

# Shoppes on University

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

## PROPERTY HIGHLIGHTS

- Recently Remodeled  
Storefronts, Façade, Parking lot,  
Electrical, HVAC, Utilities & New Roof
- Direct frontage on University Drive
- 6:1,000 SF Parking Ratio

## CO TENANTS:

- Planet Fitness, Medical Center, Wing Stop, Menchie's Yogurt, Carl's Seafood, Salon Essentials, and other fine local businesses.

## AVAILABLE FOR LEASE

- 7411- - - - -> 1,204 SF  
(Available October 1<sup>st</sup>, 2022)



Commercial Real Estate and Construction Services

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

Steven A. Leeds



561.998.2427 |



Steve@greencapitalrealty.com |



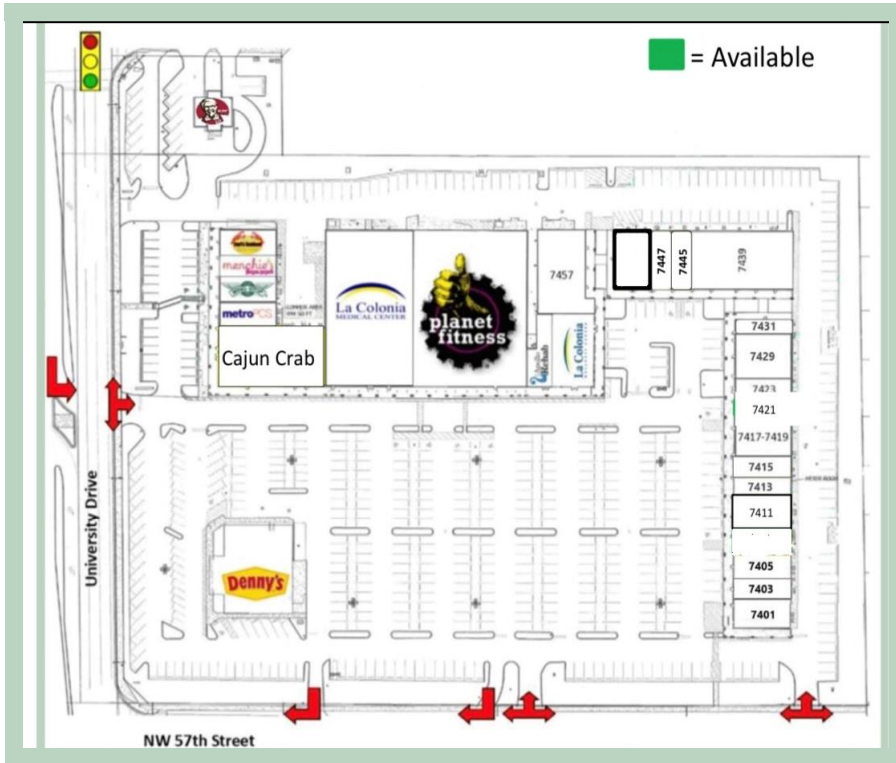
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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431



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## 5716 N University Drive, Tamarac, FL 33321



### BUILDING GLA

➤ 84,655 SF

### Year Built

➤ 1976

### ZONING

➤ Mixed Use Community

### TRAFFIC COUNT

➤ 56,500 ADT

### DEMOGRAPHICS

	2022	1 mile	3 miles	5 miles
Population:	20,952	199,941	467,332	
Average Income:	\$64,335	\$64,140	\$69,687	
Average Age:	41	41	40	



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