

# PINE RIDGE PLAZA

FOR LEASE • PRIME REGIONAL SHOPPING CENTER  
4601-4695 N. UNIVERSITY DR • CORAL SPRINGS, FL 33067

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## PROPERTY FEATURES

PRICE: \$28/SF - \$30/SF

AVAILABLE: 1,000± SF - 2,000± SF

NNN: \$9.41/SF

GLA: 117,744± SF

LOCATION: The subject site is located on the NEC of N. University Dr, one of the major retail corridors in Broward County, and Wiles Rd in Davie, FL.



## PINE RIDGE PLAZA

IS ANCHORED BY BED BATH & BEYOND, THE FRESH MARKET, MARSHALLS, AND ULTA BEAUTY

FOR MORE  
INFORMATION:

**MICHAEL MOGERMAN**

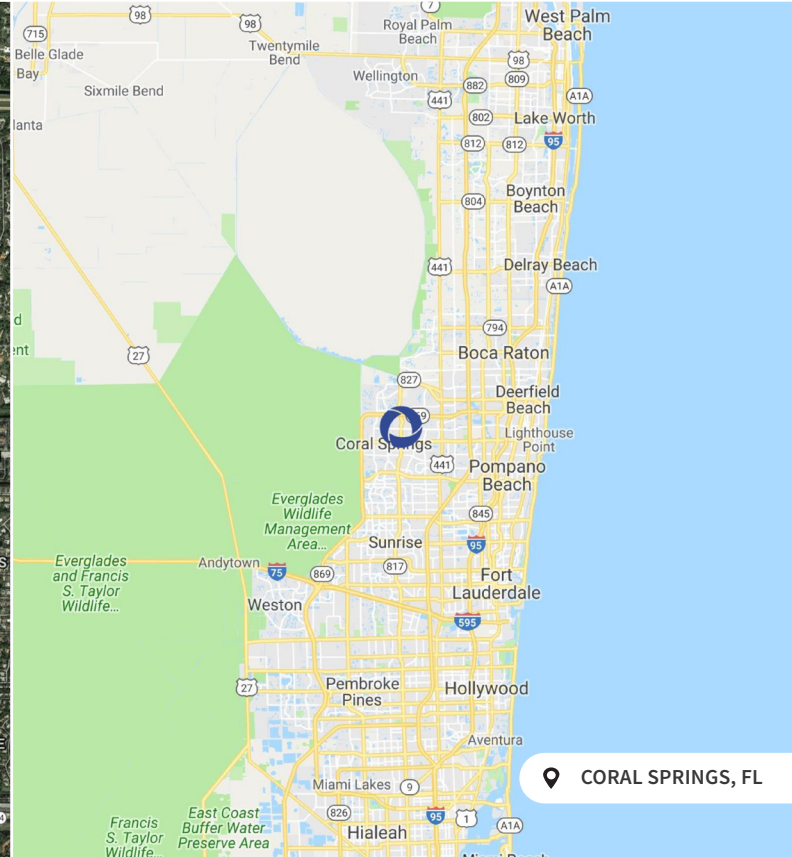
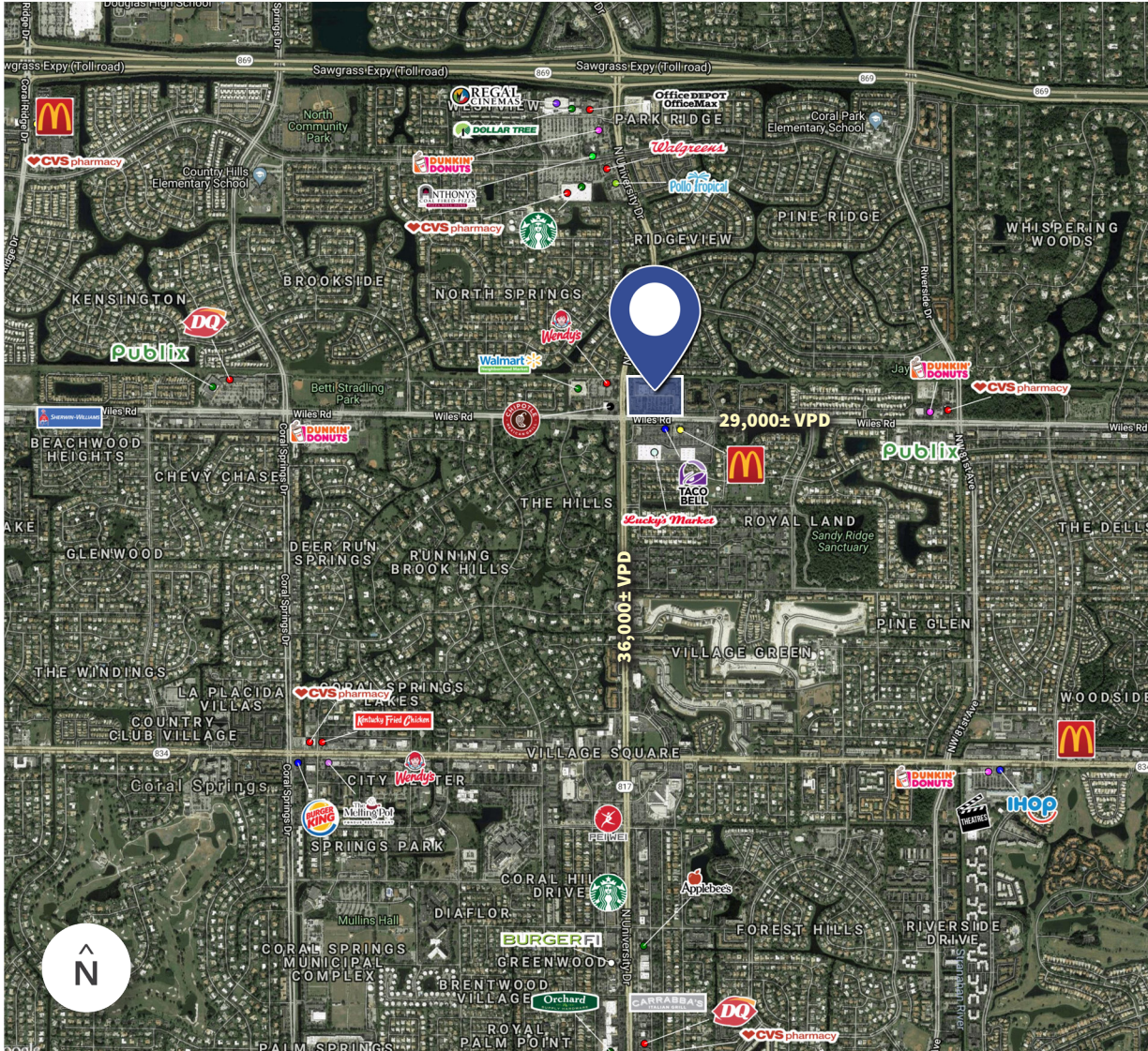
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This information is considered accurate, but not guaranteed.



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2018 DEMOS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
EST. POPULATION:	17,037	136,613	320,391
EST. EMPLOYMENT DENSITY:	4,328	42,239	95,427
AVG. H.H. INCOME:	\$111,274	\$103,972	\$91,277

FOR MORE INFORMATION:

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SPACE	TENANT	SF
47-48	AVAILABLE	2,000
52-53	AVAILABLE	2,000
1	ULTA	11,086
8	A. ALTIER JEWELERS	1,600
9	THE UPS STORE	1,600
10	PIZZA CAROUSEL	1,600
11	GET STAY HEALTHY CHIROPRACTOR	1,585
12	PRESTIGE SPA	2,000
13	EL MARIACHI	1,585
14-19	BED BATH & BEYOND	30,571
20-24	THE FRESH MARKET	17,441
25	FOR EYES OPTICAL	2,200
27	MASSAGE LUXE	2,600
44-46	MARSHALLS	26,000
49	JEANERATION BOUTIQUE	1,000
50	RICHARD KRAMER, DDS	1,000
51	TORRENTE KITCHEN & BATH	1,000
54	CRICKET CLEANERS	1,000
55	JUST BROW	750
56	WINGS-N-ALE	1,560
57	GNC	1,200
58	NANCY A. WILEY, DDS, PA	1,200
59	T-MOBILE	1,166
60	BB&T	4,000



GLA : 117,774± SF

■ AVAILABLE ■ LEASED □ NAP (NOT A PART)

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