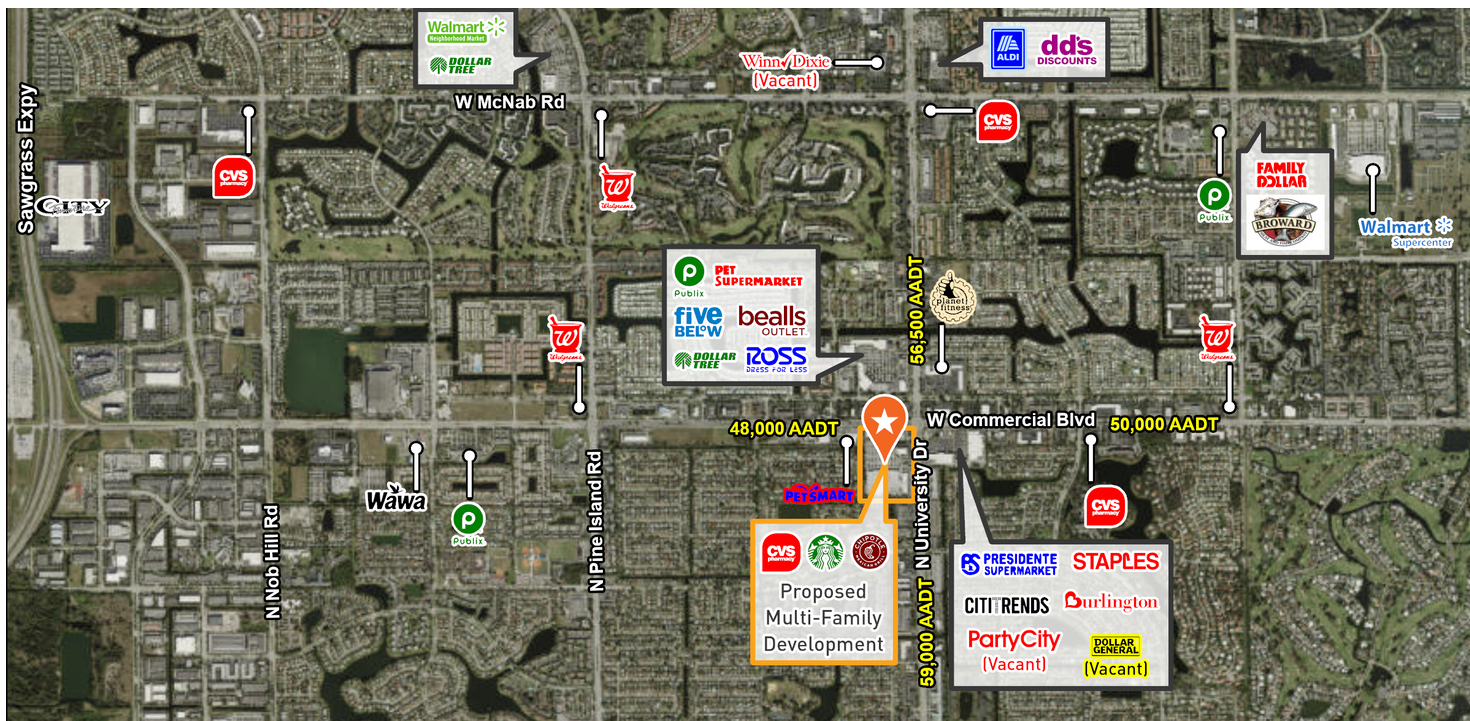


# UNIVERSAL PLAZA

5401 N University Drive, Lauderhill, FL 33351



## PROPERTY HIGHLIGHTS

- Located on the SWC of University Drive and Commercial Blvd in Lauderhill with excellent visibility, access, and parking
- A 49,506 SF strip center
- Available: 1,500 SF and 1,110 SF
- Centrally located between the Florida Turnpike and Sawgrass Expressway
- Excellent tenant mix including Starbucks, Chipotle, Tropical Smoothie, CVS, and Subway
- Traffic counts of 59,000 AADT on University Drive and an 48,000 AADT on Commercial Blvd

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7459	77,213	173,683
Total Population	19,447	194,178	447,805
Average HH Income	\$65,751	\$62,051	\$68,272



## EXCLUSIVE AGENT(S)

AMY BERRIOS • amy.berrios@tscg.com • 305.262.8877

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	illigal Pizza	1,950 SF	9	Mariner Finance	2,000 SF	18	Starbucks	2,146 SF
2	GNC	1,470 SF	10	Available	1,500 SF	19	Ruby Tuesday	5,580 SF
3-4	Universal Nails	2,540 SF	11	Amscot Financial	2,800 SF	20	Nails 4 U	900 SF
5	Tropical Smoothie	1,600 SF	13	Country Line Chiropractic	1,600 SF	21	Subway	1,080 SF
6	Sprint	2,500 SF	14	Chipotle	2,689 SF	22	China Sky	885 SF
7	Available	1,110 SF	16	Fade City Barbershop	600 SF	23	Brush Dental	1,566 SF
8	Arun's Indian Kitchen	2,300 SF	17	CVS	12,739 SF			

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