

RETAIL SPACE FOR LEASE

±2,760 SF FREESTANDING BUILDING ON ±0.595 ACRES

2601 N University Drive, Sunrise, FL 33322



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- Freestanding building located at the hard corner of a prime signalized intersection
- Prominent monument signage
- Ample parking and visibility to the main retail corridor on University Drive
- Proximity to national retailers:



DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION 19,384 200,754 455,590

HOUSEHOLDS 8,470 79,117 175,484

EMPLOYEES 16,712 165,453 373,874

AVERAGE HH INCOME \$65,787 \$81,656 \$85,532

DEMOGRAPHICS

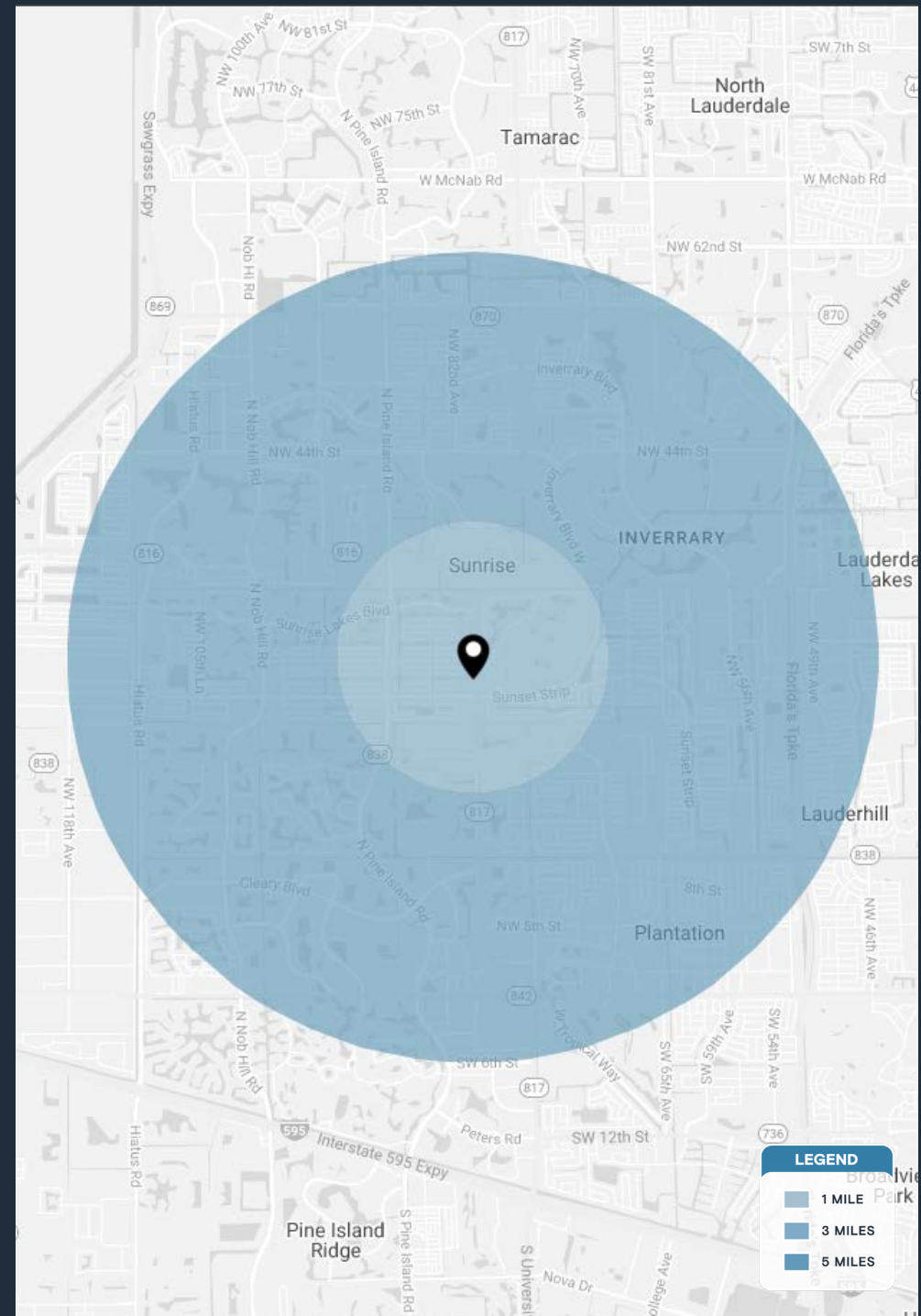
5 MINUTES 10 MINUTES 15 MINUTES

POPULATION 58,253 257,981 524,303

HOUSEHOLDS 23,912 102,266 199,906

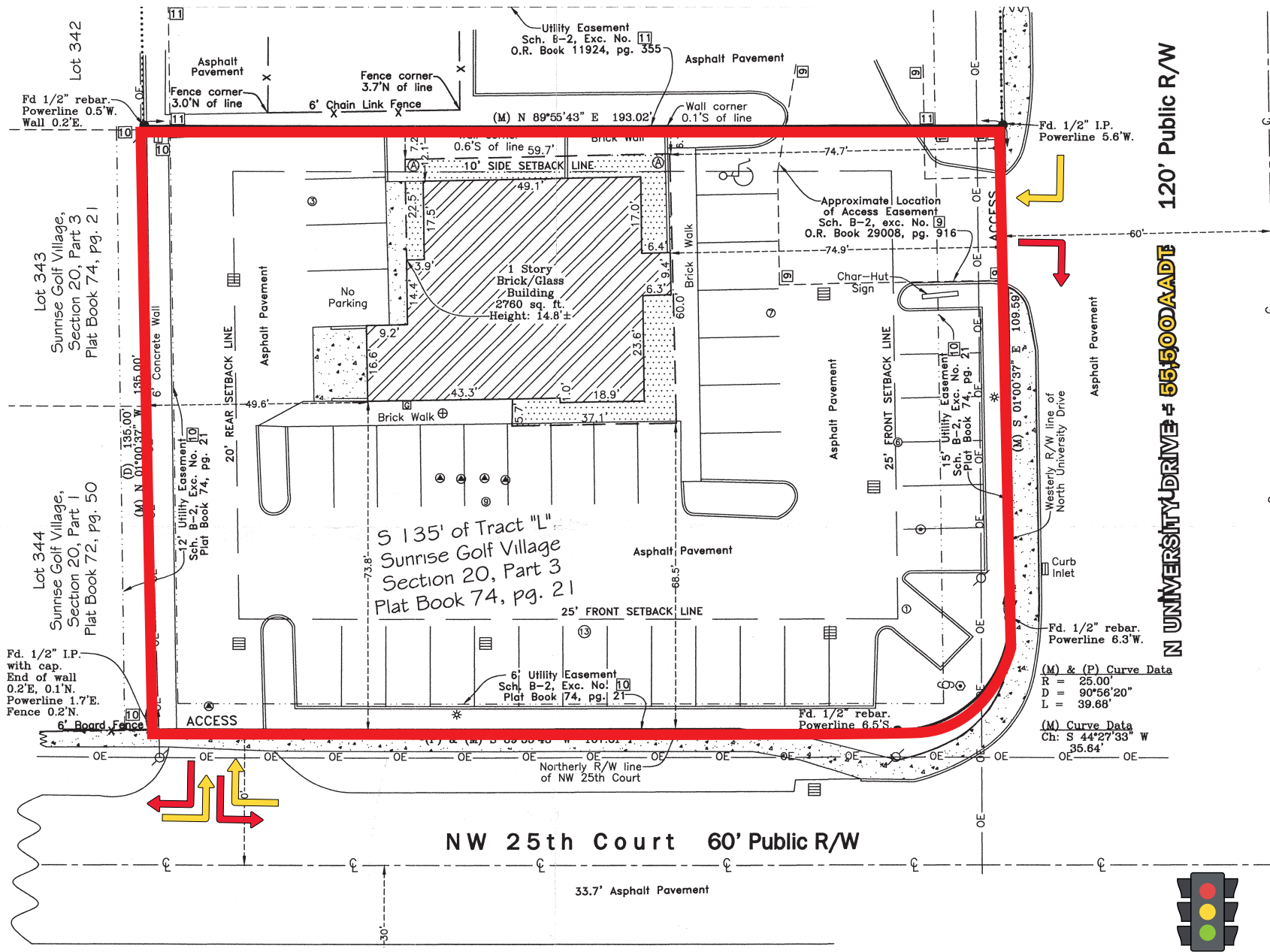
EMPLOYEES 48,879 212,643 429,113

AVERAGE HH INCOME \$77,852 \$81,251 \$85,544



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES



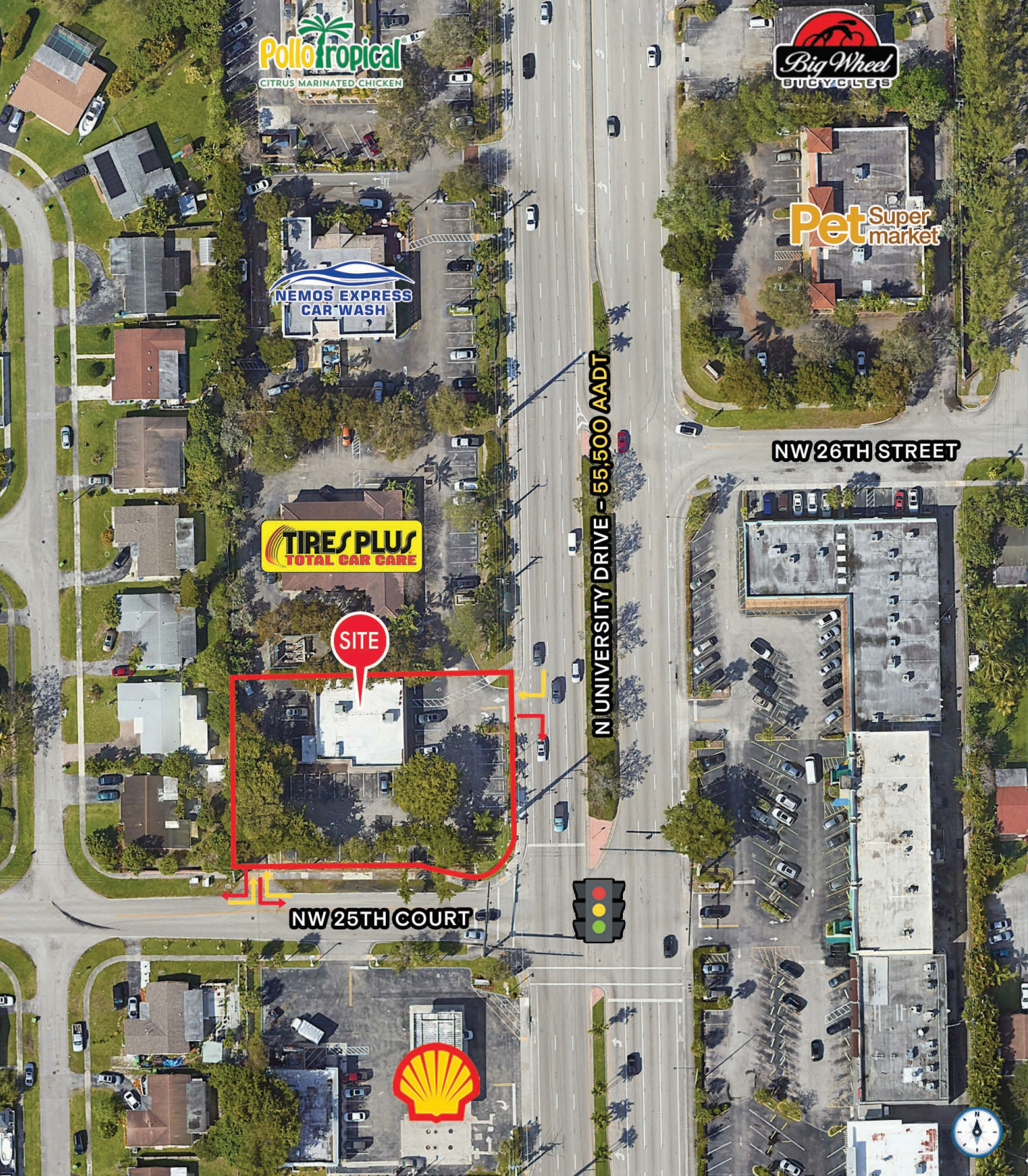
N UNIVERSITY DRIVE # 55,500 AADT
120' Public R/W

(M) & (P) Curve Data
 R = 25.00'
 D = 90°56'20"
 L = 39.68'
 (M) Curve Data
 Ch: S 44°27'33" W
 35.84'









Contact Brokers

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