



Fully Leased | Retail

Shoppes of Rolling Hills

2853-2889 S University Drive, Davie, FL 33328

EVERETT

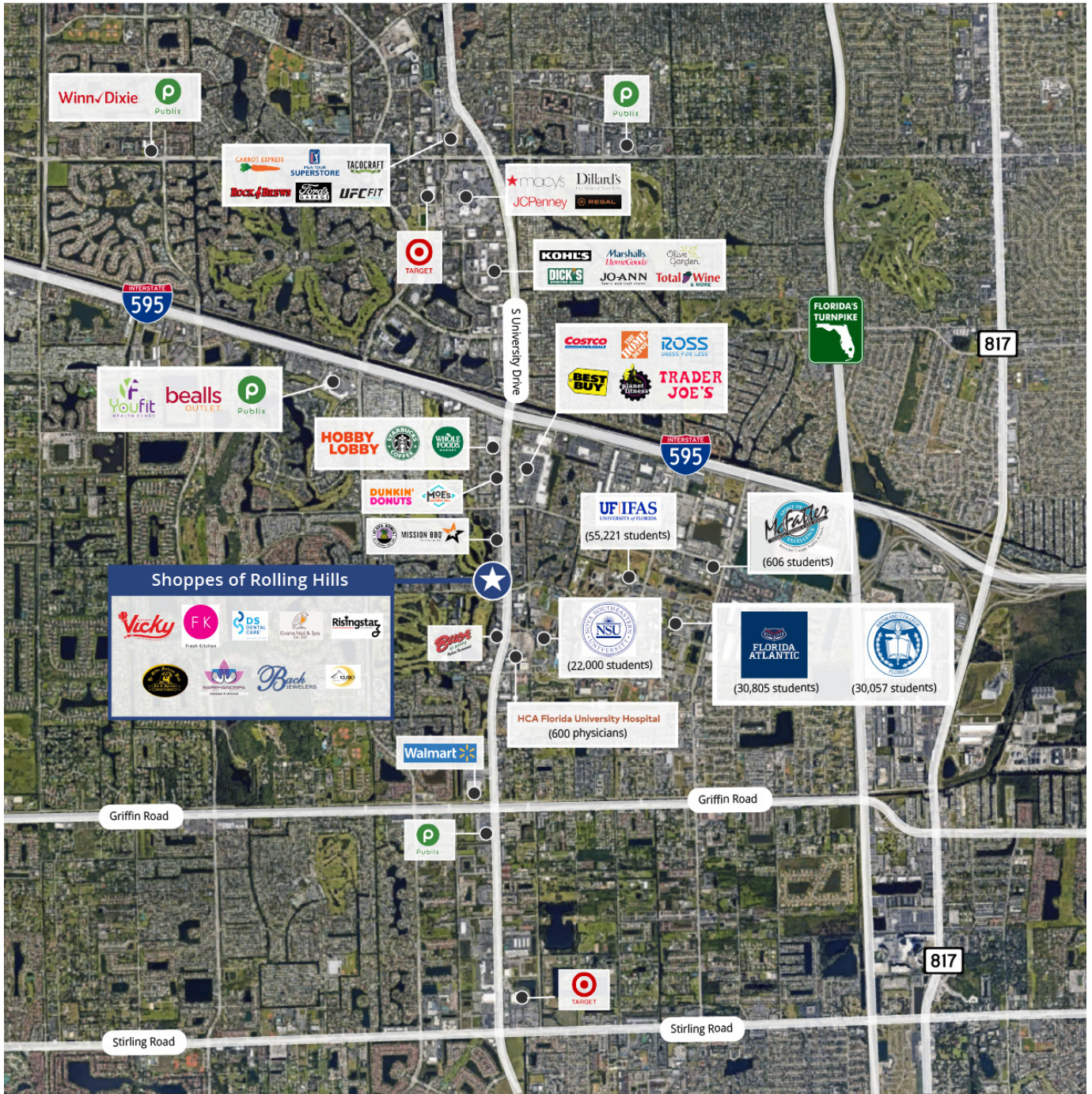
Property Features

- Anchored by Vicky Bakery and Fresh Kitchen
- Situated on South University Drive, across from Nova Southeastern University, a private research university with over 20,000 enrolled students
- ± 46,500 VPD on South University Drive
- Surrounding 545 Acre South Florida Education Center includes Nova Southeastern University, Broward College, Florida Atlantic University, McFatter Technical Institute, and UF/IFAS University of Florida
- GLA: 16,280 SF

Current Tenant Spotlight

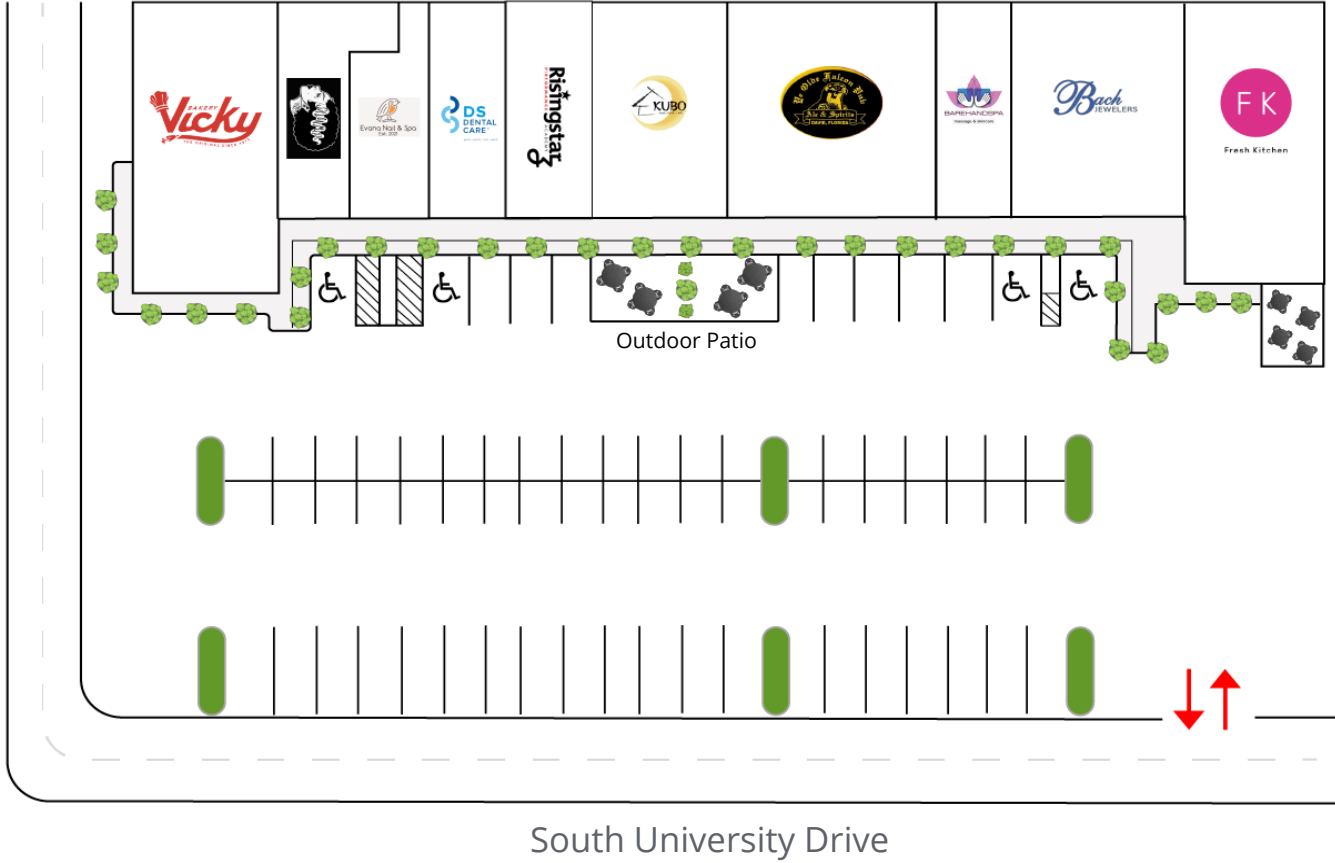


Shoppes of Rolling Hills | Area Retailers



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Shoppes of Rolling Hills | Site Plan



Suite	Tenant	Size (SF)
2889	Vicky Bakery	2,371 SF
2885	Salon Mixx	1,169 SF
2883	Evana Nail & Spa	680 SF
2879	DS Dental Care	1,145 SF

Suite	Tenant	Size (SF)
2877	Rising Starz Academy	1,265 SF
2873	Kubo Asian Fusion	1,750 SF
2865	Ye Olde Falcon Pub	3,017 SF
2863	Bare Hand Spa	1,074 SF

Suite	Tenant	Size (SF)
2857	Bach Jewelers	2,024 SF
2853	Fresh Kitchen	2,325 SF

Shoppes of Rolling Hills | Demographics



Population

1-Mile: 12,789
3-Miles: 106,038
5-Miles: 346,083



Median Age

1-Mile: 34.1
3-Miles: 39.2
5-Miles: 40.3



Total Households

1-Mile: 5,181
3-Miles: 41,395
5-Miles: 126,589



Average HH Income

1-Mile: \$68,115
3-Miles: \$81,042
5-Miles: \$77,372

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