



RETAIL FOR LEASE

MODERA ACADEMICAL VILLAGE

3440 SOUTHWEST 76TH TERRACE • DAVIE, FL 33328



PROPERTY HIGHLIGHTS

- New construction retail at the base of Modera Academical Village, featuring 397 units
- Flexible space options ranging from ±828 square feet up to 9,491 square feet
- Restaurant ready spaces available, with tie ins to grease traps and venting
- Outdoor patio available
- Situated adjacent to South Florida Education Center, a 545 Acre Mega Campus with five educational institutions and a daytime population of over 70,000 people
- Anticipated delivery in Q1-24

3 Mile Demographics

107,641

Population

40,842

Estimated Households

39

Age

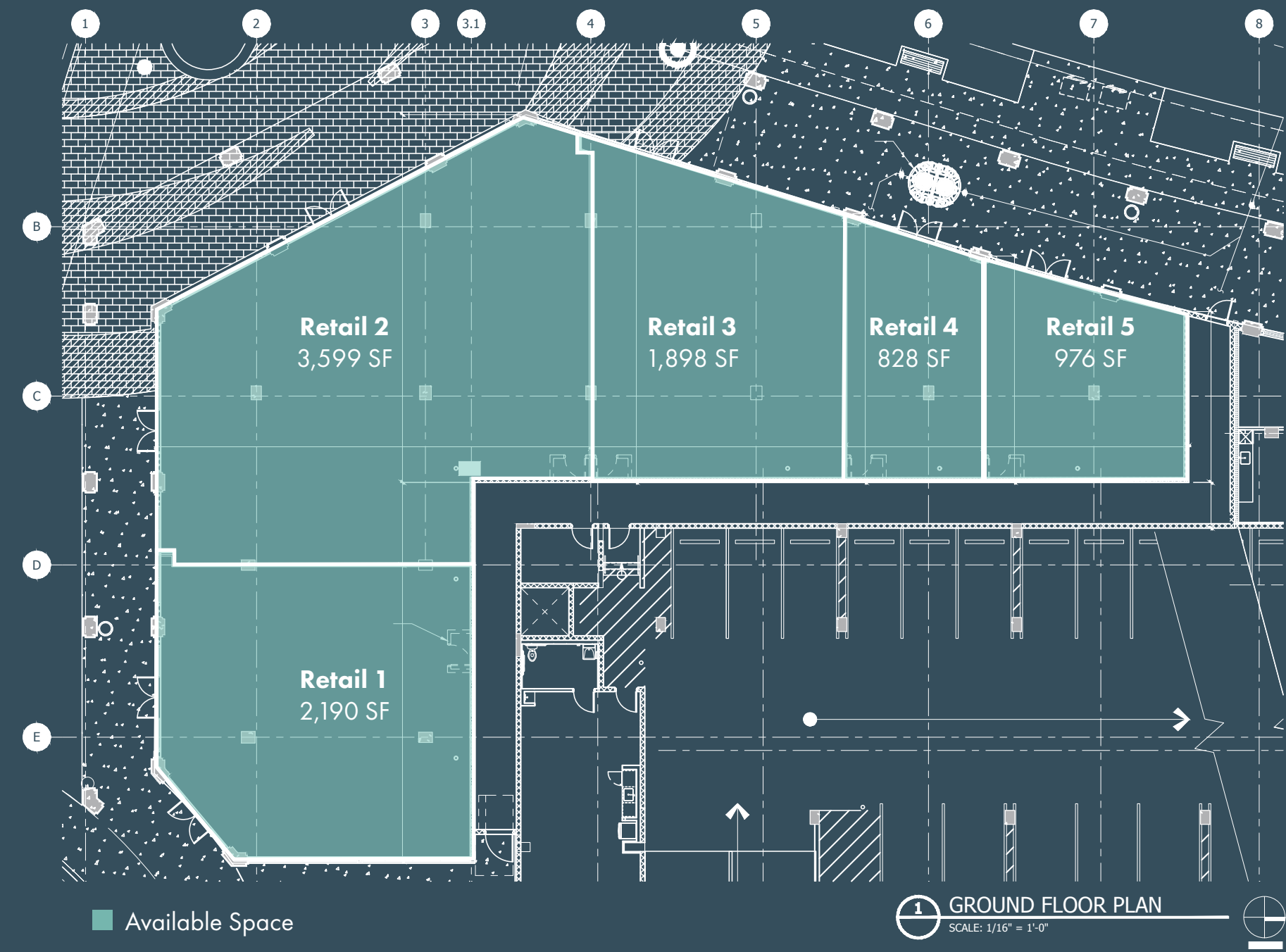
\$107,813

Average Household Income

AREA RETAIL



SITE PLAN



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