

FOR LEASE | GROUND LEASE | BUILD TO SUIT

# ±13,824 SF FREESTANDING BUILDING ON ±1.63 ACRES

2301 N University Drive, Sunrise, FL 33322

CITY OF SUNRISE  
B-3 ZONING



LOCATED AT THE HARD CORNER OF THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

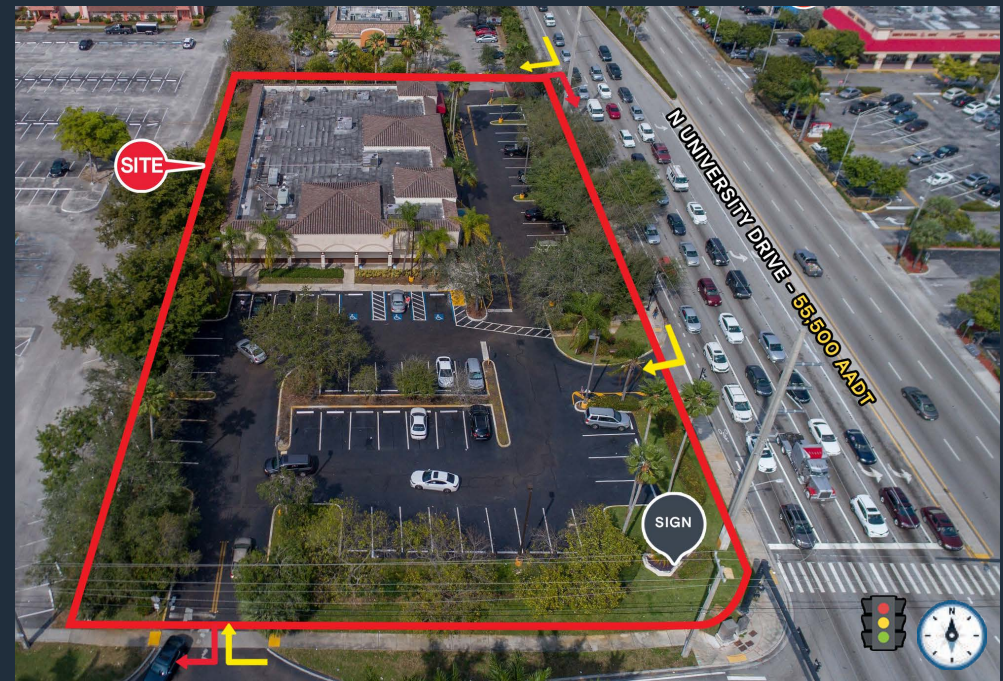
- ±13,824 SF freestanding building on ±1.63 acres
- For lease, ground lease or BTS
- Hard corner of the signalized intersection
- 55,500 AADT on University Drive
- Dense demographics with 191,080 people in 3 miles
- Heavy daytime population including nearby Motorola and Magic Leap Headquarters
- City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

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,418	197,919	450,523
HOUSEHOLDS	9,370	77,857	172,925
EMPLOYEES	18,417	162,972	369,467
AVERAGE HH INCOME	\$72,066	\$82,962	\$86,003

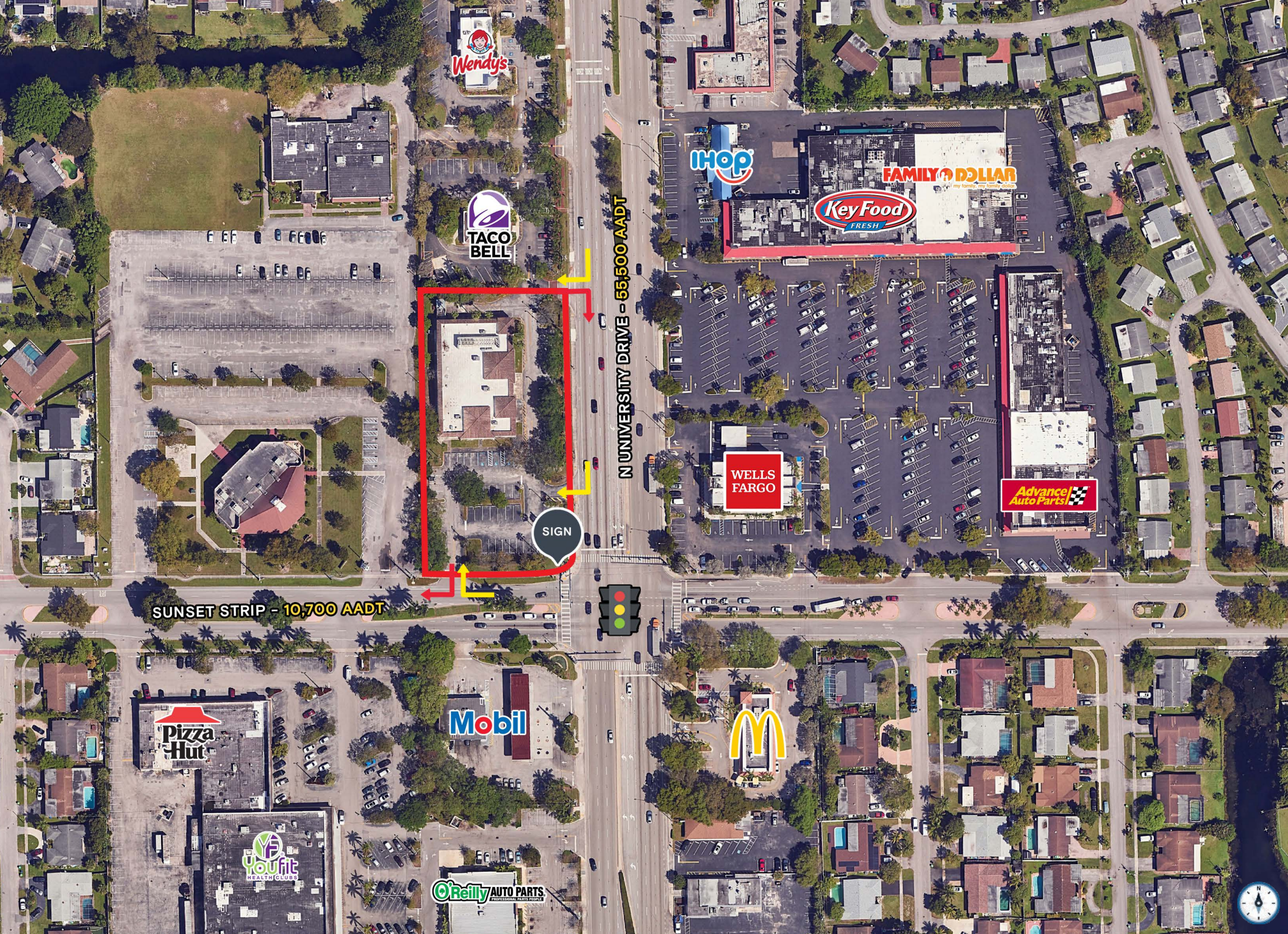
  

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	64,903	250,915	515,342
HOUSEHOLDS	26,408	98,163	196,364
EMPLOYEES	54,190	206,214	421,738
AVERAGE HH INCOME	\$80,097	\$83,854	\$85,788







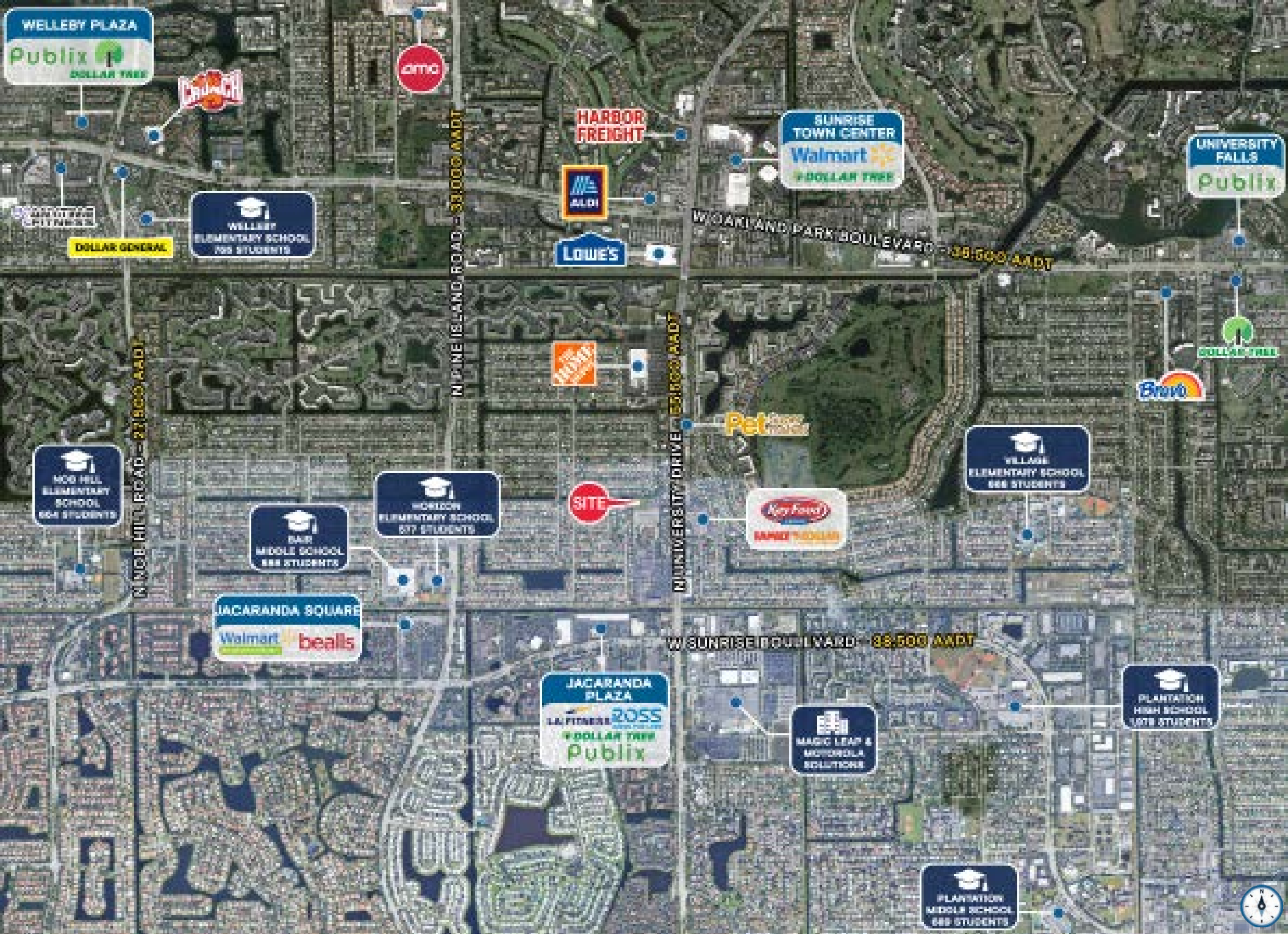


SUNSET STRIP - 10,700 AADT

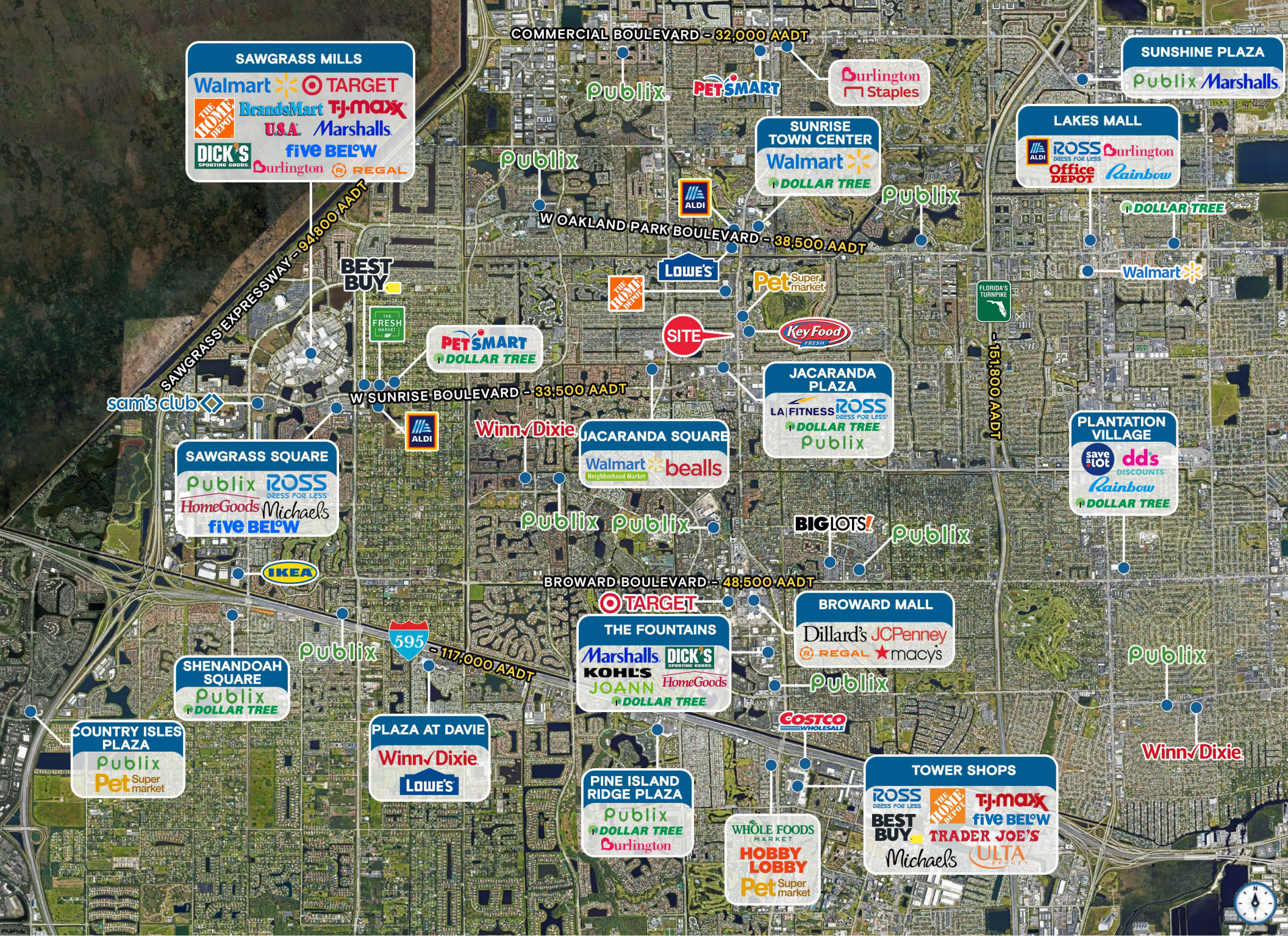
N UNIVERSITY DRIVE - 55,500 AADT

SIGN

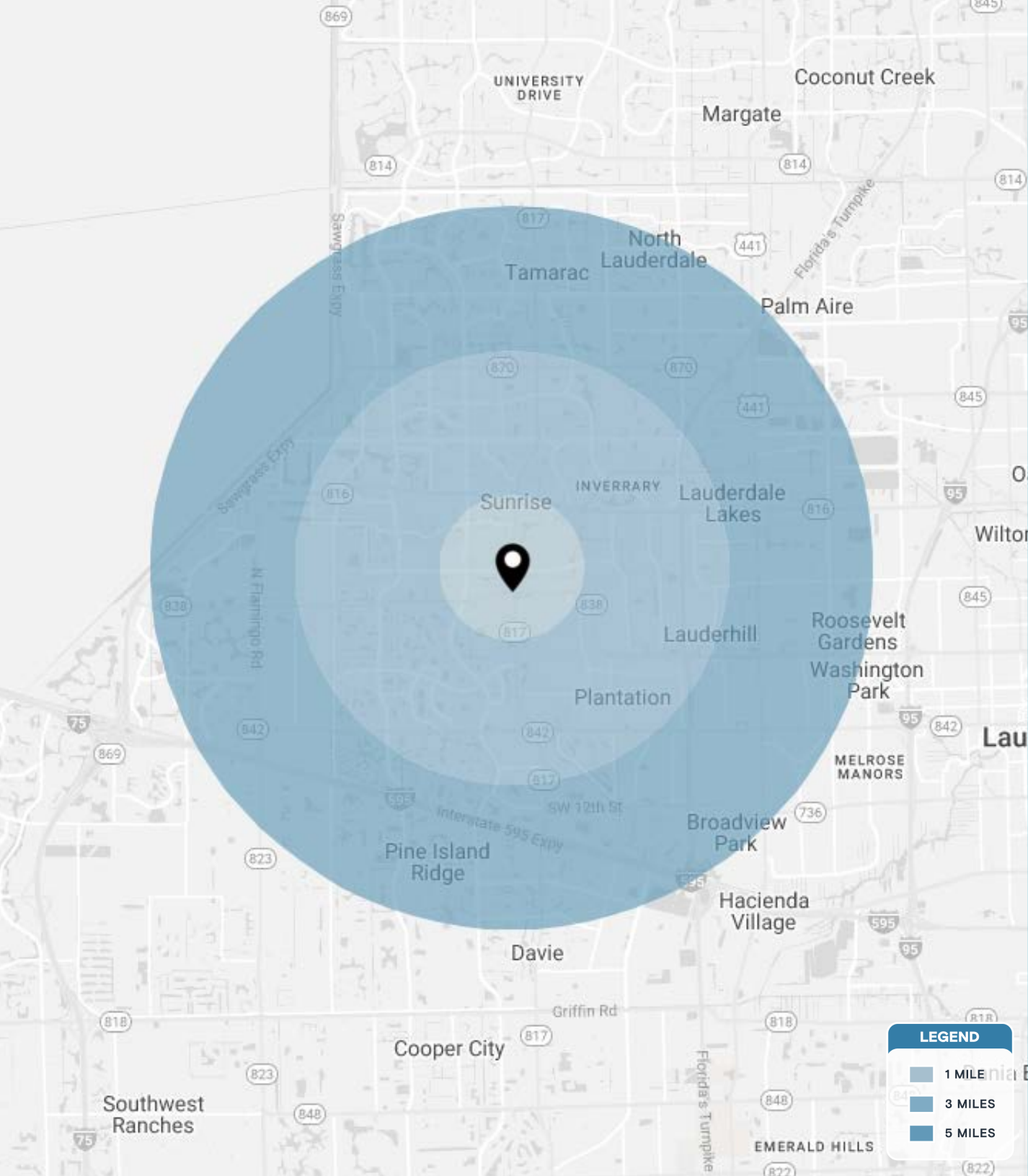












# Contact Brokers

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**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.16.24