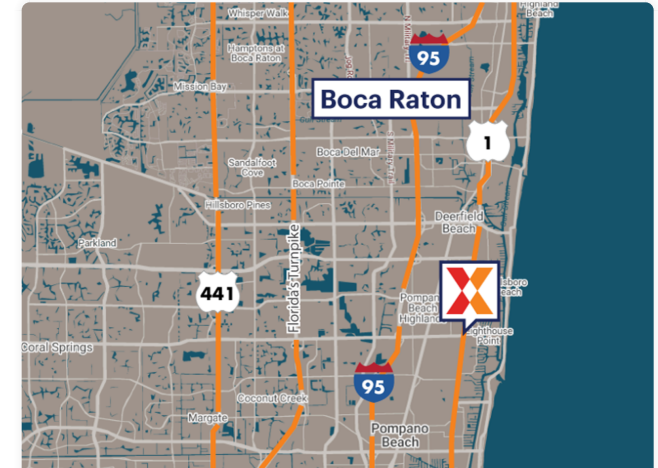
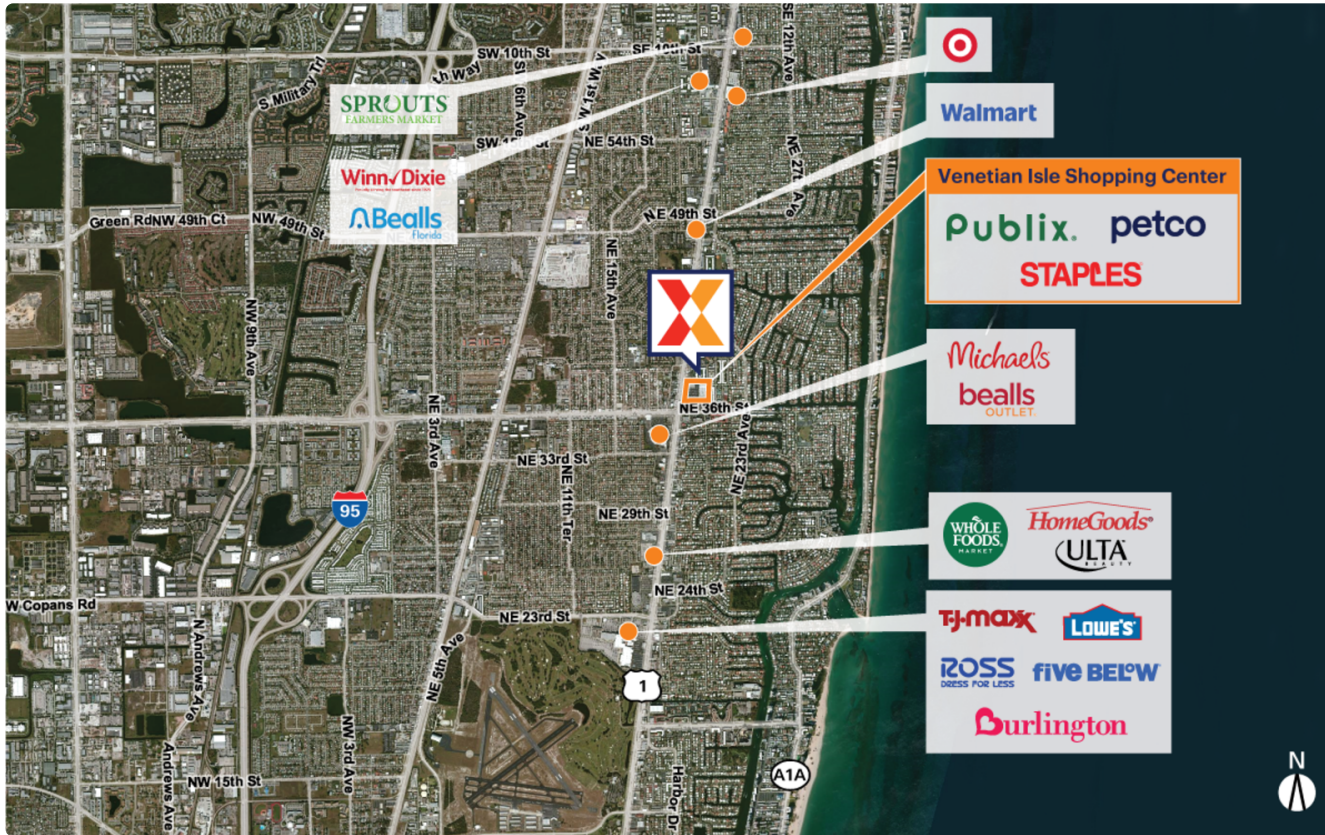


Venetian Isle Shopping Ctr

3650 North Federal Highway | Lighthouse Point, FL 33064

Broward County | Miami-Fort Lauderdale-West Palm Beach, FL | 185,134 Sq Ft

26.2769, -80.0960



Demographics	1 Mile	3 Miles	5 Miles
Population	18,302	118,047	241,370
Daytime Pop.	15,834	102,323	247,328
Households	7,855	49,850	106,101
Income	\$137,630	\$109,208	\$119,353

Source: Synergos Technologies, Inc. 2024

Publix-anchored center with strong mix of national, regional, and local tenants

Strategically located at the intersection of Federal Hwy/US 1 and Sample Rd with visibility from 47K+ and 29K+ vehicles daily, respectively (Kalibrate 2022)

Surrounded by a dense population of 118K+ residents within a 3-mile radius

Less than 2 miles from Broward Health North Hospital with 409 beds (BHN 2025)



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Available Spaces

0003	900 Sq Ft		206/3	1,806 Sq Ft	360°
0012	940 Sq Ft	360°	0209	588 Sq Ft	
0013	1,000 Sq Ft		0211	548 Sq Ft	360°
0015	1,300 Sq Ft	360°	0213	521 Sq Ft	
0016	1,000 Sq Ft	360°	0214	541 Sq Ft	
0017	1,000 Sq Ft		0216	2,000 Sq Ft	
0022	28,000 Sq Ft	360°	0217	221 Sq Ft	
0024	17,719 Sq Ft		218	364 Sq Ft	
0027	3,600 Sq Ft	360°			

Current Tenants

Space size listed in square feet

0001	United States Postal Service	7,680	0019	Colavito Chiropractic	1,078
0002	Red Fox Diner	1,800	0020	Brooklyn Pizza	1,920
0004	Sunshine Designer Corp	900	0021	Publix	42,112
0005	Suite Life	4,800	0023	Staples	24,000
0006	Haute and Honey	1,200	00025A	Petco	9,807
0007	Coldwell Banker	1,200	0028	Dollar Tree	10,691
0008	Suite Life Studio	1,200	0029	Arby's	2,640
0009	Dental Spa	1,900	0030	Fifth Third Bank	5,000
0010	Nova Medical Center Group	1,250	0201	Diana Food Group	1,502
0011	Nova Medical Center Group	2,450	0202	Insure Health Benefits	600
0014	The Gold Shop	700	0202A	Insure Health Benefits	938
0018	Jeremiah's Italian Ice	1,000	0208/	Peter M. Raimondi, P.A.	718
			0210/	Bond Luxury Properties	731
			0215	The Queen Bee Brand, LLC	913

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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