

RETAIL VACANT BUILDING FOR SALE OR FOR LEASE

# ±2,760 SF VACANT FREESTANDING BUILDING ON ±0.595 ACRES

2601 N University Drive, Sunrise, FL 33322



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EXCLUSIVE RETAIL LISTING  
**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
- Sale price of \$1.8M
- Prominent monument signage
- Ample parking and visibility to the main retail corridor on University Drive
- Proximity to national retailers:

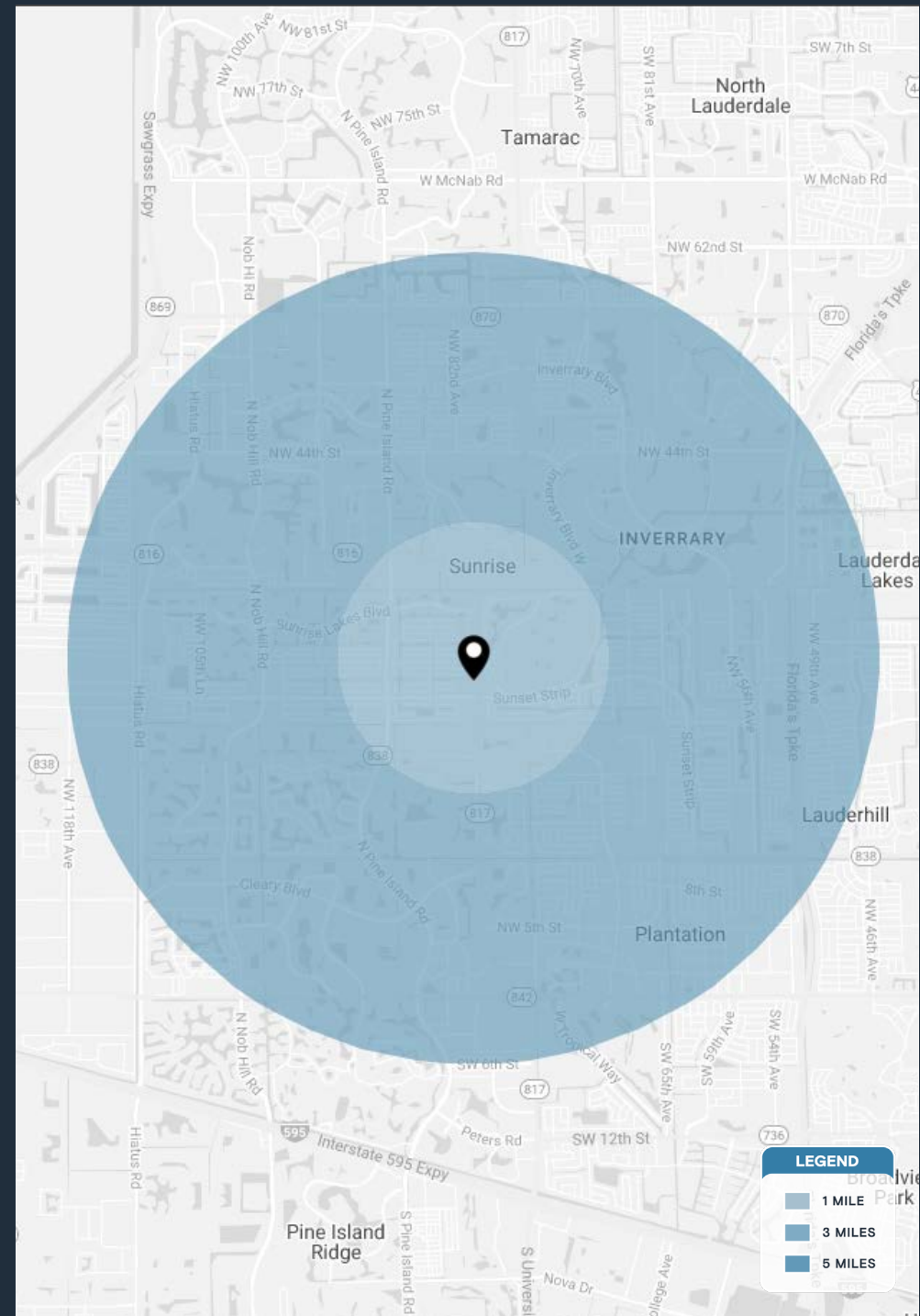


## DEMOGRAPHICS

	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

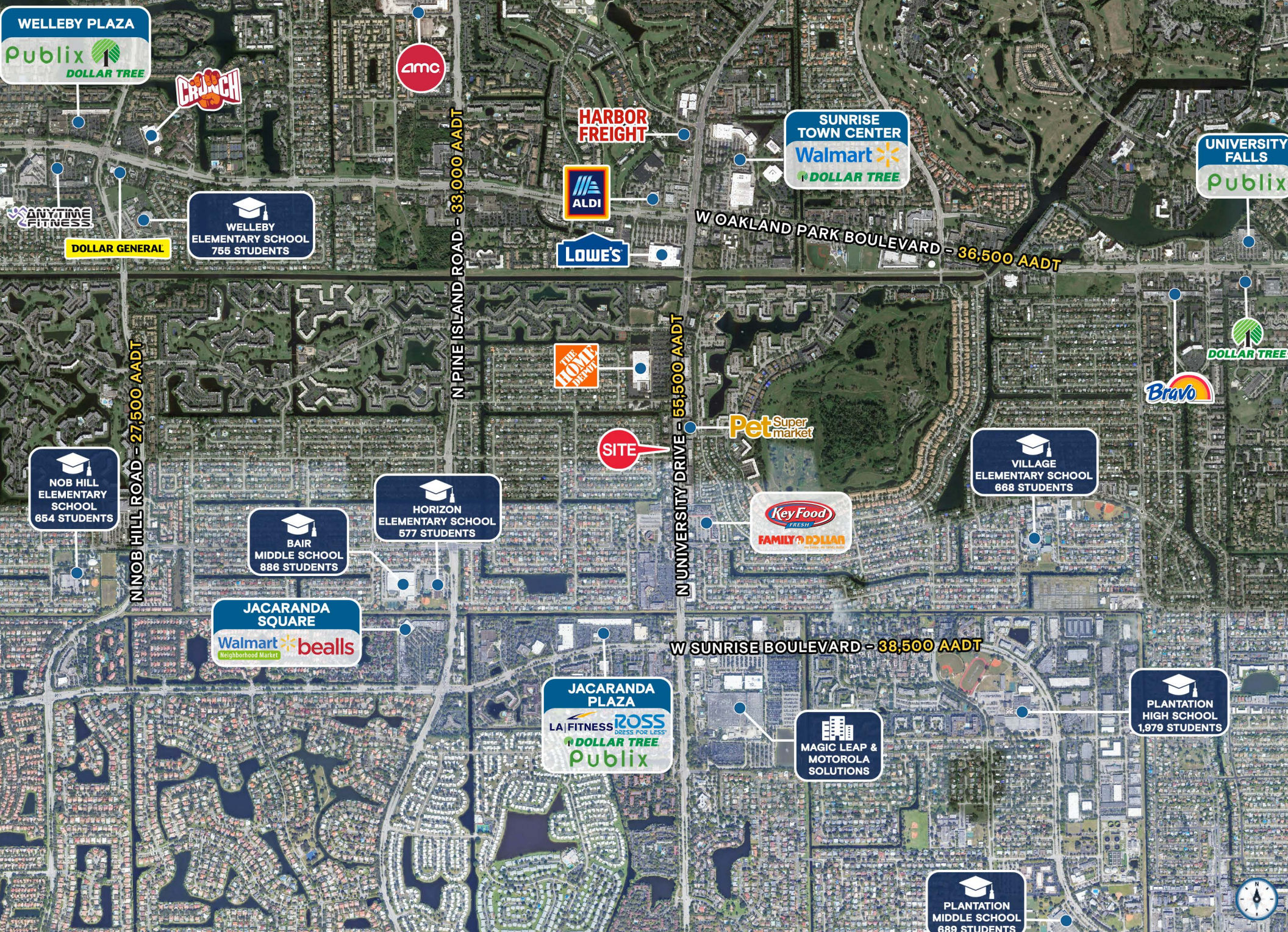
## DEMOGRAPHICS

	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

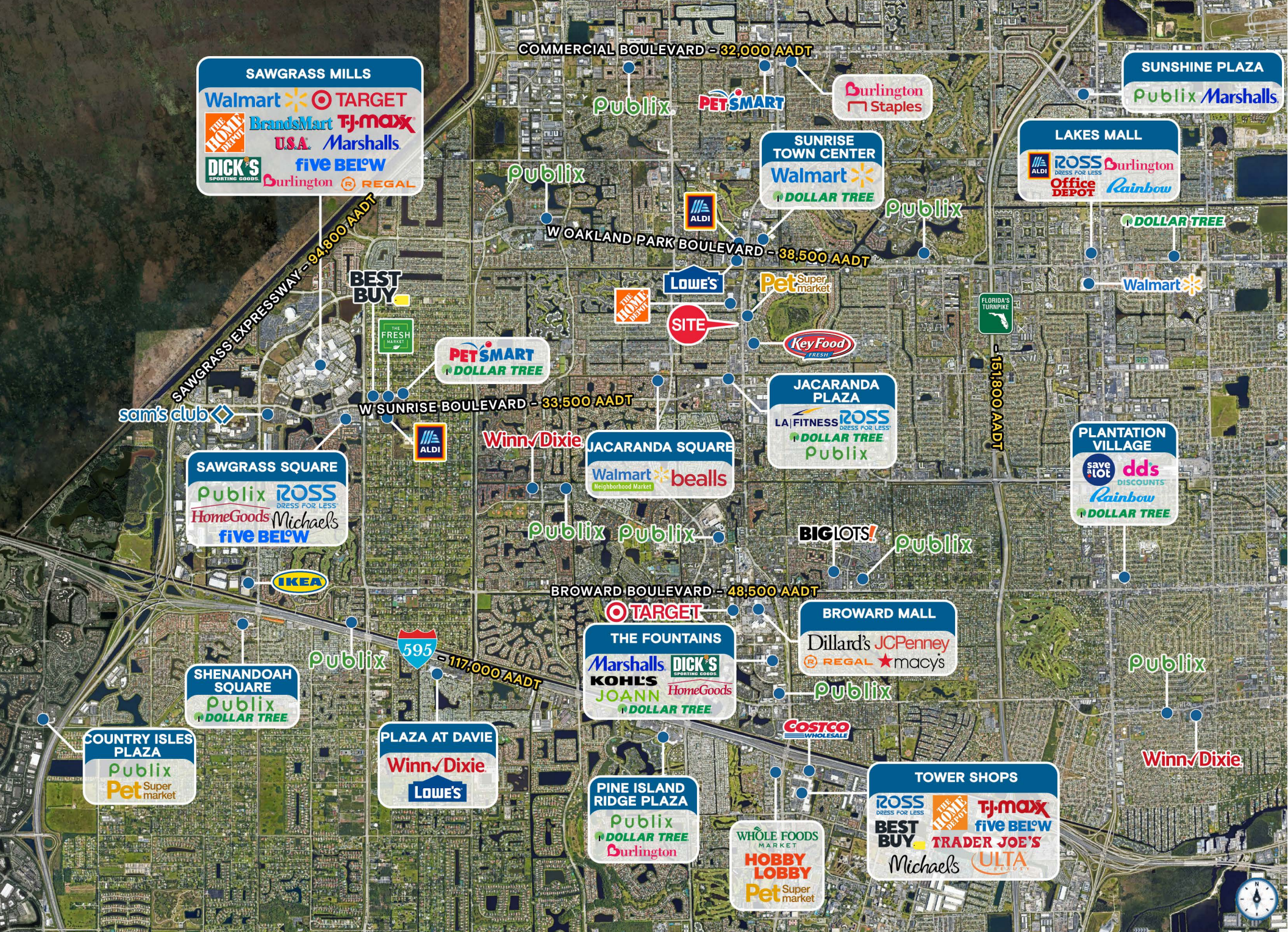
















## Contact Brokers

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## KATZ & ASSOCIATES

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[katzretail.com](http://katzretail.com)

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