FOR SALE FOR LEASE

±4,558 SF ON ±1.33 ACRES

2900 N UNIVERSITY DRIVE | SUNRISE, FL 33322

FREESTANDING BUILD-OUT MEDICAL CENTER WITH TWO DRIVE-THRU LANES

ASKING $3.3M



EXCLUSIVE RETAIL LISTING

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Property Overview

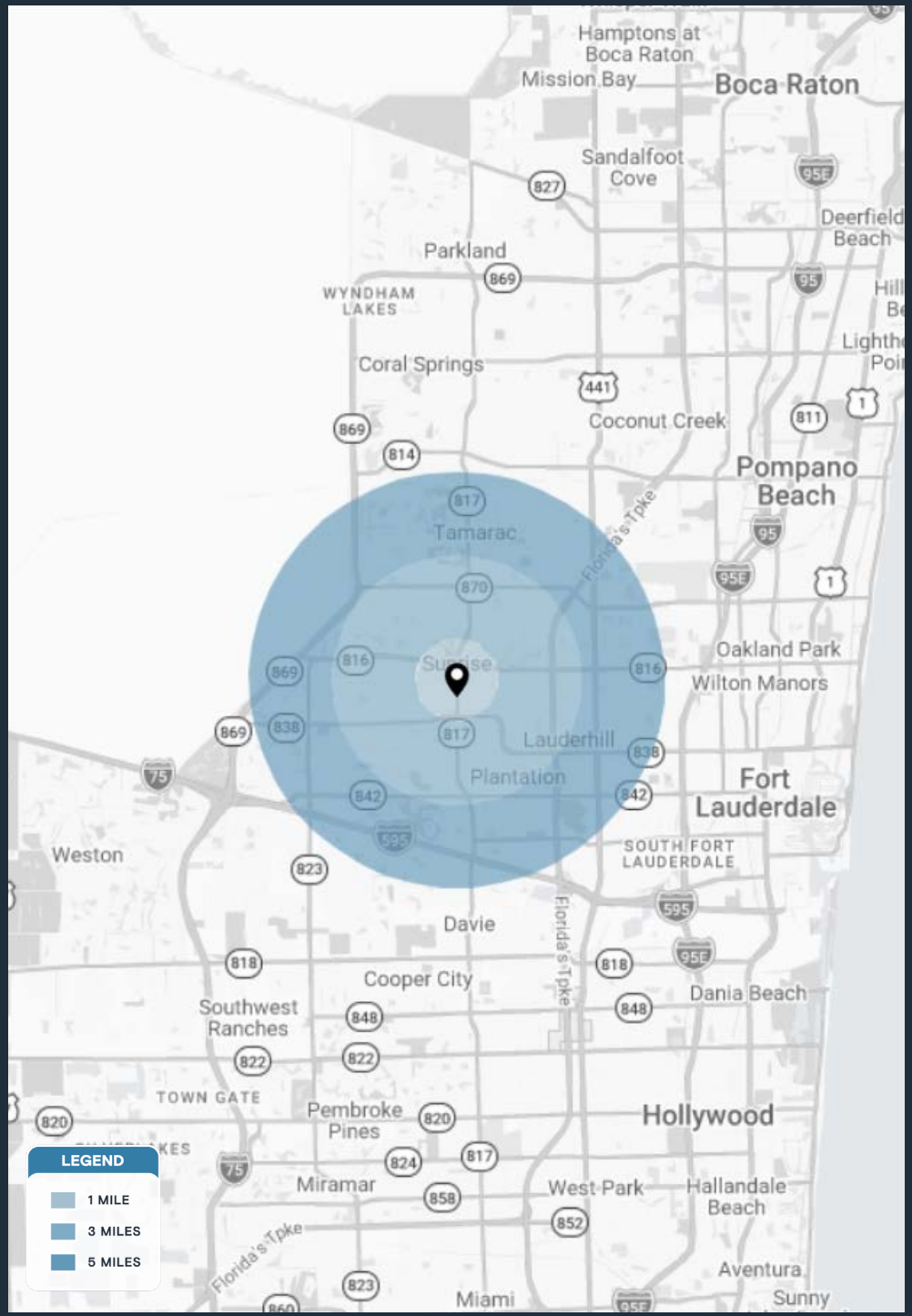
HIGHLIGHTS

- **±4,558 SF free-standing former medical building on ±1.33 acres**
- **Available for sale or for lease - asking $3.3M**
- **Ideal for gas/c-store, medical or fast food, etc.**
- **Very dense trade area with over 217,000 population in a 3 mile radius as well as over 55,000 daytime population**
- **Pylon signage**
- Two drive-thru lanes
- Join neighboring retailers: Home Depot, Auto Zone, Aldi, Lowe's and Walmart

DEMOGRAPHICS

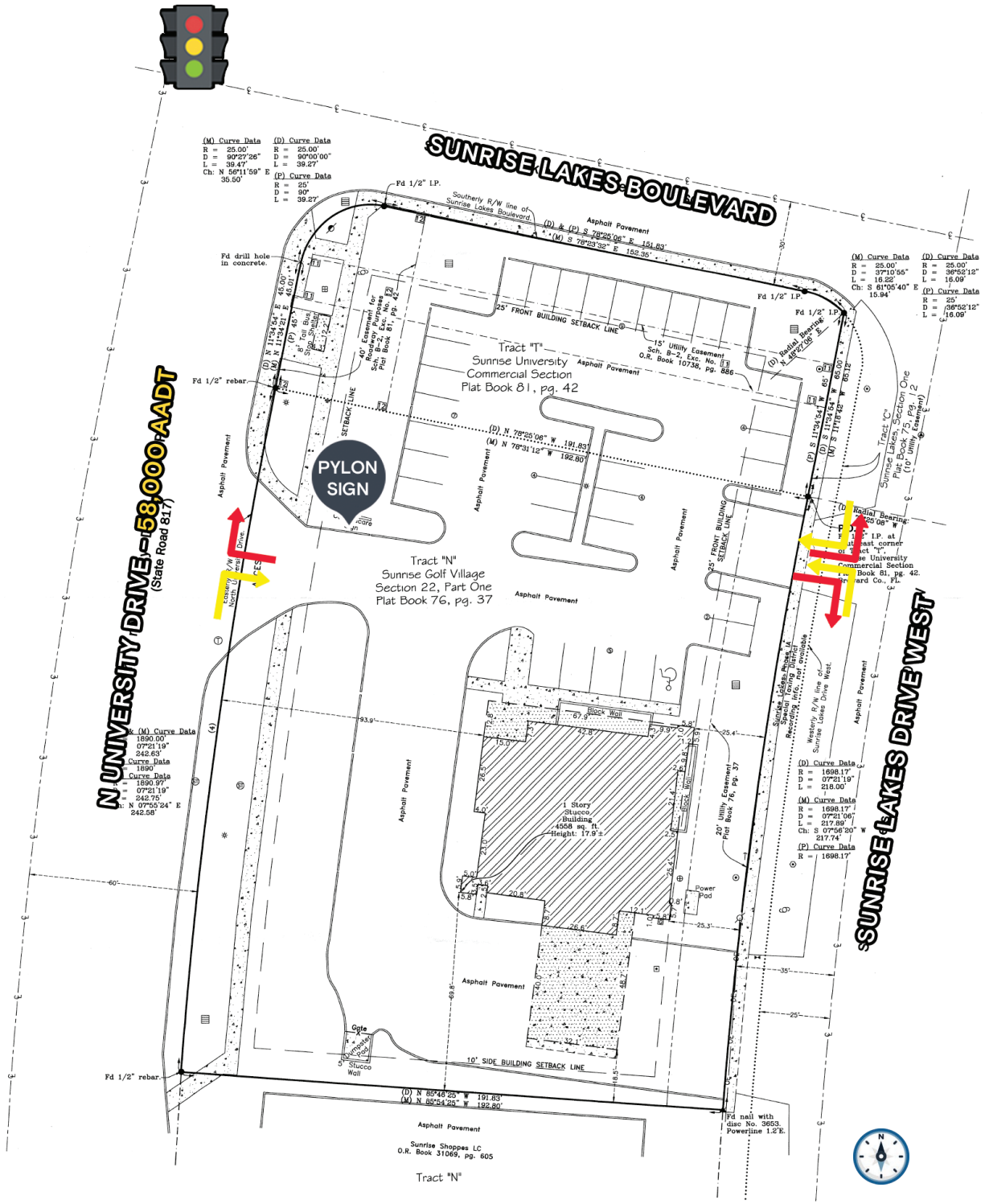
	1 MILE	3 MILES	5 MILES
POPULATION	24,703	217,307	476,340
HOUSEHOLDS	10,412	86,164	183,618
EMPLOYEES	6,098	55,449	169,458
AVERAGE HH INCOME	$76,477	$90,846	$97,740

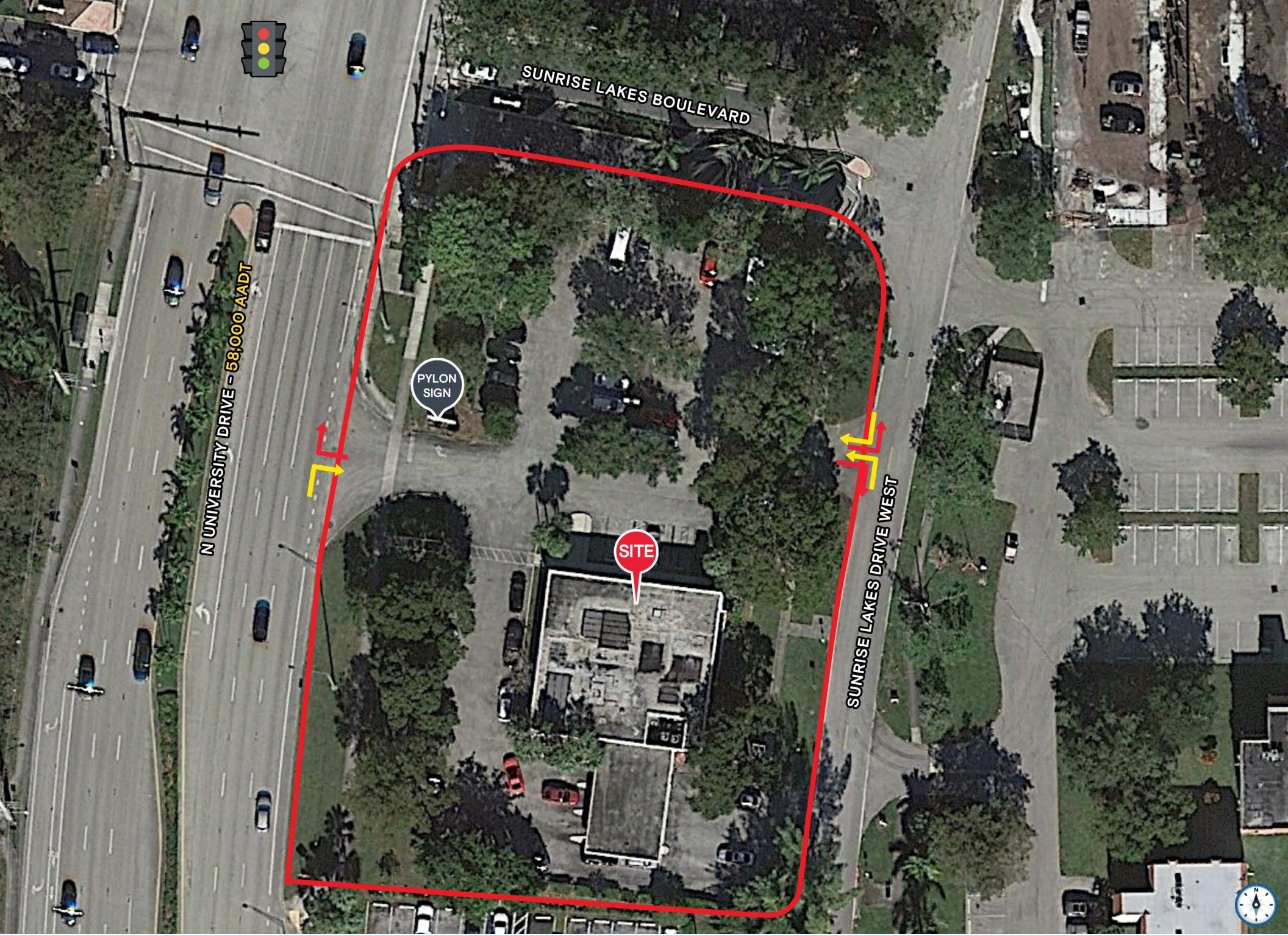
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	65,081	230,296	418,975
HOUSEHOLDS	26,535	91,762	163,001
EMPLOYEES	15,225	61,977	137,686
AVERAGE HH INCOME	$88,134	$93,443	$98,125

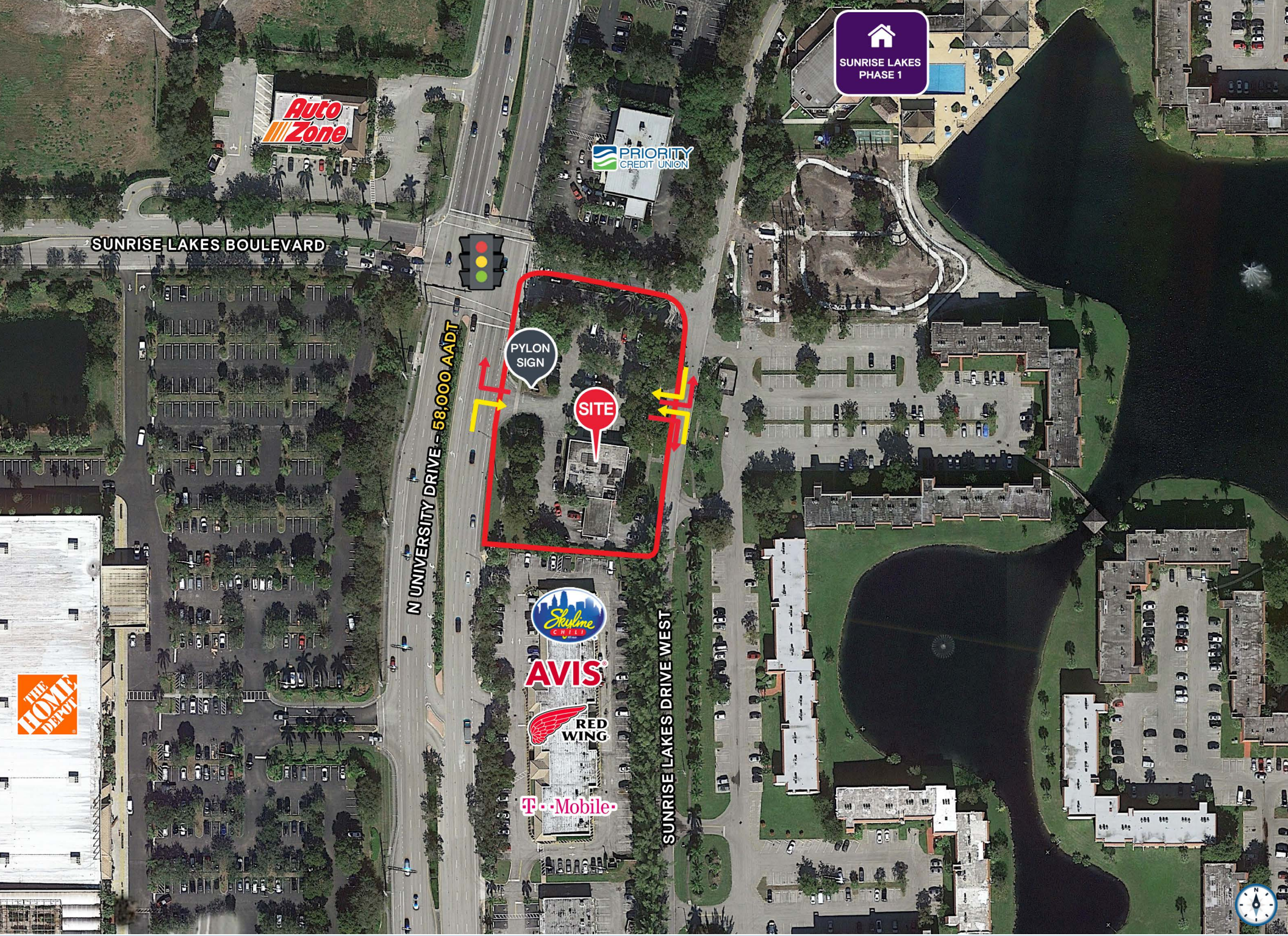


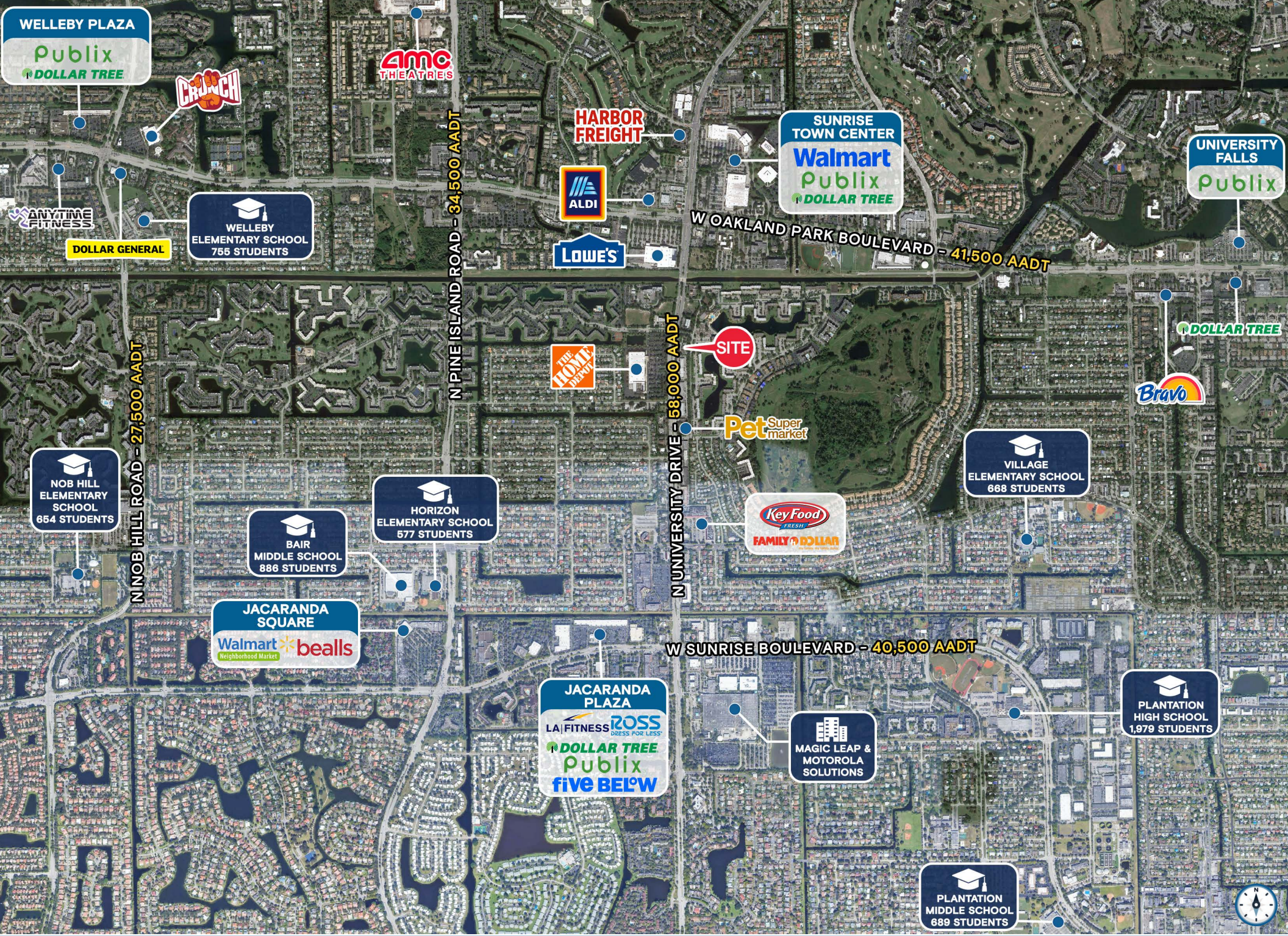



STOP
conviva Care Center


SUNRISE LAKES BOULEVARD
N UNIVERSITY DRIVE – 58,000 AADT
(State Road 817)
SUNRISE LAKES DRIVE WEST
PYLON SIGN
Tract "T"
Sunrise University
Commercial Section
Plat Book 81, pg. 42
Tract "N"
Sunrise Golf Village
Section 22, Part One
Plat Book 76, pg. 37
25' FRONT BUILDING SETBACK LINE
10' SIDE BUILDING SETBACK LINE
Asphalt Pavement
1 Story Stucco Building 4558 sq. ft. Height: 17.9'±
Block Wall
5' Stucco Wall
Gate
Power Pad
Fd 1/2" I.P.
Fd 1/2" rebar
Fd drill hole in concrete.
Fd nail with disc No. 3653. Powerline 1.2'E.
Sunrise Shoppes LC
O.R. Book 31069, pg. 605
Tract "N"
Tract "C"
Sunrise Lakes, Section One
Plat Book 75, Pg. 12
(10' Utility Easement)
20' Utility Easement
Plat Book 76, pg. 37
15' Utility Easement
Sch. B-2, Exc. No. 11
O.R. Book 10738, pg. 886
40' Easement for Roadway Purposes
Sch. B-2, Exc. No. 12
Plat Book 81, pg. 42
(M) Curve Data
R = 25.00'
D = 90°27'26"
L = 39.47'
Ch: N 56°11'59" E
35.50'
(D) Curve Data
R = 25.00'
D = 90°00'00"
L = 39.27'
(P) Curve Data
R = 25'
D = 90°
L = 39.27'
(D) & (P) S 78°25'06" E 151.83'
(M) S 78°23'32" E 152.35'
(D) N 78°25'06" W 191.63'
(M) N 78°31'12" W 192.80'
(D) N 86°48'25" W 191.83'
(M) N 85°54'25" W 192.80'
(D) Radial Bearing: S 49°27'06" E
(D) Radial Bearing: S 25°08'06" W
(M) Curve Data
R = 25.00'
D = 37°10'55"
L = 16.22'
Ch: S 61°05'40" E
15.94'
(D) Curve Data
R = 25.00'
D = 36°52'12"
L = 16.09'
(P) Curve Data
R = 25'
D = 36°52'12"
L = 16.09'
(D) Curve Data
R = 1698.17'
D = 07°21'19"
L = 218.00'
(M) Curve Data
R = 1698.17'
D = 07°21'06"
L = 217.99'
Ch: S 07°56'20" W
217.74'
(P) Curve Data
R = 1698.17'
(M) Curve Data
R = 1890.00'
07°21'19"
242.63'
(P) Curve Data
R = 1890'
(D) Curve Data
R = 1890.97'
D = 07°21'19"
L = 242.75'
Ch: N 07°55'24" E
242.58'
Southerly R/W line of Sunrise Lakes Boulevard
Westerly R/W line of Sunrise Lakes Drive West.
Sunrise Lakes Phase 1A Special Taxing District Recorded in Plat Book 76, pg. 37
Access
Drive
Loading Zone
Fd 1/2" I.P. at Southeast corner of Tract "N" Sunrise University Commercial Section Plat Book 81, pg. 42. Broward Co., FL.
93.9'
60'
69.8'
48.5'
35'
25'


SUNRISE LAKES BOULEVARD
N UNIVERSITY DRIVE - 58,000 AADT
PYLON SIGN
SITE
SUNRISE LAKES DRIVE WEST


SUNRISE LAKES PHASE 1
AutoZone
PRIORITY CREDIT UNION
SUNRISE LAKES BOULEVARD
PYLON SIGN
SITE
N UNIVERSITY DRIVE - 58,000 AADT
SUNRISE LAKES DRIVE WEST
Skyline CHILI
AVIS
RED WING
T-Mobile
THE HOME DEPOT


WELLEBY PLAZA
Publix
DOLLAR TREE
CRUNCH
AMC THEATRES
HARBOR FREIGHT
SUNRISE TOWN CENTER
Walmart
Publix
DOLLAR TREE
UNIVERSITY FALLS
Publix
ALDI
ANYTIME FITNESS
DOLLAR GENERAL
WELLEBY ELEMENTARY SCHOOL
755 STUDENTS
LOWE'S
N PINE ISLAND ROAD – 34,500 AADT
W OAKLAND PARK BOULEVARD – 41,500 AADT
DOLLAR TREE
THE HOME DEPOT
SITE
Bravo
N NOB HILL ROAD – 27,500 AADT
N UNIVERSITY DRIVE – 58,000 AADT
Pet Supermarket
NOB HILL ELEMENTARY SCHOOL
654 STUDENTS
HORIZON ELEMENTARY SCHOOL
577 STUDENTS
VILLAGE ELEMENTARY SCHOOL
668 STUDENTS
Key Food
FAMILY DOLLAR
BAIR MIDDLE SCHOOL
886 STUDENTS
JACARANDA SQUARE
Walmart Neighborhood Market
bealls
W SUNRISE BOULEVARD – 40,500 AADT
JACARANDA PLAZA
LA FITNESS
ROSS DRESS FOR LESS
DOLLAR TREE
Publix
five BELOW
MAGIC LEAP & MOTOROLA SOLUTIONS
PLANTATION HIGH SCHOOL
1,979 STUDENTS
PLANTATION MIDDLE SCHOOL
689 STUDENTS



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: 10.22.26

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