

Subject Shopping Center

Shenandoah Square

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	17.84 AC
Name	Shenandoah Square	# of Properties:	5
GLA:	134,887 SF	Year Built/Renov	Built 1990, Renov 2001
Anchor GLA:	64,034 SF	Levels:	1
Available Spaces:	2	Location Score:	Excellent Location (83)
% Leased	100.00%	Walk Score®:	Somewhat Walkable (55)
Website:	http://www.ramco-gershenson.com/	Transit Score®:	Minimal Transit (17)
Anchor Tenant:	Dollar Tree, Publix Pharmacy, Walgreens		
Parking	730 Surface Spaces are available; Ratio of 5.91/1000 SF		
Features:	Dedicated Turn Lane, Pylon Sign, Restaurant, Signage		
Frontage:	W State Road 84 271', SW 136th Ave 79'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
13600-13760 W State Road 84	Office	Direct	30 Days	1,277	1,277	Withheld	10 mo	-
13600-13760 W State Road 84	Office	Direct	30 Days	1,100	1,100	Withheld	1 mo	-
All Spaces				2,377	1,277	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spces	Avail %	Vac %	
1 Shenandoah Square 13600-13760 W State Road 84 ★★★★★	1990/2001	119,366	Dollar Tree Publix Pharmacy Walgreens	2	2.0%	0.0%	\$26-32 (Est.)
2 BP 13652 W State Road 84 ★★★★★	1990/-	5,192	-	0	0.0%	0.0%	\$42-52 (Est.)
3 Tire Kingdom 13760 W State Road 84 ★★★★★	1994/-	4,968	-	0	0.0%	0.0%	\$34-41 (Est.)
4 BB&T 13636 W State Road 84 ★★★★★	1990/-	2,861	-	0	0.0%	0.0%	\$47-58 (Est.)
5 McDonald's 13642 W State Road 84 ★★★★★	2013/-	2,500	-	0	0.0%	0.0%	\$48-58 (Est.)



1 13600-13760 W State Road 84 [🔗](#)

119,366 SF, Built 1990/Renov 2001
39 Tenants, Vacancy 0%
2,377 SF / 2 Spaces Avail
Rent/SF - \$26-32 (Est.)
★★★★☆



2 13652 W State Road 84 [🔗](#)

5,192 SF, Built 1990
Service Station
Fully Leased
Rent/SF - \$42-52 (Est.)
★★★★☆



3 13760 W State Road 84 [🔗](#)

4,968 SF, Built 1994
Auto Repair
Fully Leased
Rent/SF - \$34-41 (Est.)
★★★★☆



4 13636 W State Road 84 [🔗](#)

2,861 SF, Built 1990
Bank
Fully Leased
Rent/SF - \$47-58 (Est.)
★★★★☆



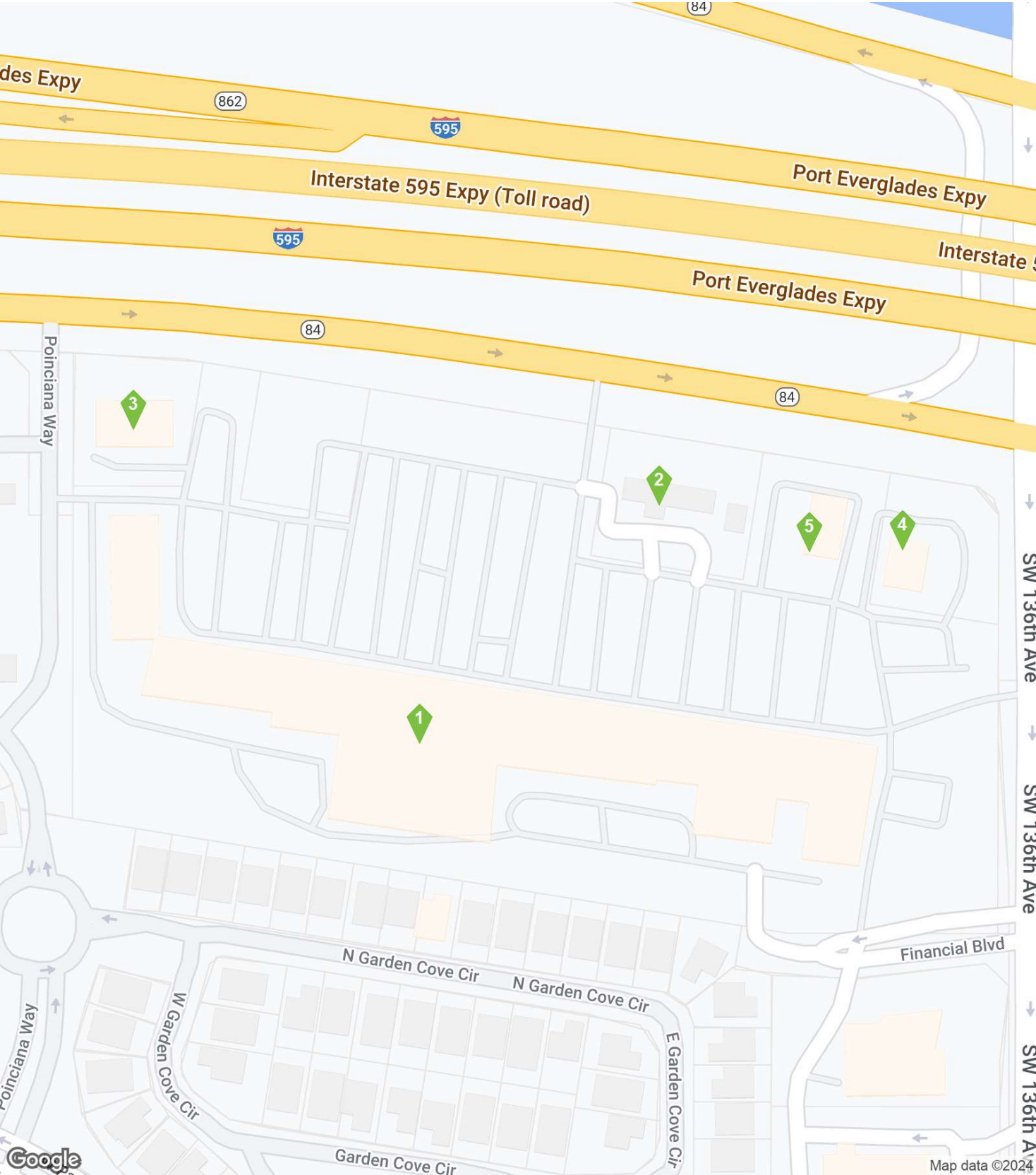
5 13642 W State Road 84 [🔗](#)

2,500 SF, Built 2013
Fast Food
Fully Leased
Rent/SF - \$48-58 (Est.)
★★★★☆

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SHOPPING CENTER PROPERTIES



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Shenandoah Square

TENANTS

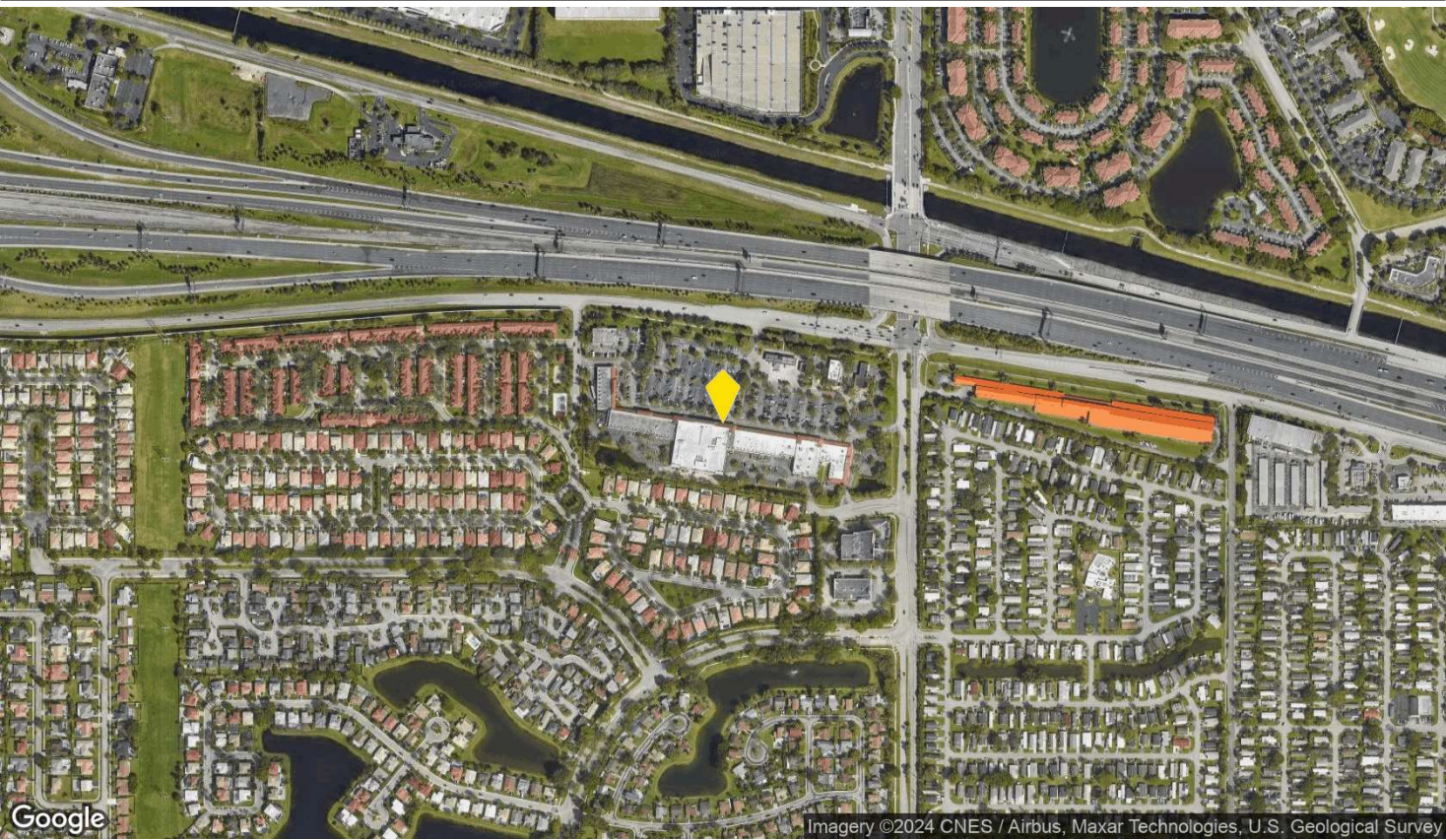
1	13600-13760 W State Road 84 - Shenandoah Square	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Publix Pharmacy	-	42,112	No	Nov 2001	-
	Walgreens	Drug Store	13,500	Yes	Nov 2001	May 2049
	Dollar Tree	Dollar/Variety/Thrift	8,422	Yes	Jun 2010	-
	Sunnyseed Preschool	-	5,600	No	Jun 2006	-
	LabCorp	Health Care	3,900	Yes	Apr 2021	-
	Goodwill	Dollar/Variety/Thrift	3,000	Yes	Jul 2016	-
	Palacin Dental Group PA	-	2,550	No	Jul 2016	-
	Antonio's Pizza-rant	Restaurant	2,400	No	Nov 2005	-
	China Island Chinese Restaurant	Restaurant	2,240	No	Nov 2005	-
	Shenandoah Animal Clinic	Health Care	2,200	No	Nov 2005	-
	Amscot Financial	Check Cash/Quick Loans	2,000	Yes	Jul 2016	-
	Honey Pets	-	2,000	No	Jun 2007	-
	Tobacco For Less Inc	Tobacco	2,000	No	Jul 2016	-
	H&r Block	Acctg/Tax Prep	1,800	Yes	Nov 2005	-
	AT&T Wireless	Wireless Communications	1,750	Yes	Dec 2019	-
	Lovely Nail	Salon/Barber/Spa	1,700	No	Jul 2016	-
	Little Japan	Restaurant	1,600	No	Nov 2005	-
	Supercuts	Salon/Barber/Spa	1,500	Yes	Nov 2001	-
	The UPS Store	Business/Copy/Postal Services	1,500	Yes	Nov 2005	-
	Filomena's	Coffee	1,400	No	Dec 2019	-
	Encore Services	Real Estate	1,230	No	Apr 2021	Apr 2026
	All Eyes Optical	Optical	1,200	No	Nov 2005	-
	Color Me Mine	Art/Crafts	1,200	Yes	Aug 2019	-
	Complete Choice Insurance	-	1,200	No	Dec 2019	-
	Drphonefix	Wireless Communications	1,200	No	Jul 2016	-
	Print-It USA Inc	-	1,200	No	Dec 2009	-
	Shenandoah Chiropractic	-	1,200	No	Dec 2019	-
	Subway	Sub Sandwich	1,100	Yes	Nov 2001	-
	Hobby Shop	-	1,050	No	Apr 2021	-
	Thai Deli	-	1,050	No	Apr 2022	Apr 2027
	Massage Max	-	900	No	Dec 2019	-
	Cellular Extreme	Wireless Communications	600	No	Dec 2021	-
	U-Haul	Other Retail	600	Yes	Jan 2021	-
	Cre-sources	Business/Copy/Postal Services	500	No	Dec 2023	-
	Dairy Queen	Ice Cream	500	Yes	Nov 2005	-
	Poke Restaurant	Nutrition Center	500	No	Jan 2024	-
	Top Paw Rescue Inc	Discount Store	500	No	Oct 2023	-
	Tumbleland Inc	Fitness	500	No	Nov 2023	-
	The 954 Hobby Stop	-	-	No	Jan 2021	-
2	13652 W State Road 84 - BP	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Marathon	Gasoline Station	5,192	Yes	Jul 2016	-

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3	13760 W State Road 84 - Tire Kingdom	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Tire Kingdom	Automotive	4,968	Yes	Nov 2008	-
4	13636 W State Road 84 - BB&T	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Truist	Bank	2,861	Yes	Jan 2021	-
5	13642 W State Road 84 - McDonald's	Store Type	SF Occupied	Chain	Move Date	Exp Date
	McDonald's	Fast-food	2,500	Yes	Sep 2013	-

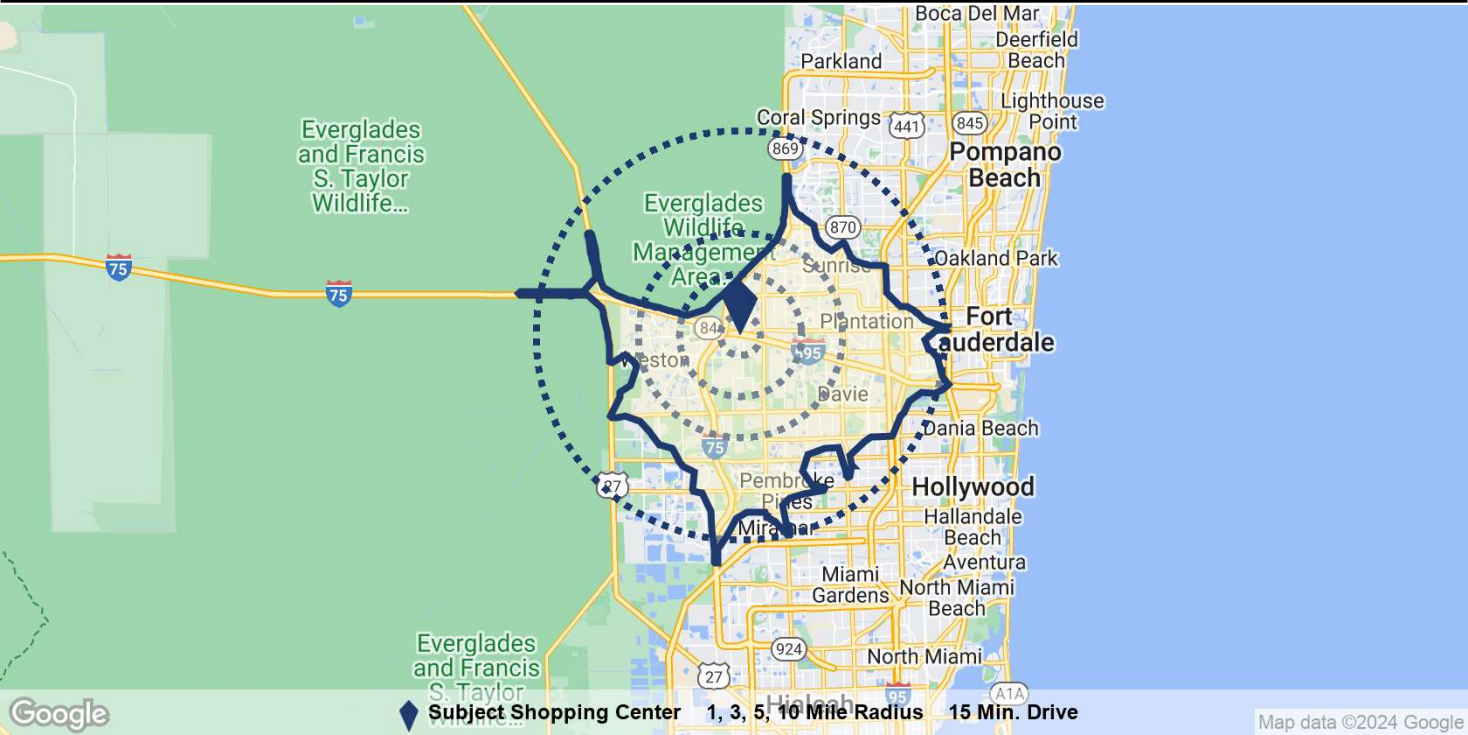
AERIAL VIEW



Subject Shopping Center

Shenandoah Square

DEMOGRAPHICS

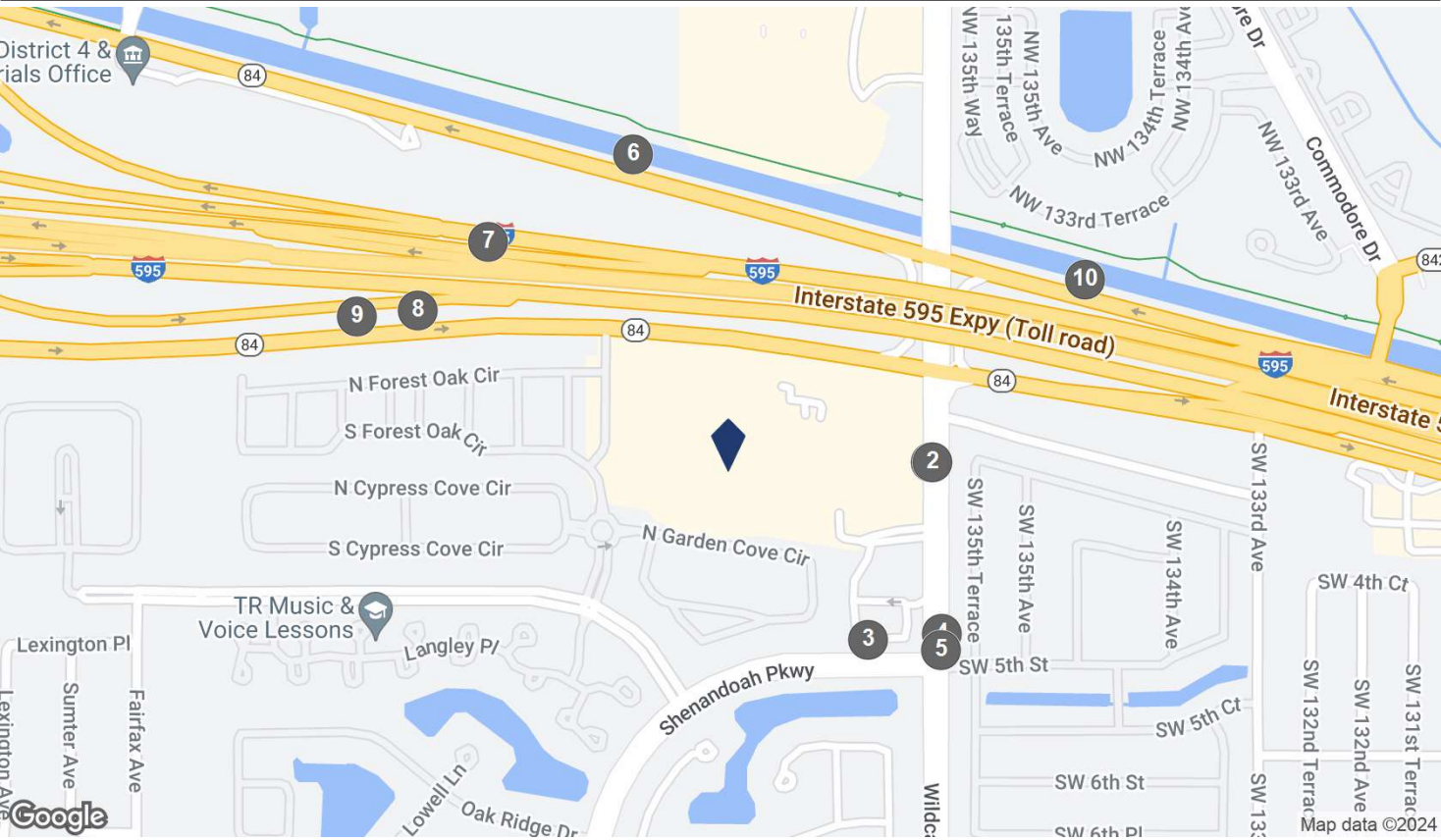


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	16,210	70,130	217,920	938,434	556,197
5 Yr Growth	-0.8%	-0.9%	-1.0%	-0.9%	2.7%
Median Age	39	40	41	40	40
5 Yr Forecast	40	41	42	41	41
White / Black / Hispanic	81% / 11% / 45%	78% / 13% / 42%	77% / 15% / 38%	60% / 33% / 36%	68% / 24% / 37%
5 Yr Forecast	81% / 11% / 45%	78% / 13% / 42%	77% / 15% / 38%	60% / 33% / 37%	67% / 25% / 39%
Employment	5,855	44,382	105,023	367,403	273,808
Buying Power	\$426.2M	\$2.3B	\$7.2B	\$22.9B	\$14.7B
5 Yr Growth	-0.5%	0.1%	-0.1%	-0.3%	4.0%
College Graduates	30.0%	40.2%	41.9%	30.5%	42.9%
Household					
Households	5,486	24,831	82,704	347,692	207,256
5 Yr Growth	-0.9%	-0.9%	-1.0%	-0.8%	2.8%
Median Household Income	\$77,683	\$92,037	\$87,097	\$66,000	\$70,995
5 Yr Forecast	\$77,944	\$92,955	\$87,870	\$66,334	\$71,885
Average Household Income	\$98,841	\$114,757	\$112,520	\$89,081	\$95,999
5 Yr Forecast	\$99,737	\$115,723	\$113,478	\$89,702	\$97,416
% High Income (>\$75K)	51%	59%	57%	44%	47%
Housing					
Median Home Value	\$356,479	\$397,404	\$375,384	\$302,443	\$325,014
Median Year Built	1987	1990	1989	1985	1988
Owner / Renter Occupied	78% / 22%	74% / 26%	75% / 25%	71% / 29%	72% / 28%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 SW 136th Ave	Hwy 84 - N	18,026	2022	0.16 mi
2 SW 136th Ave	State Hwy 84 - N	18,186	2020	0.16 mi
3 Shenandoah Pkwy	W PkBlvd - W	12,178	2022	0.18 mi
4 Southwest 136th Avenue	W PkBlvd - W	16,167	2022	0.22 mi
5 Southwest 136th Avenue	SW 5th St - E	25,435	2022	0.23 mi
6 State Hwy 84	SW 136th Ave - E	15,271	2022	0.24 mi
7 Express Lanes	Mahogany Ter - S	3,507	2022	0.25 mi
8 AL 55	International Pkwy - NW	10,500	2020	0.26 mi
9 State Hwy 84	International Pkwy - NW	16,447	2022	0.31 mi
10 State Hwy 84	I595 Ramp - SW	24,062	2022	0.31 mi



Demographics

Shenandoah Square

13600-13790 W State Road 84

134,887 SF Neighborhood Center

Davie, FL 33325 - Southwest Broward Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Shenandoah Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	5,486		24,832		82,705		207,256	
<\$25,000	748	13.63%	2,574	10.37%	9,989	12.08%	35,976	17.36%
\$25,000 - \$50,000	1,054	19.21%	4,321	17.40%	13,608	16.45%	38,752	18.70%
\$50,000 - \$75,000	881	16.06%	3,407	13.72%	12,376	14.96%	34,349	16.57%
\$75,000 - \$100,000	559	10.19%	3,102	12.49%	11,117	13.44%	25,913	12.50%
\$100,000 - \$125,000	511	9.31%	2,606	10.49%	8,409	10.17%	18,978	9.16%
\$125,000 - \$150,000	516	9.41%	2,627	10.58%	7,555	9.13%	16,359	7.89%
\$150,000 - \$200,000	871	15.88%	3,038	12.23%	8,535	10.32%	16,902	8.16%
\$200,000+	346	6.31%	3,157	12.71%	11,116	13.44%	20,027	9.66%
2023 Avg Household Income	\$98,841		\$114,757		\$112,520		\$95,999	
2023 Med Household Income	\$77,683		\$92,037		\$87,097		\$70,995	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$192.5M		\$926.1M		\$3B		\$6.8B	
Total Apparel	\$10.6M	5.48%	\$48.5M	5.24%	\$152.6M	5.15%	\$364.2M	5.35%
Women's Apparel	\$4.1M	2.12%	\$19.1M	2.07%	\$60.9M	2.06%	\$143.6M	2.11%
Men's Apparel	\$2.2M	1.13%	\$10.1M	1.09%	\$31.8M	1.07%	\$74.4M	1.09%
Girl's Apparel	\$744.7K	0.39%	\$3.3M	0.36%	\$10.3M	0.35%	\$25.1M	0.37%
Boy's Apparel	\$542.7K	0.28%	\$2.4M	0.26%	\$7.4M	0.25%	\$18.2M	0.27%
Infant Apparel	\$480.9K	0.25%	\$2.1M	0.23%	\$6.7M	0.22%	\$16.7M	0.25%
Footwear	\$2.5M	1.31%	\$11.3M	1.22%	\$35.5M	1.20%	\$86.2M	1.27%

Total Entertainment & Hobbies	\$27.7M	14.40%	\$131.7M	14.22%	\$426M	14.38%	\$980.9M	14.40%
Entertainment	\$3.4M	1.77%	\$14.5M	1.57%	\$42.4M	1.43%	\$99.1M	1.45%
Audio & Visual Equipment/Service	\$6.2M	3.25%	\$29.1M	3.14%	\$95.8M	3.23%	\$231.3M	3.40%
Reading Materials	\$301.4K	0.16%	\$1.6M	0.17%	\$5.4M	0.18%	\$11.5M	0.17%
Pets, Toys, & Hobbies	\$4.5M	2.34%	\$21.3M	2.30%	\$69M	2.33%	\$152.6M	2.24%
Personal Items	\$13.3M	6.89%	\$65.2M	7.04%	\$213.4M	7.20%	\$486.4M	7.14%

Total Food and Alcohol	\$51.1M	26.54%	\$240.5M	25.97%	\$771.7M	26.05%	\$1.8B	26.42%
Food At Home	\$26.3M	13.67%	\$120.5M	13.01%	\$384.8M	12.99%	\$923.9M	13.56%
Food Away From Home	\$21.3M	11.09%	\$103.2M	11.14%	\$332.3M	11.22%	\$755.7M	11.09%
Alcoholic Beverages	\$3.4M	1.78%	\$16.9M	1.83%	\$54.6M	1.84%	\$119.8M	1.76%

Total Household	\$32.2M	16.71%	\$161.6M	17.45%	\$528.2M	17.83%	\$1.2B	17.61%
House Maintenance & Repair	\$7.7M	4.00%	\$35.1M	3.79%	\$117.1M	3.95%	\$275.8M	4.05%
Household Equip & Furnishings	\$12M	6.23%	\$58.9M	6.36%	\$191.6M	6.47%	\$441.7M	6.48%
Household Operations	\$9M	4.65%	\$47.2M	5.10%	\$153.5M	5.18%	\$343.3M	5.04%
Housing Costs	\$3.5M	1.83%	\$20.4M	2.20%	\$66M	2.23%	\$138.6M	2.03%

Income & Spending Demographics

Shenandoah Square

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$49.9M	25.94%	\$235M	25.37%	\$733.2M	24.75%	\$1.7B	24.88%
Vehicle Purchases	\$25.2M	13.11%	\$116.2M	12.54%	\$352.6M	11.90%	\$813.4M	11.94%
Gasoline	\$13.2M	6.86%	\$59.8M	6.46%	\$189.4M	6.39%	\$454.5M	6.67%
Vehicle Expenses	\$1M	0.54%	\$5.9M	0.64%	\$20.1M	0.68%	\$44M	0.65%
Transportation	\$4.7M	2.43%	\$25.7M	2.78%	\$83.6M	2.82%	\$180.2M	2.65%
Automotive Repair & Maintenance	\$5.8M	3.00%	\$27.4M	2.96%	\$87.5M	2.95%	\$202.8M	2.98%
Total Health Care	\$8.9M	4.60%	\$42.7M	4.61%	\$140.7M	4.75%	\$323.8M	4.75%
Medical Services	\$5M	2.61%	\$24.8M	2.68%	\$80.9M	2.73%	\$183.3M	2.69%
Prescription Drugs	\$2.8M	1.47%	\$13.2M	1.42%	\$44M	1.49%	\$103.4M	1.52%
Medical Supplies	\$988.1K	0.51%	\$4.8M	0.51%	\$15.7M	0.53%	\$37.1M	0.54%
Total Education/Day Care	\$12.2M	6.32%	\$66M	7.13%	\$210.4M	7.10%	\$449.3M	6.60%
Education	\$7.9M	4.12%	\$42.4M	4.58%	\$134.4M	4.54%	\$289.8M	4.25%
Fees & Admissions	\$4.2M	2.20%	\$23.6M	2.55%	\$76M	2.57%	\$159.5M	2.34%