

MURAL PLAZA

6510-6596 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



Commercial Real Estate and Construction Services

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

Steven A. Leeds



561.998.2427 |



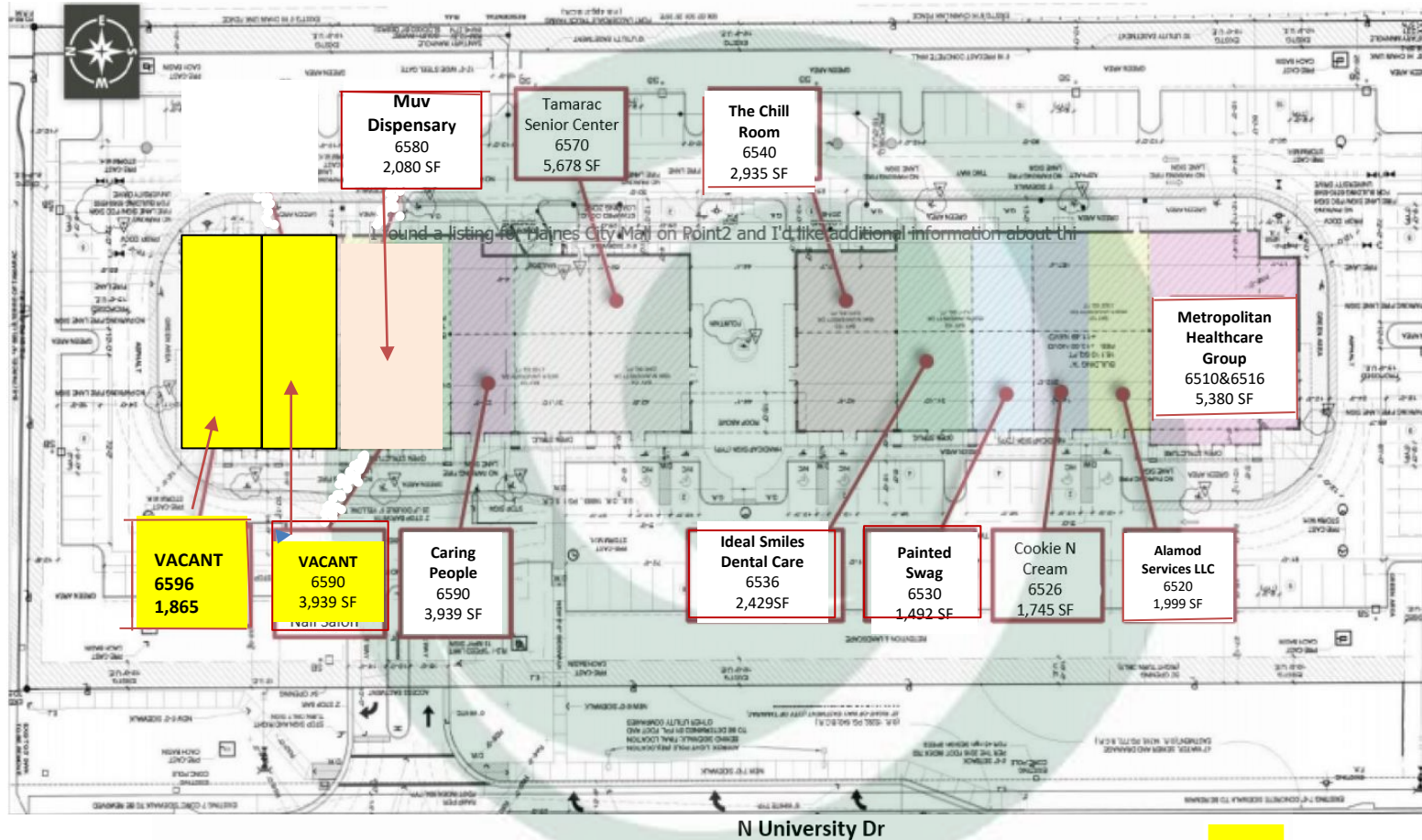
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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

MURAL PLAZA



N University Dr

= AVAILABLE

CO TENANTS

- Ideal Smiles, Midnight Cookies & Cream, Tamarac Senior Center, Muv Dispensary, and The Chill Room

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



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