

# MURAL PLAZA

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



## AVAILABLE FOR LEASE

- Unit 6510.....2,735 SF\*
- Unit 6516.....2,645 SF\*
- Unit 6520.....1,999 SF\*

\*Can be combined for 7,379 SF

- Unit 6540.....2,935 SF - Restaurant w/ patio space
- Unit 6576.....1,347 SF\* - Move in ready
- Unit 6586.....1,639 SF\* - Nail Salon
- Unit 6588.....2,080 SF\*
- Unit 6590.....3,333 SF\*
- Unit 6596.....1,865 SF\* - End Cap (Move in ready)

\*Can be combined for 10,264 SF

## PROPERTY HIGHLIGHTS

- New shopping plaza with contemporary design (Built in 2018)
- Mixed-use space for restaurant with fountain patio space.
- Dedicated turning lanes for north and southbound traffic
- Parking ratio (4.52 spaces per 1,000 sf)
- Hurricane impact windows



Commercial Real Estate and Construction Services

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

Steven A. Leeds



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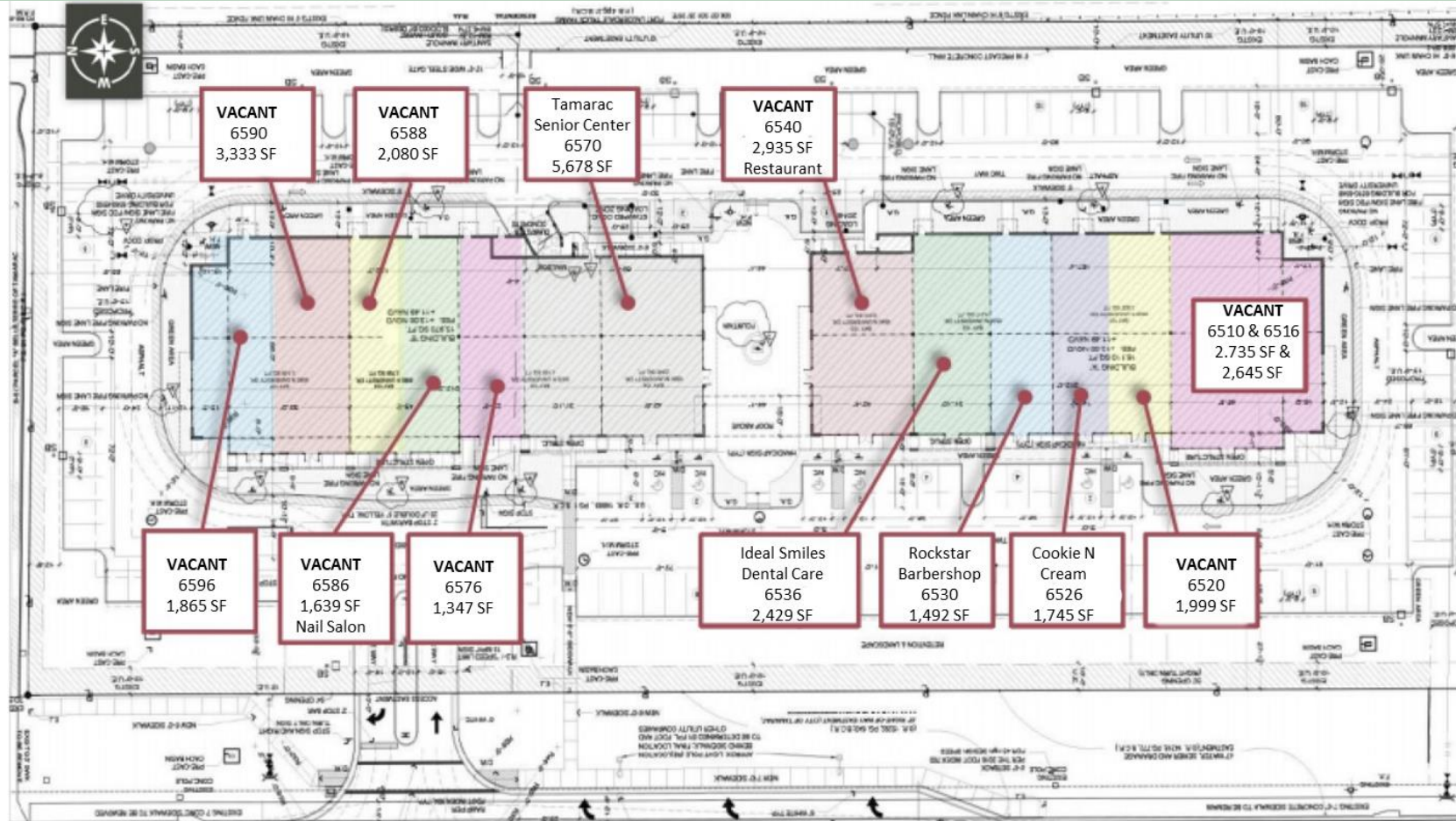
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# MURAL PLAZA



N University Dr

## CO TENANTS

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

## DEMOGRAPHICS

	2020	1 mile	3 miles	5 miles
Population:		22,727	189,758	463,142
Average Income:		\$59,317	\$64,928	\$65,851
Average Age:		41	40	40

## TRAFFIC COUNT

- 55,500 Cars Per Day

## BUILDING GLA

- 32,533 SF

## ZONING

- MU-N



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