

We Believe Every Business Deserves the Best Representation!

South Florida Commercial Real Estate Experts

The Rise of Mixed-Use Developments in Plantation, Florida How Multi-Use Properties Are Redefining Local Living & Business



Plantation, Florida continues to evolve and one of the most exciting trends reshaping its landscape is the rise of mixed-use developments. These thoughtfully designed properties typically combine retail on the ground floor with offices or residential units above, creating vibrant, walkable environments that cater to both convenience and community.

Why Are Mixed-Use Properties Gaining Popularity?

- **Convenience for Residents:** Imagine living just upstairs from your favorite coffee shop, boutique gym, or local restaurant. These developments make it easier than ever to shop, dine, and live—all in one place.
- **Smart Urban Growth:** With limited land and growing demand, mixed-use projects maximize utility on prime real estate. This is especially important in areas like central Plantation, where proximity to I-595, University Drive, and Sunrise Blvd makes every square foot valuable.

- **Strong Foot Traffic for Businesses:** For retail tenants, mixed-use means a built-in customer base from the floors above. It's no wonder national brands and local entrepreneurs alike are looking to lease space in these developments.

Local Examples & Momentum

We've seen increased interest in areas like Plantation Walk and The Fountains, which blend restaurants, shopping, luxury apartments, and office space into a single, high-traffic destination. Properties like these are setting the tone for what the future of commercial development looks like in the region.

Newer projects in Plantation are also integrating medical offices, tech workspaces, and multi-family housing, appealing to a more dynamic mix of tenants and residents.

What It Means for Investors & Business Owners

Whether you're a business owner looking for your next storefront, an office or an investor watching long-term trends, mixed-use properties offer:

- Longer tenant retention (especially when residential is involved)
- Premium rental rates due to location and amenities
- Stability through diversified tenant types

As more residents seek live-work-play communities and businesses seek high-visibility, high-traffic locations, mixed-use developments will remain a key asset class in Plantation's commercial real estate market.

THINKING ABOUT BUYING, LEASING, OR INVESTING IN A MIXED-USE PROPERTY?
THE MARTINEZ TEAM IS HERE TO HELP YOU NAVIGATE THE MARKET WITH LOCAL INSIGHTS AND PROVEN EXPERTISE.
CONTACT US AT (954) 394-7078 OR VISIT WWW.MARTINEZTEAMCOMMERCIAL.COM

COMMERCIAL LISTINGS

FOR SALE



1806-1856 N Pine Island Rd

Prime Retail Shopping Plaza
\$ 4,000,000.00



5244 NW 7th Ave.

Retail Space
\$ 700,000.00



7050 NW 4th Street

Plantation Medical Office Condo for Owner-User
\$ 950,000.00

FOR LEASE



2020 NW 150th Ave

Office Spaces
\$21.00 SF/YR



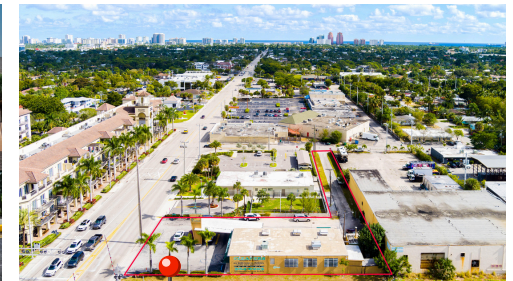
3950 NW 126th Ave

Freestanding Warehouse Building
\$17.88 NNN



8551 W Sunrise Blvd, Suite 102

Pine Island Commons – Premier Office Space
\$ 1,500.00/month



1212 NE 26th St

Retail Property
\$2,000,000



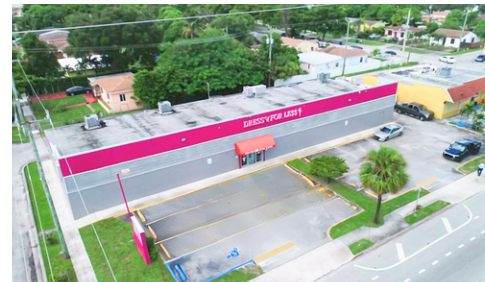
166 Hialeah Dr

Spacious Office Building in the Heart of Hialeah
\$30 PSF Modified Gross



8601 Lake Worth Rd

Prime Medical Office Land
Land rental rate is \$270,000 per year



12208 NW 7th Avenue

Retail Building
\$ 35.00 PSF



1208 N. University Drive

Medical Office Building
\$ 32.00 PSF

LOCAL BUSINESS SPOTLIGHT

Attorney Bobbi Meloro

Estate Planning • Medicaid Long Term Care
Guardianship • Special Needs • Probate

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Meloro Law has proudly served the Plantation community for over 25 years, helping clients create plans that protect their loved ones, avoid court conflicts, and safeguard assets. Attorney Bobbi Meloro approaches this sensitive matter with warmth and empathy, aiming to “get your ducks in a row, protect your family, and save your dough” while keeping the process light-hearted.

It's essential to understand that the deed governs what happens to your real estate upon your passing, not your will or trust. To avoid probate, ensure that you do not hold real estate in your individual name, and consider deeding it to a trust or naming individual beneficiaries on your deed.

Contact Bobbi to take care of this for you!

CW
COMMERCIAL

Call and Mention
this Newsletter to
get your **FREE**
Deed Review

