

# Shoppes on University

5716 N University Drive, Tamarac, FL 33321  
Neighborhood Retail Center

## AVAILABLE FOR LEASE:

➤ **7425 - 7429 ..... 2,708 SF**

Former Bakery/Event Space

➤ **7445.....1,176 SF**

Former Salon/Day Spa

➤ **7447.....1,201 SF**

Retail/Office Space

➤ **7431 .....908 SF**

(Click the suite number for photos)

Can Be  
Combined to  
2,377 SF

## PROPERTY HIGHLIGHTS:

- Long Term Lease
- Recently Remodeled Storefronts
- Facade, Parking Lot, Electrical,
- HVAC, Utilities & New Roof
- Direct frontage on University Drive
- 6:1,000 SF Parking Ratio

## CO TENANTS:



Commercial Real Estate and Construction Services

Subject to errors, omissions, prior withdrawal, lease or sale without notice

Steven A. Leeds



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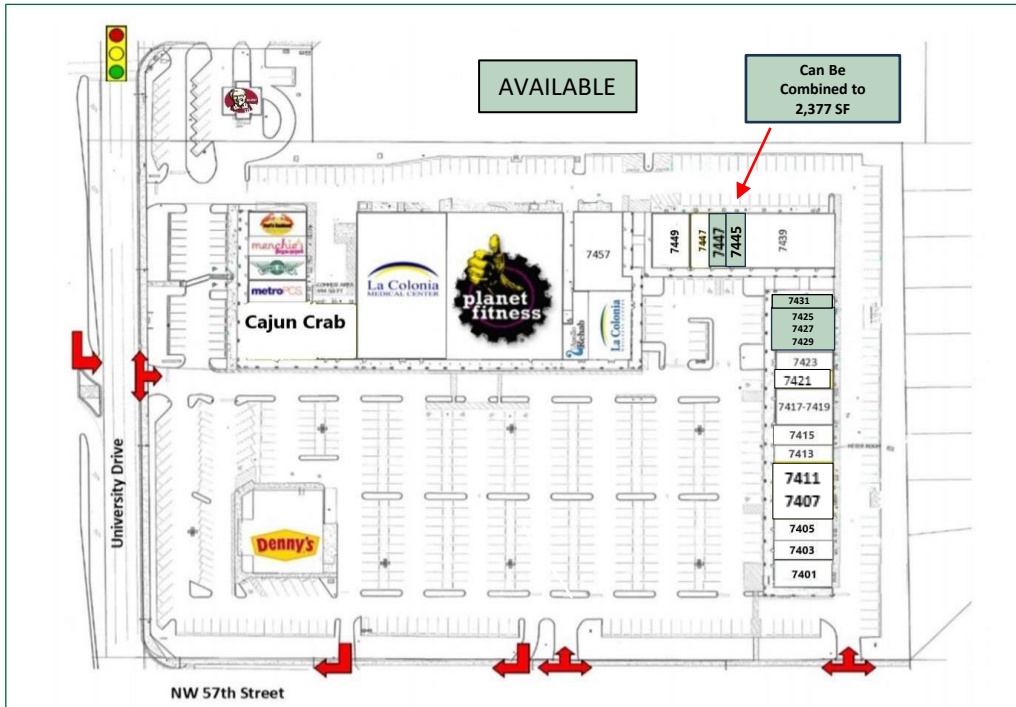


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### BUILDING GLA

➤ 84,655 SF

### YEAR BUILT

➤ 1976

### ZONING

➤ MU-G Mixed Use General

### PARKING RATIO

➤ 6:1000  
➤ 508 Spaces

[CLICK HERE FOR PERMITTED USES](#)

### TRAFFIC COUNT

➤ 55,590 ADT

### DEMOGRAPHICS

	2023	1 mile	3 miles	5 miles
Population:	20,735	203,873	469,428	
Average Income:	\$65,647	\$65,892	\$71,624	
Average Age:	41	41	40	