
- **Ample parking and excellent exposure to State Rd 84**
- Next to the City of Weston

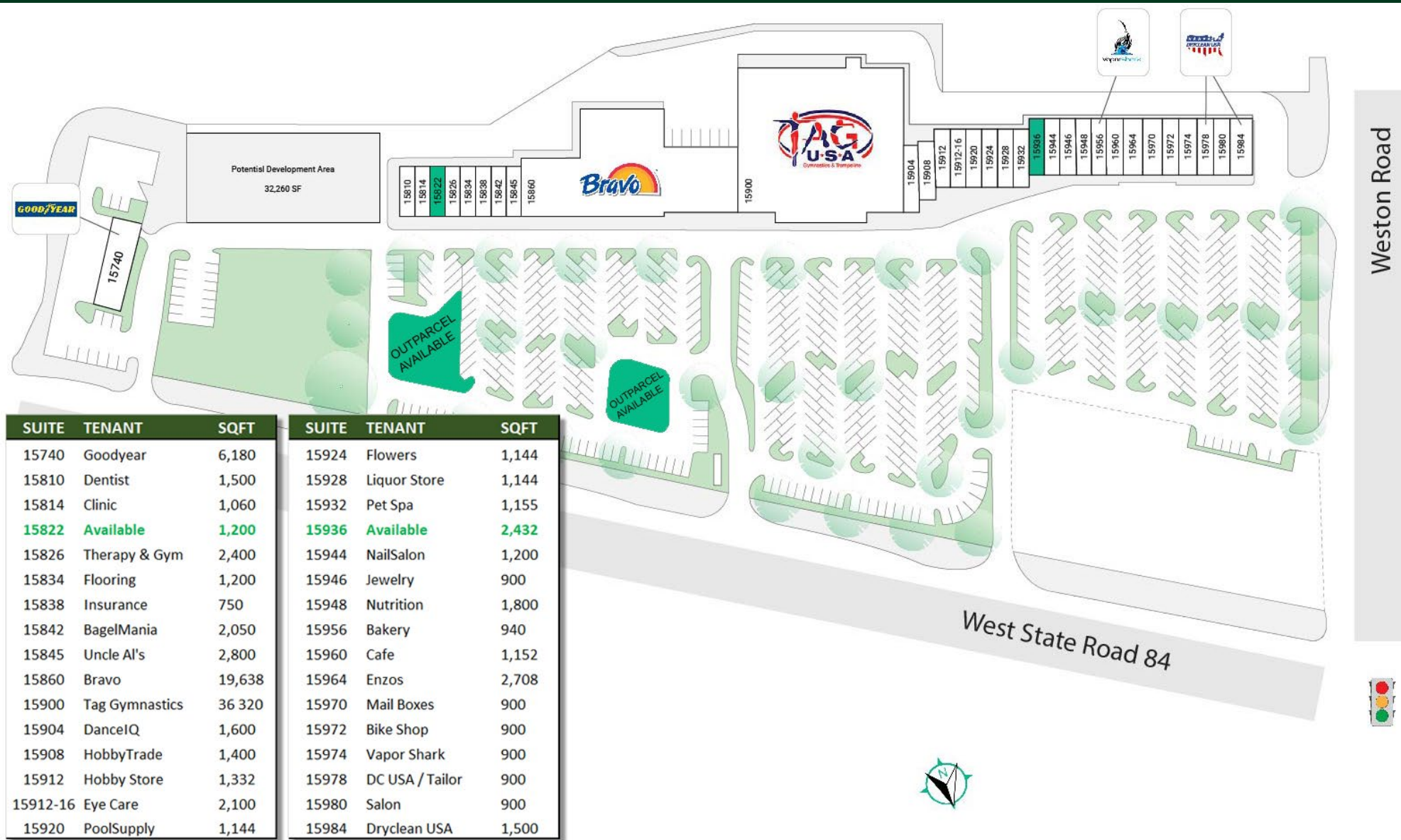
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Site Plan



SUITE	TENANT	SQFT	SUITE	TENANT	SQFT
15740	Goodyear	6,180	15924	Flowers	1,144
15810	Dentist	1,500	15928	Liquor Store	1,144
15814	Clinic	1,060	15932	Pet Spa	1,155
15822	Available	1,200	15936	Available	2,432
15826	Therapy & Gym	2,400	15944	NailSalon	1,200
15834	Flooring	1,200	15946	Jewelry	900
15838	Insurance	750	15948	Nutrition	1,800
15842	BagelMania	2,050	15956	Bakery	940
15845	Uncle Al's	2,800	15960	Cafe	1,152
15860	Bravo	19,638	15964	Enzos	2,708
15900	Tag Gymnastics	36 320	15970	Mail Boxes	900
15904	DancelQ	1,600	15972	Bike Shop	900
15908	HobbyTrade	1,400	15974	Vapor Shark	900
15912	Hobby Store	1,332	15978	DC USA / Tailor	900
15912-16	Eye Care	2,100	15980	Salon	900
15920	PoolSupply	1,144	15984	Dryclean USA	1,500

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Commercial Real Estate Brokers

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