FOR LEASE | GROUND LEASE | BUILD TO SUIT

±13,824 SF FREESTANDING BUILDING ON ±1.63 ACRES

2301 N UNIVERSITY DRIVE, SUNRISE, FL 33322

LOCATED AT THE HARD CORNER OF THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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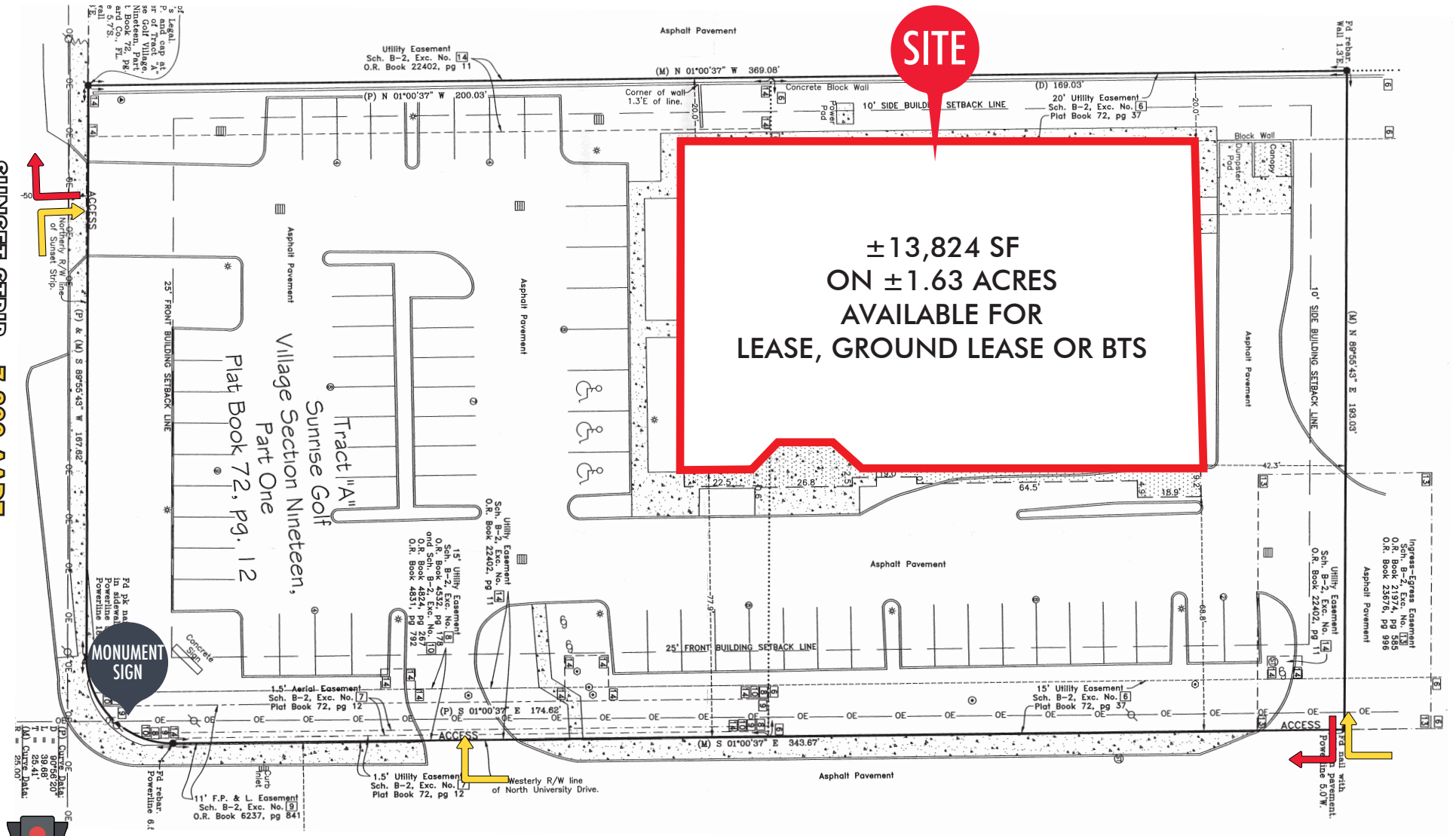
PROPERTY OVERVIEW

HIGHLIGHTS

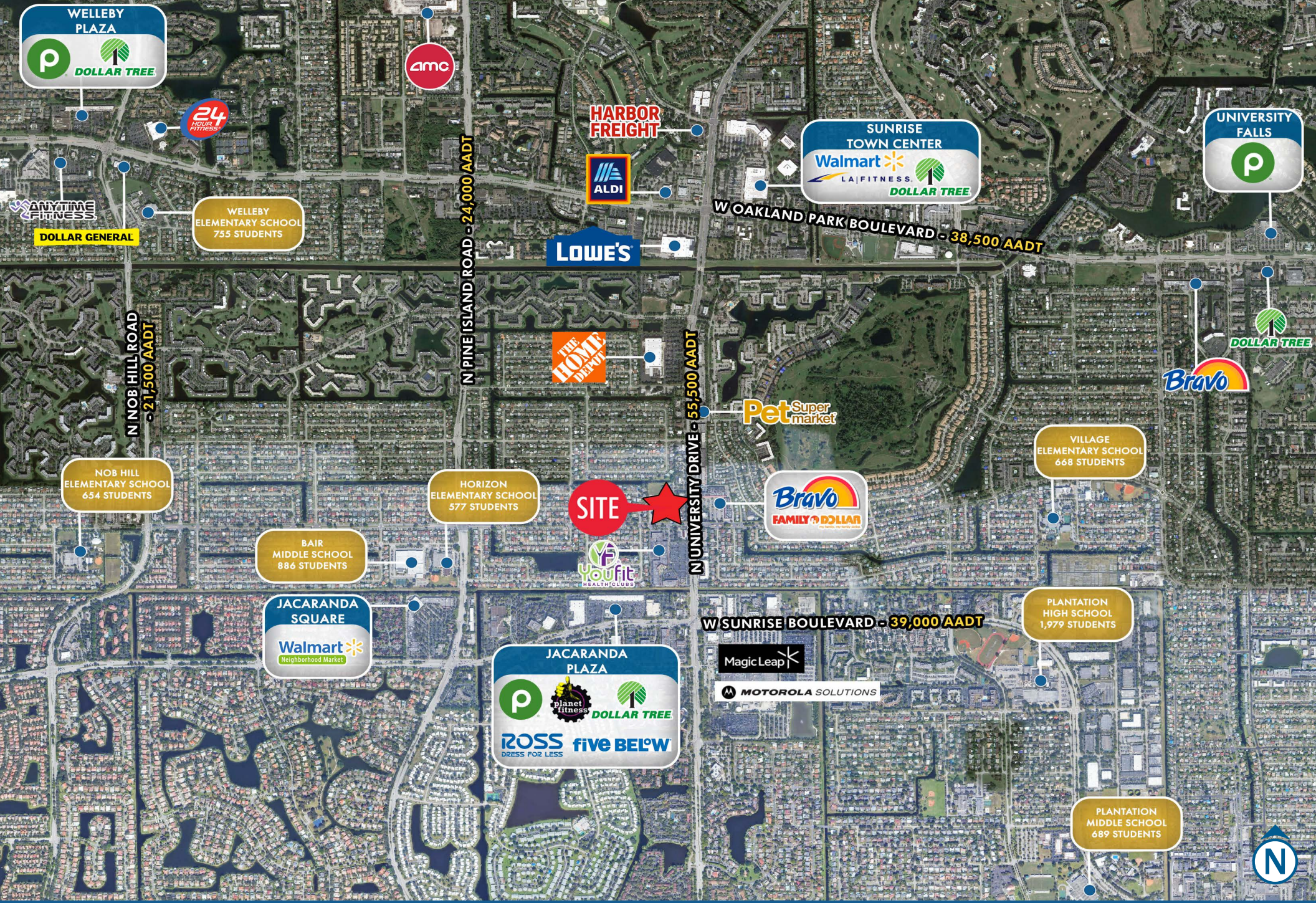
- ±13,824 SF freestanding building on ±1.63 acres
- For lease, ground lease or BTS
- Hard corner of the signalized intersection
- 55,500 AADT on University Drive
- Dense demographics with 191,080 people in 3 miles
- Heavy daytime population including nearby Motorola and Magic Leap Headquarters
- City of Sunrise B-3 Zoning (gas/service station not approved per City)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	22,910	191,080	431,119
HOUSEHOLDS	10,138	76,852	168,341
DAYTIME EMPLOYEES	18,697	152,271	344,011
AVERAGE HH INCOME	$63,582	$73,796	$74,343
	5 Minutes	10 Minutes	15 Minutes
POPULATION	70,242	262,916	527,881
HOUSEHOLDS	29,433	105,525	204,716
DAYTIME EMPLOYEES	56,498	209,397	420,961
AVERAGE HH INCOME	$68,461	$72,640	$73,969


SITE
±13,824 SF
ON ±1.63 ACRES
AVAILABLE FOR
LEASE, GROUND LEASE OR BTS
SUNSET STRIP - 7,800 AADT
N UNIVERSITY DRIVE - 55,500 AADT
MONUMENT SIGN
Tract "A"
Sunrise Golf
Village Section Nineteen,
Part One
Plat Book 72, pg. 12
Asphalt Pavement
Concrete Block Wall
Block Wall
Dumpster Pad
Canopy
Power Pad
10' SIDE BUILDING SETBACK LINE
25' FRONT BUILDING SETBACK LINE
ACCESS
Northerly R/W line of Sunset Strip.
Westerly R/W line of North University Drive.
Utility Easement Sch. B-2, Exc. No. 14 O.R. Book 22402, pg 11
20' Utility Easement Sch. B-2, Exc. No. 6 Plat Book 72, pg 37
15' Utility Easement Sch. B-2, Exc. No. 8 and Sch. B-2, Exc. No. 10 O.R. Book 4532, pg 178 O.R. Book 4824, pg 267 O.R. Book 4851, pg 792
1.5' Aerial Easement Sch. B-2, Exc. No. 7 Plat Book 72, pg 12
11' F.P. & L. Easement Sch. B-2, Exc. No. 9 O.R. Book 6237, pg 841
Ingress-Egress Easement Sch. B-2, Exc. No. 13 O.R. Book 23674, pg 985
(M) N 01°00'37" W 369.08'
(P) N 01°00'37" W 200.03'
(M) S 01°00'37" E 343.67'
(P) S 01°00'37" E 174.62'
(M) N 89°56'43" E 193.03'
(P) & (M) S 89°55'43" W 167.82'
(D) 169.03'

2301 N UNIVERSITY DRIVE | CLOSE INTERSECTION AERIAL



2301 N UNIVERSITY DRIVE | MARKET AERIAL

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2301 N UNIVERSITY DRIVE | EXTENDED MARKET AERIAL

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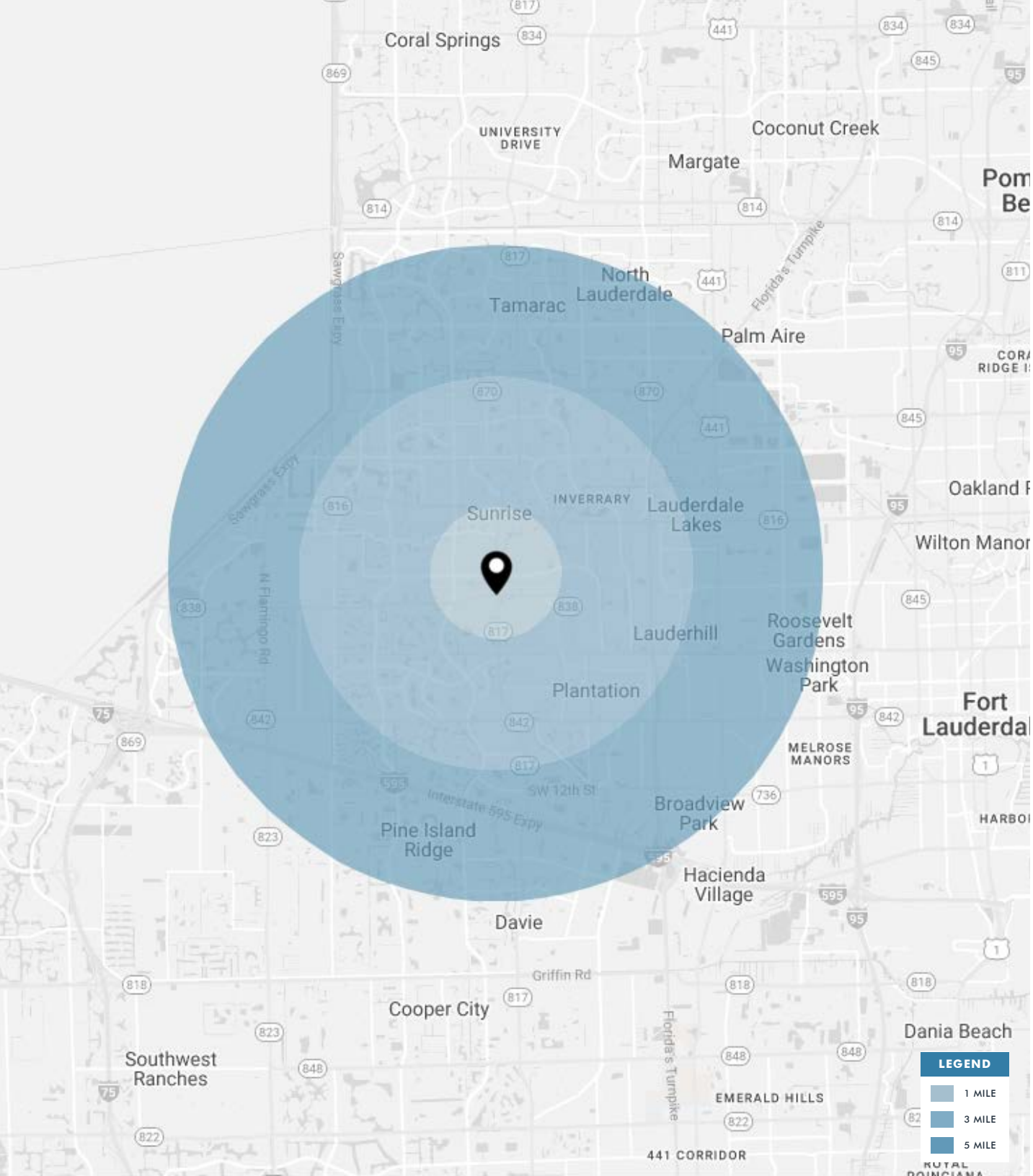

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