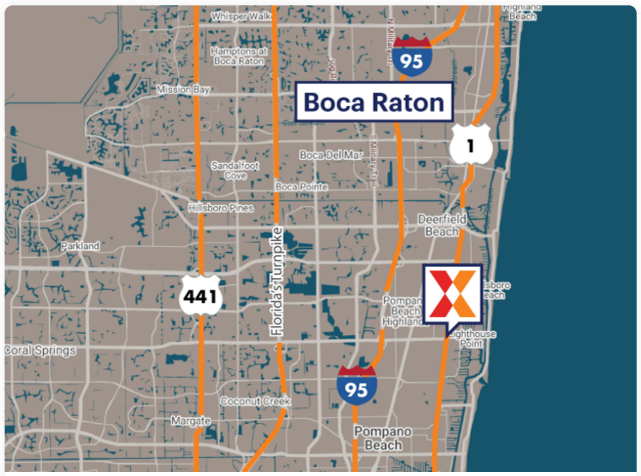
Venetian Isle Shopping Ctr

3650 North Federal Highway | Lighthouse Point, FL 33064

26.2769, -80.0960

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





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	0022	58,072 Sq Ft 360°
0012	940 Sq Ft 360°	0024	17,719 Sq Ft
0013	1,000 Sq Ft	0027	3,600 Sq Ft 360°
0015	1,300 Sq Ft 360°	0214	541 Sq Ft
0016	1,000 Sq Ft 360°	0216	2,000 Sq Ft
0017	1,000 Sq Ft	0217	221 Sq Ft

Current Tenants

Space size listed in square feet

0001	United States Postal Service	7,680
0002	Red Fox Diner	1,800
0004	Sunshine Designer Corp	900
0006	Haute and Honey	1,200
0007	Coldwell Banker	1,200
0008	Suite Life Studio	1,200
0009	Dental Spa	1,900
0010	Nova Medical Center Group	1,250
0011	Nova Medical Center Group	2,450
0014	The Gold Shop	700
0018	Jeremiah's Italian Ice	1,000
0019	Colavito Chiropractic	1,078
0020	Brooklyn Pizza	1,920
0021	Publix	42,112
0023	Staples	24,000
00025A	Petco	9,807
0028	Dollar Tree	10,691
0029	Arby's	2,640
0030	Fifth Third Bank	5,000
0201	Diana Food Group	1,502
0202	Insure Health Benefits	600
0208/	Peter M. Raimondi, P.A.	718
0210/	Bond Luxury Properties	731
0211	Swiss Dreams, Inc	548
0215	The Queen Bee Brand, LLC	913
218	Unique Eyewear LLC	364

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.

4103



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