

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

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Property Overview

HIGHLIGHTS

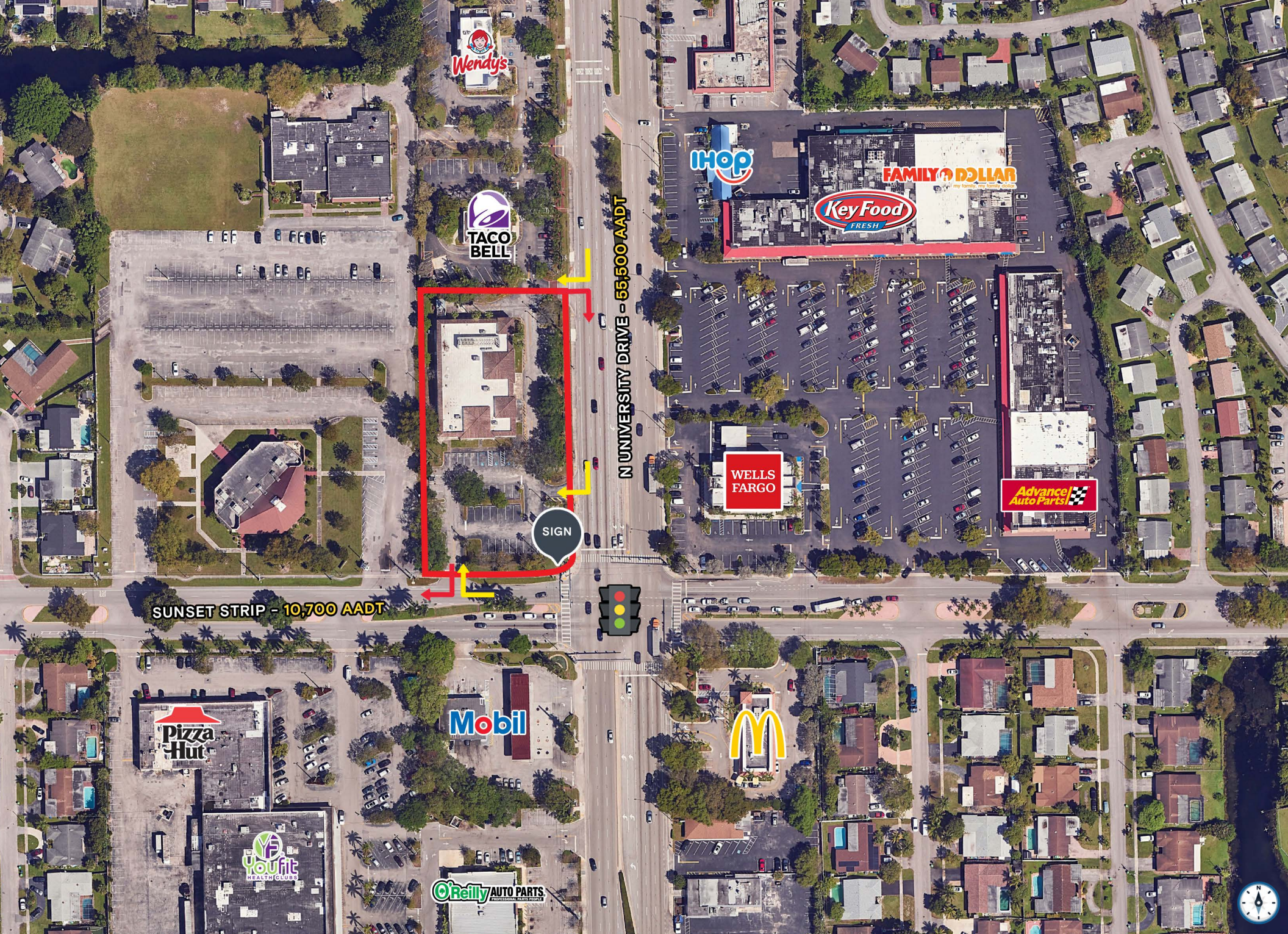
- ±13,824 SF freestanding building on ±1.63 acres
- For lease, ground lease or BTS
- Hard corner of the signalized intersection
- 55,500 AADT on University Drive
- Dense demographics with 191,080 people in 3 miles
- Heavy daytime population including nearby Motorola and Magic Leap Headquarters
- City 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

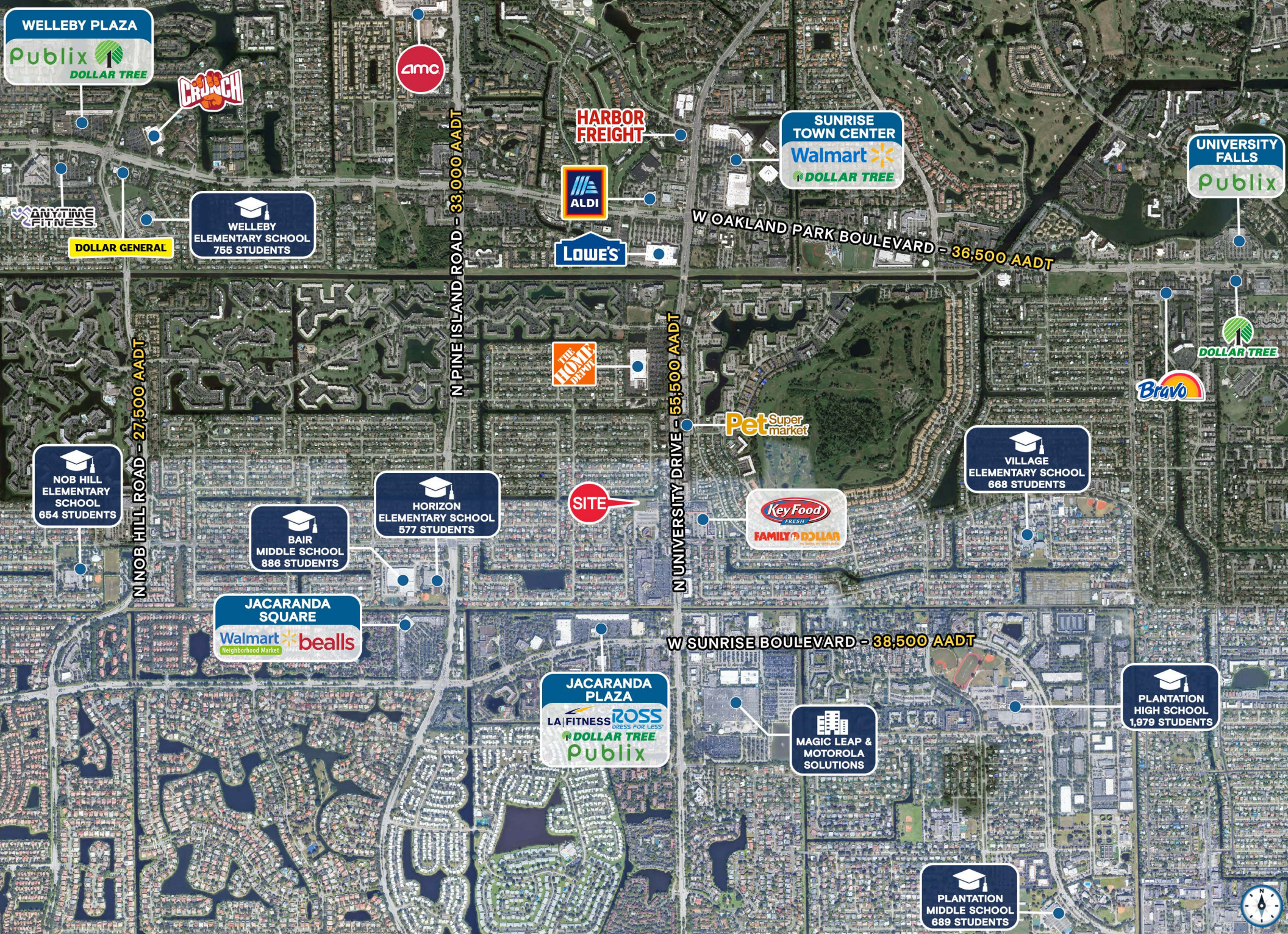




SUNSET STRIP - 10,700 AADT

N UNIVERSITY DRIVE - 55,500 AADT

SIGN



WELLEBY PLAZA
Publix
DOLLAR TREE

CRUNCH

amc

HARBOR FREIGHT

SUNRISE TOWN CENTER
Walmart
DOLLAR TREE

UNIVERSITY FALLS
Publix

ANYTIME FITNESS

DOLLAR GENERAL

WELLEBY ELEMENTARY SCHOOL
755 STUDENTS

ALDI

LOWE'S

W OAKLAND PARK BOULEVARD - 36,500 AADT

N NOB HILL ROAD - 27,500 AADT

NOB HILL ELEMENTARY SCHOOL
654 STUDENTS

THE HOME DEPOT

N UNIVERSITY DRIVE - 55,500 AADT

Pet Supermarket

Bravo

DOLLAR TREE

HORIZON ELEMENTARY SCHOOL
577 STUDENTS

SITE

Key Food
FAMILY DOLLAR

VILLAGE ELEMENTARY SCHOOL
688 STUDENTS

BAIR MIDDLE SCHOOL
886 STUDENTS

JACARANDA SQUARE
Walmart bealls
Neighborhood Market

W SUNRISE BOULEVARD - 38,500 AADT

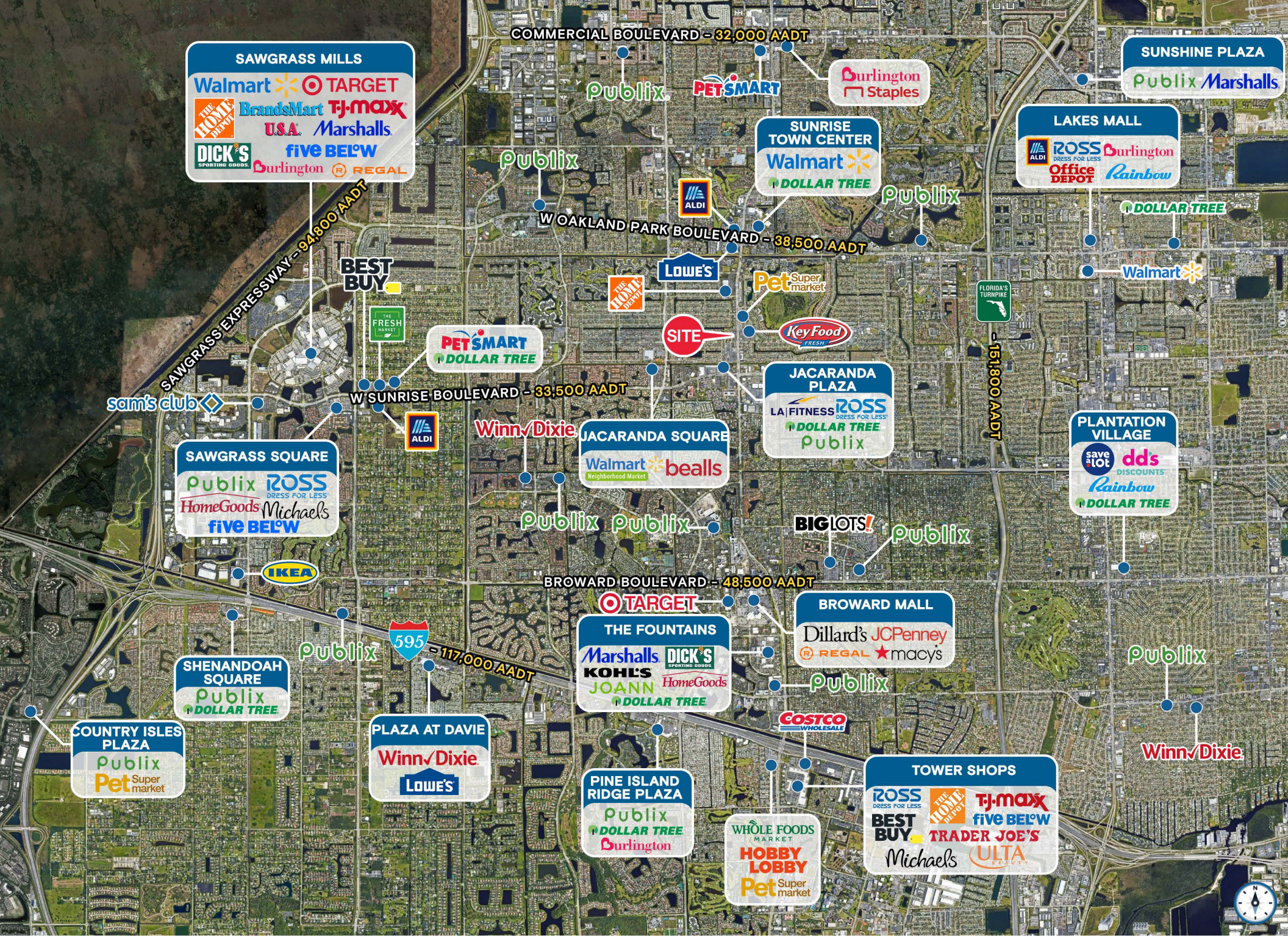
JACARANDA PLAZA
LA FITNESS ROSS
DRESS FOR LESS
DOLLAR TREE
Publix

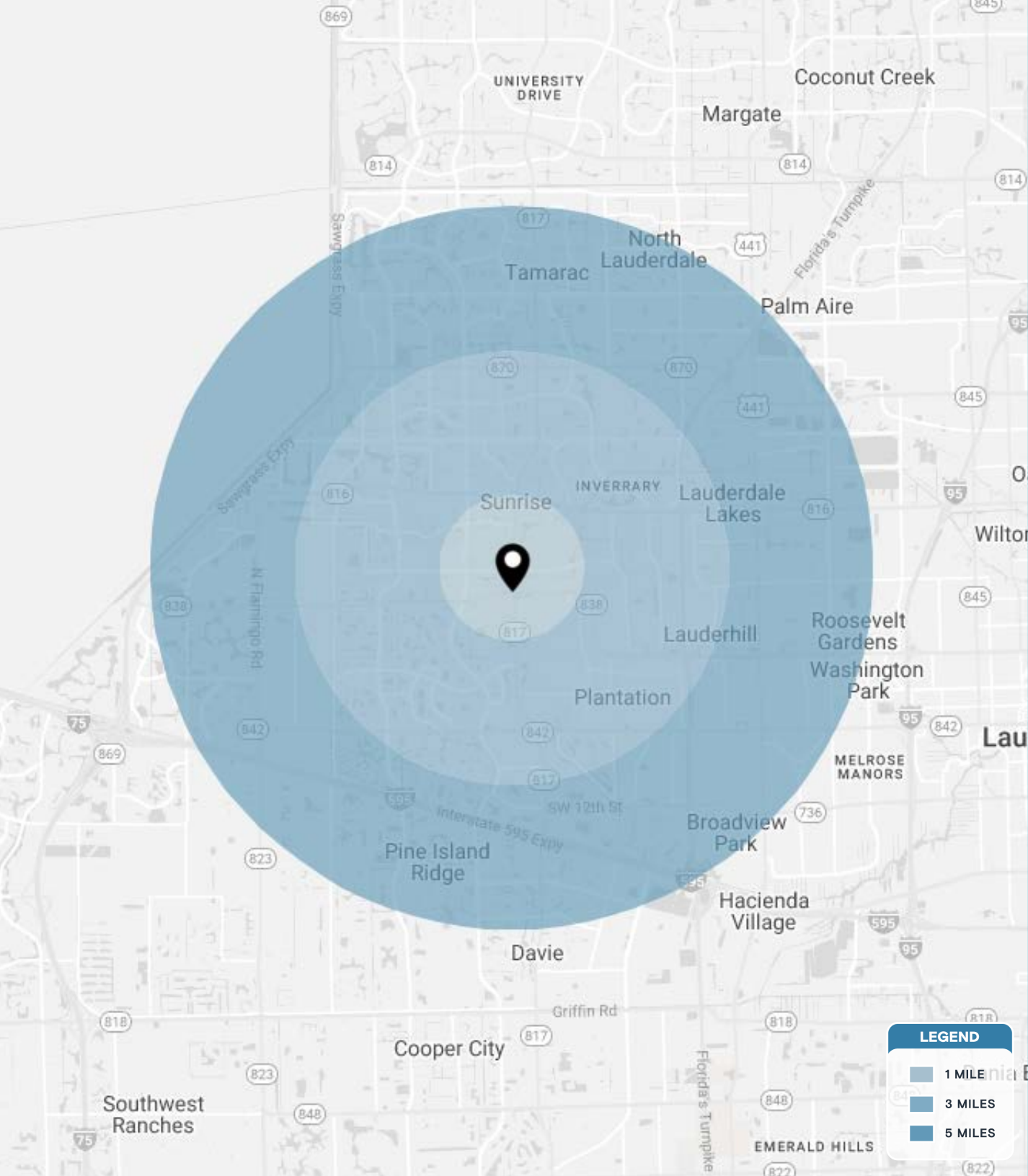
MAGIC LEAP & MOTOROLA SOLUTIONS

PLANTATION HIGH SCHOOL
1,979 STUDENTS

PLANTATION MIDDLE SCHOOL
689 STUDENTS







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: 01.08.25