

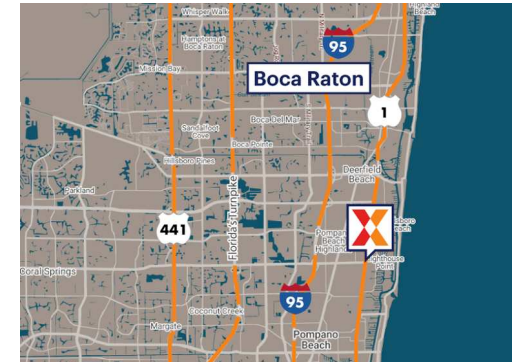


Miami-Fort Lauderdale-Pompano Beach, FL

VENETIAN ISLE SHOPPING CTR

26.275946, -80.097059
3650 North Federal Highway | Lighthouse Point, FL 33064

CENTER SIZE: 189,528 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	18,285	107,268	221,708
🏠	7,342	45,015	97,782
💰	\$90,298	\$73,527	\$81,385

Highly trafficked center with Publix drawing an average of 23,000+ customers/week

Strong lineup of national retailers including T.J. Maxx, Tuesday Morning, Petco & Dollar Tree

Strategically located at the intersection of Sample Rd and Federal Hwy/US 1 with visibility from 44,000+ vehicles daily

Close proximity to Broward Health North Hospital

VENETIAN ISLE SHOPPING CTR

AVAILABLE SPACE

CURRENT RETAILERS

0001	United States Post Office	7,680 SF
0002	Red Fox Diner	1,800 SF
0004	Exceptional Properties	900 SF
0007	Chabad of North Broward	1,200 SF
0008	Zakia Miami	1,200 SF
0009	Dental Spa	1,900 SF
0012	Stretch Zone	940 SF
0014	The Gold Shop	700 SF
0016	Avanti Nail Salon	1,000 SF
0019	Adam C Colavito, P.A.	1,078 SF
0020	Westshore Pizza	1,920 SF
0021	Publix	42,112 SF
0022	T.J. Maxx	28,000 SF
0023	Staples	24,000 SF
0024	Tuesday Morning	17,719 SF
00025A	Petco	9,807 SF
0027	Orangetheory Fitness	3,600 SF
0028	Dollar Tree	11,200 SF
0029	Arby's	2,640 SF
0030	SunTrust Bank	5,000 SF
211	The Brewer Agency	548 SF
216	Diana Food Group	2,000 SF



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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.