

# MURAL PLAZA

6510-6590 N University Dr, Tamarac, FL 33321  
Retail/Office Plaza

## AVAILABLE FOR LEASE

### *North Building*

- Unit 6590.....3,939 SF
- Unit 6596.....1,865 SF

### PROPERTY HIGHLIGHTS

- New shopping plaza with contemporary design (Built in 2018)
- Dedicated turning lanes for north and southbound traffic
- Parking ratio (4.52 spaces per 1,000 sf)
- Hurricane impact windows
- Fully fire sprinkled
- 16' Ceilings



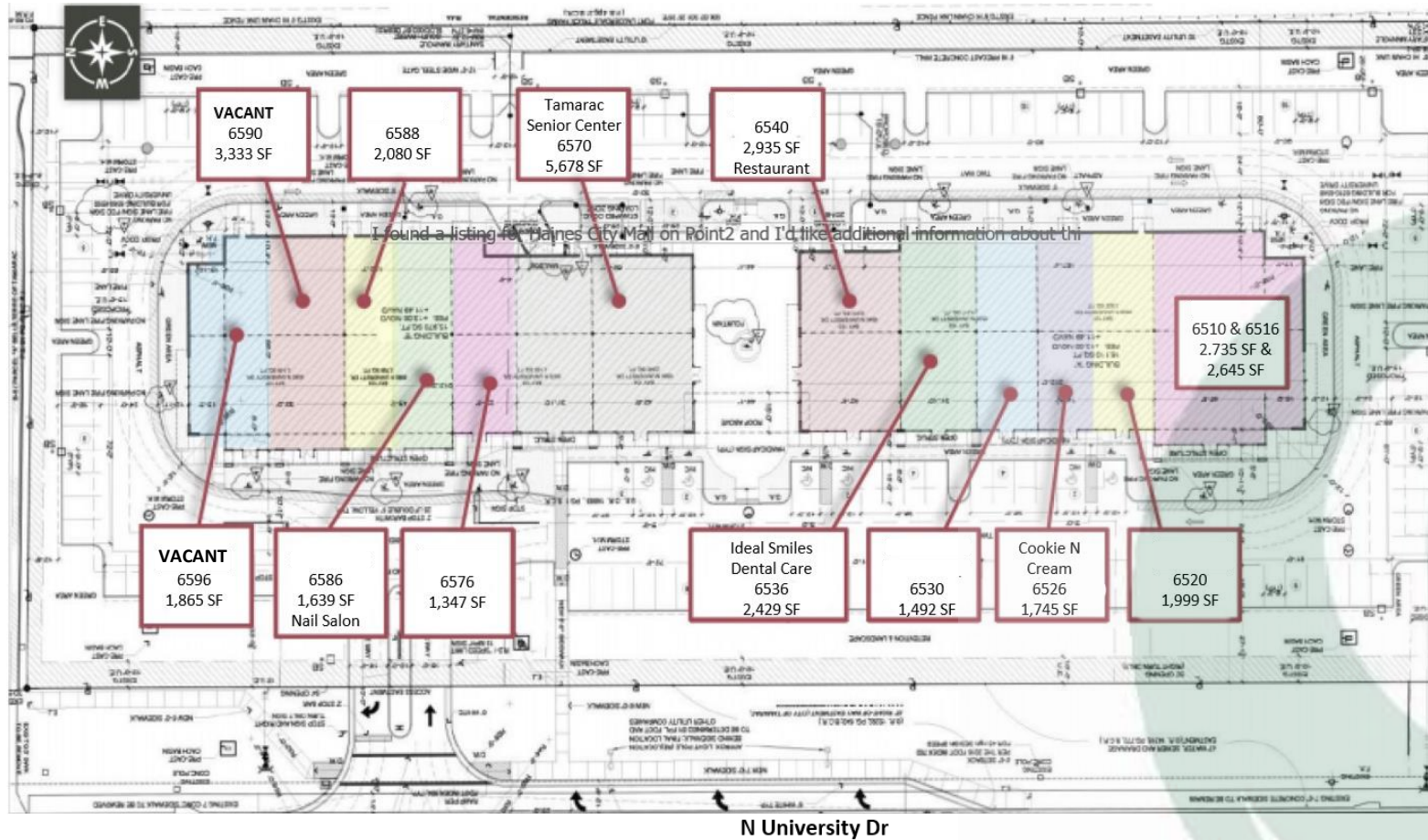
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## CO TENANTS

- Ideal Smiles, Midnight Cookies & Cream and the Tamarac Senior Center.

## DEMOGRAPHICS

	2022	1 mile	3 miles	5 miles
Population:		22,632	186,674	459,244
Average Income:		\$59,119	\$68,822	\$69,017
Average Age:		41.20	40.40	40.10

## TRAFFIC COUNT

- 55,500 Cars Per Day

## BUILDING GLA

- 32,533 SF

## ZONING

- MU-N



Commercial Real Estate and Construction Services

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