

GROUND LEASE | FOR LEASE | BUILD TO SUIT

±4,558 SF FREESTANDING BUILDING ON ±1.33 ACRES WITH TWO DRIVE-THRU LANES

2900 N UNIVERSITY DRIVE, SUNRISE, FL 33322

BUILT-OUT
MEDICAL CENTER



OVER 45,000 VEHICLES PER DAY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

ALLAN CARLISLE
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

PROPERTY OVERVIEW

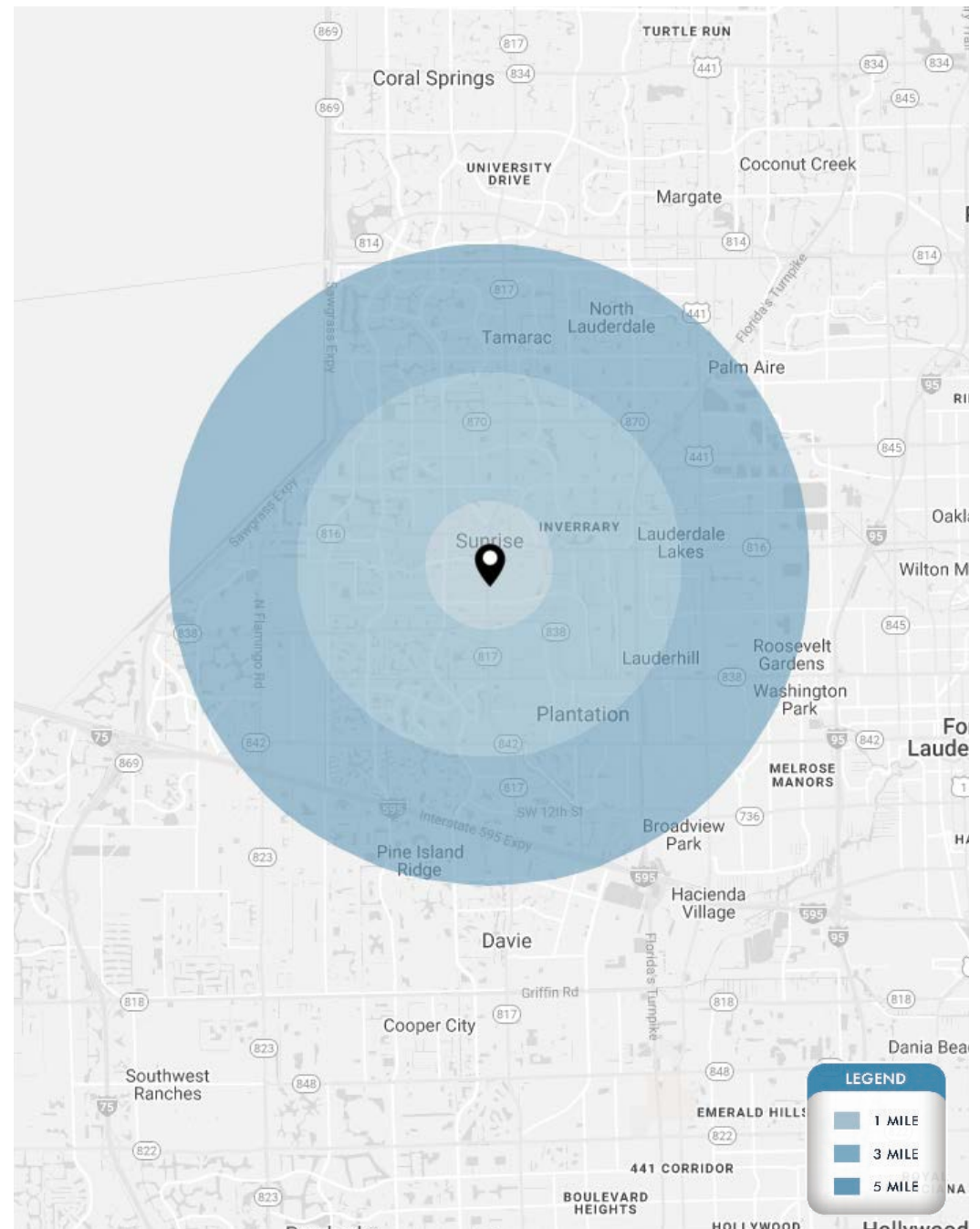
HIGHLIGHTS

- $\pm 4,558$ SF free-standing former medical building on ± 1.33 acres
- Available for lease, ground lease or build to suit
- Ideal for gas/c-store, medical, fast food, etc.
- Very dense trade area with over 197,000 population in a 3 mile radius as well as over 157,000 daytime population
- Pylon signage
- Two drive-thru lanes
- Join neighboring retailers:



DEMOGRAPHICS

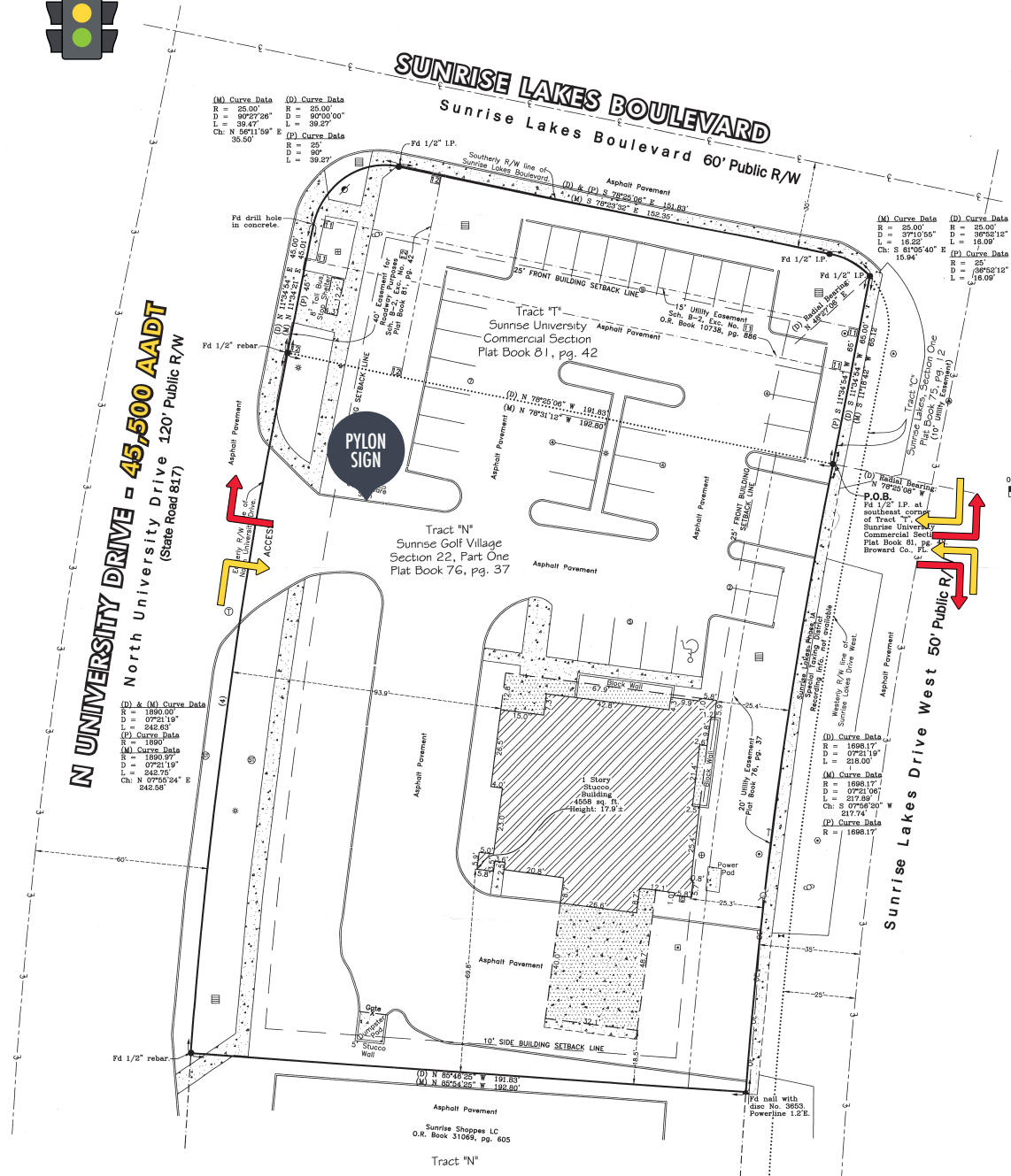
	1 Mile	3 Miles	5 Miles
POPULATION	18,785	197,181	433,103
HOUSEHOLDS	8,399	80,318	169,370
DAYTIME EMPLOYEES	16,109	157,182	345,525
AVERAGE HH INCOME	\$58,397	\$75,068	\$78,573
	5 Minutes	10 Minutes	15 Minutes
POPULATION	58,499	253,683	483,513
HOUSEHOLDS	23,808	102,551	188,415
DAYTIME EMPLOYEES	46,992	201,976	385,913
AVERAGE HH INCOME	\$71,923	\$75,503	\$79,187



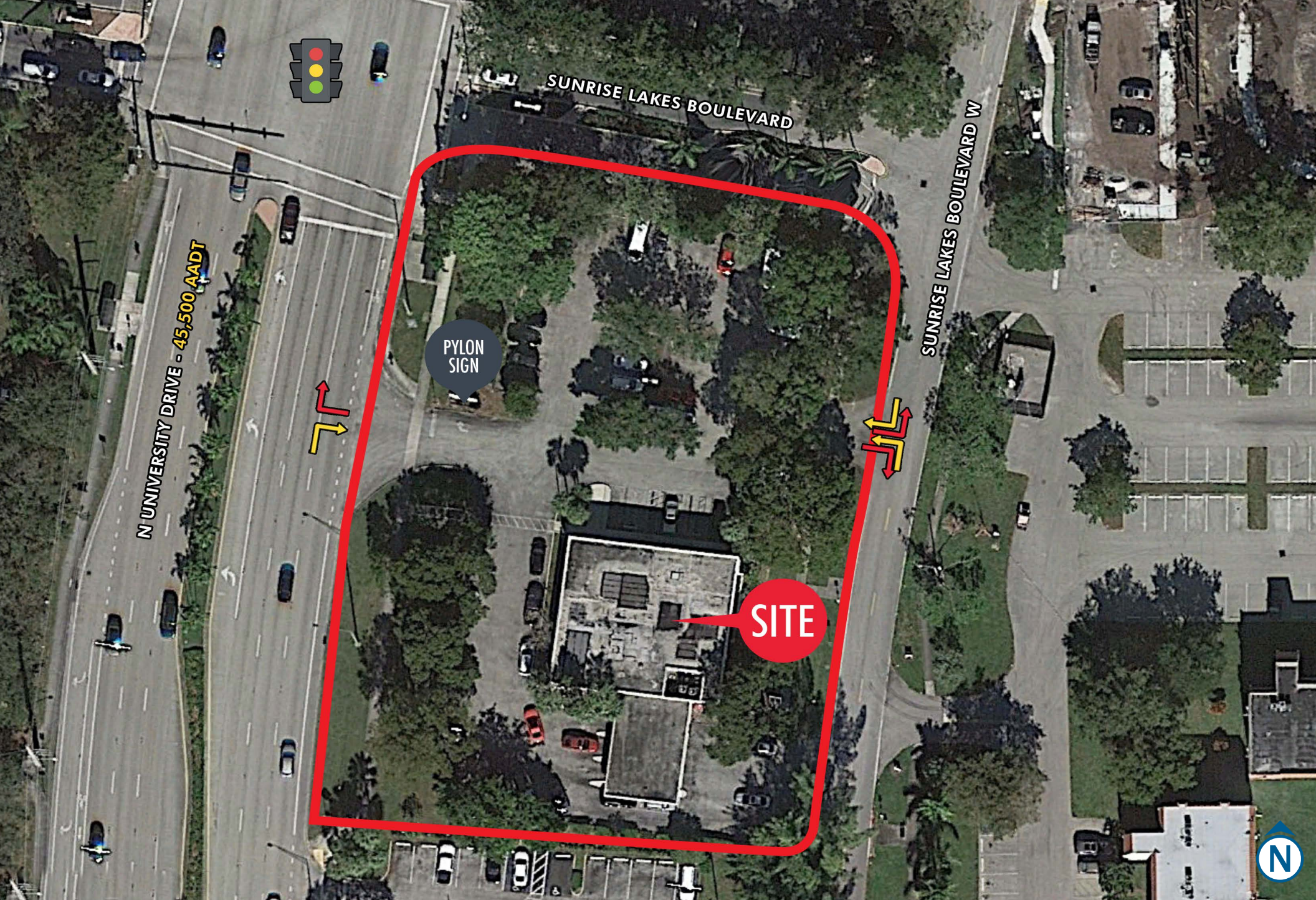
2900 N UNIVERSITY DRIVE | EXECUTIVE SUMMARY

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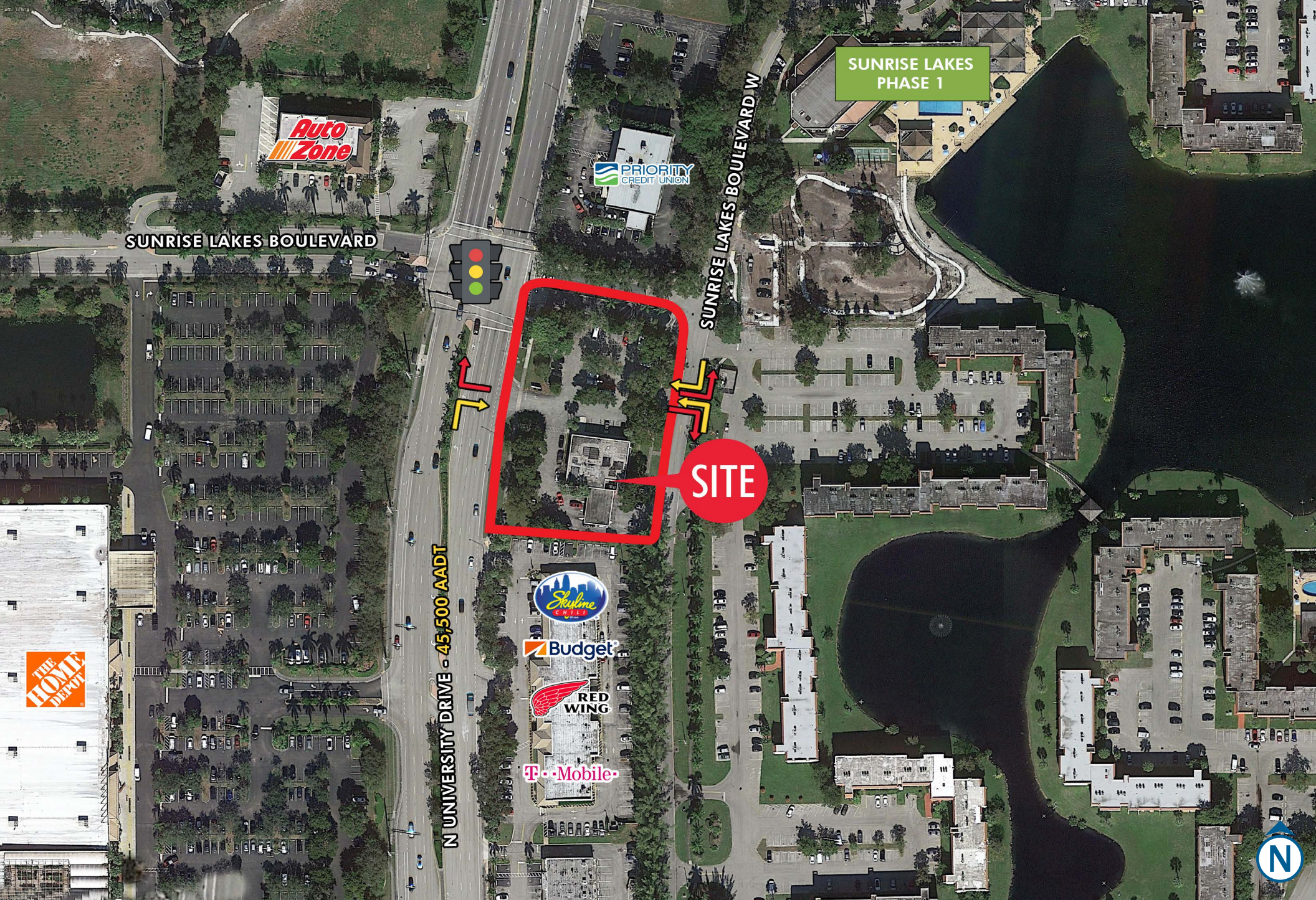
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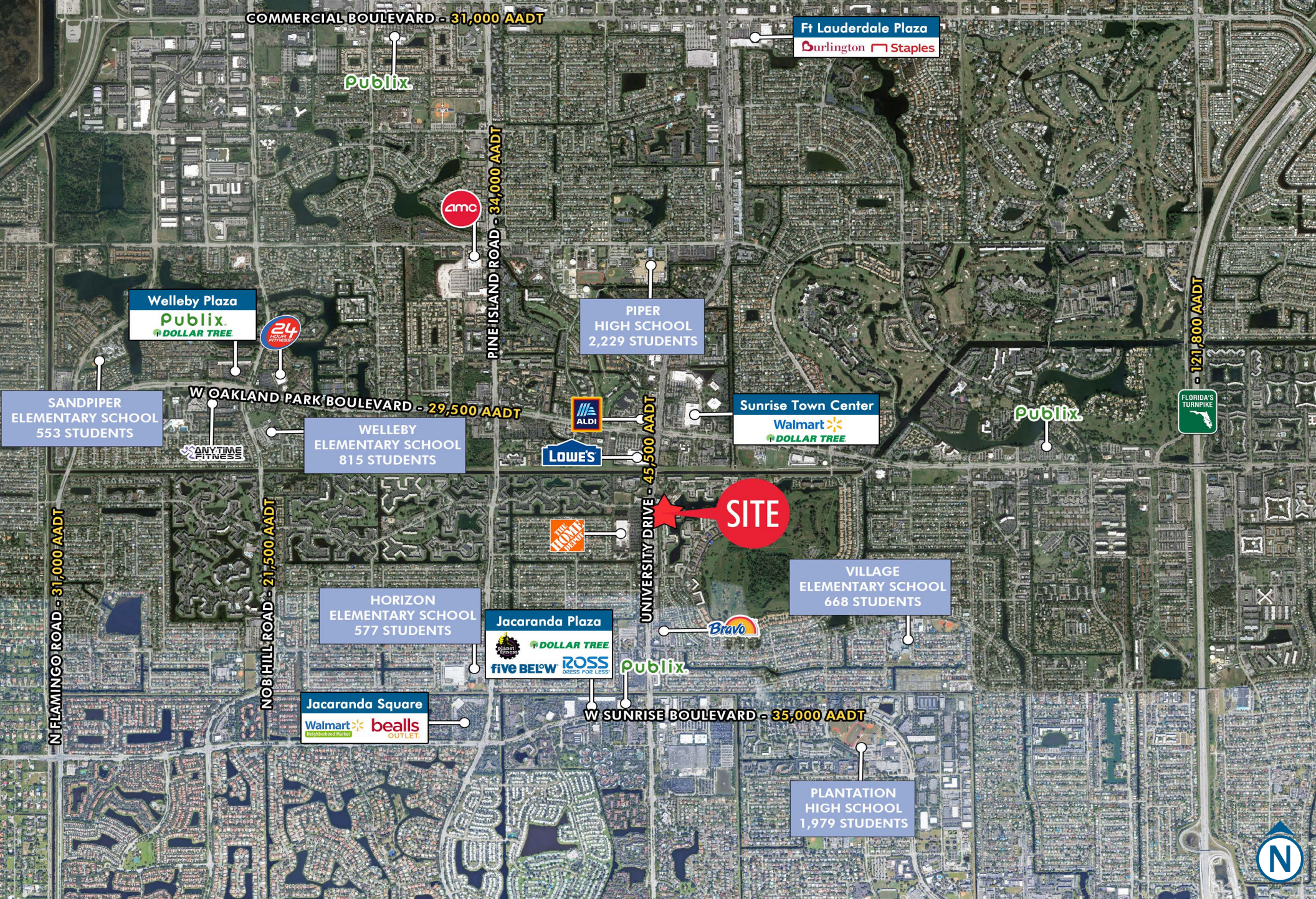
2900 N UNIVERSITY DRIVE | SURVEY



2900 N UNIVERSITY DRIVE | CLOSE AERIAL



2900 N UNIVERSITY DRIVE | CLOSE INTERSECTION AERIAL



2900 N UNIVERSITY DRIVE | MARKET AERIAL



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