

PROMENADE WEST

2205-2375 SOUTH UNIVERSITY DRIVE, DAVIE, FLORIDA

1,650SF RESTAURANT
SPACE AVAILABLE!



FAÇADE RENOVATION
COMING EARLY SPRING 2026!



**On University Drive in
Davie, Florida
1/4 mile south of I-595**

Demographics

3 Miles

5 Miles

Population*

107,229

347,272

Daytime Population*

66,333

145,831

Average Income*

\$79,674

\$72,407

Traffic Counts: 73,000+

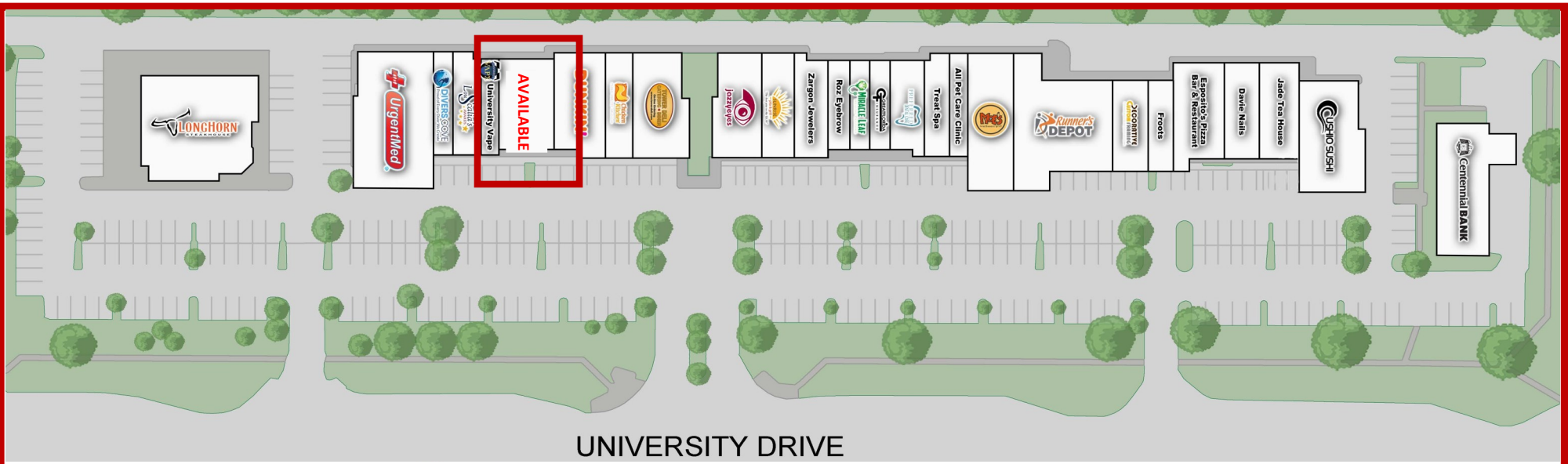


AZOR ADVISORY SERVICES, INC.

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PROMENADE WEST

Bay #	Tenant	SF	Bay #	Tenant	SF
OP	Longhorn Steakhouse	5,500	20	AVAILABLE FEBRUARY 2025	825
1-2	UrgentMed	3,510	21-22	Preferred Dental	1,668
3	Diver's Cove	1,220	23	Hope Women's Center	1,279
4	Lou Scalia	1,180	24	Newman, DVM	1,321
5-6	U Vape	1,668	25	Moe's Southwest Grill	1,970
7-8	VACANT	1,650	26-29	Runner's Depot	4,840
9-10	Dunkin' Donuts	1,668	30	Decorative Framing	1,100
11	Chicken Kitchen	1,097	31	Fruits	825
12-13	Tower Deli	2,530	32-34	New Concept Pizza	2,655
14-15	Jazzy Eyes	2,436	35-36	Davie Nails	1,770
16	Sunrise Pita	1,279	37	Jade Tea House	885
17	Zargon Jewelers	843	38-39	Ushio Sushi	2,784
18	Roz Eyebrow Threading	825	OP	Centennial Bank	3,620
19	Miracle Leaf	825			
					GLA 51,773 SF

*2022 estimates - No warranty or representation, expressed or implied, has been made as to the accuracy of the information provided herein, but no liability is assumed for errors or omissions.