

Publix #1834 - Ramblewood Square

1203-1327 N University Drive
 Coral Springs, FL 33071
 Lat 26.244, Long -80.252

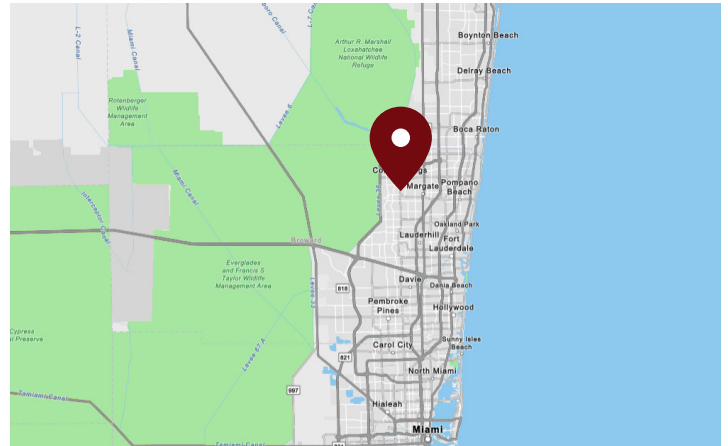
FOR LEASE



920 - 3,506 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by Publix Super Market and Ross Dress for Less
- Recently Redeveloped Plaza Completed in July 2023
- Situated at the Intersection of North University Drive and Ramblewood Drive in Coral Springs
- Adjacent to the Simon-Owned Coral Square Mall
- Combined Traffic Count: 62,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	21,699	195,340	391,824
Daytime Population	17,929	142,306	308,462
Total Households	6,341	72,161	148,152
Avg. HH Income	\$112,836	\$90,780	\$94,095

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Mangual-Collazo

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980 North Federal Highway, Suite 434, Boca Raton, FL

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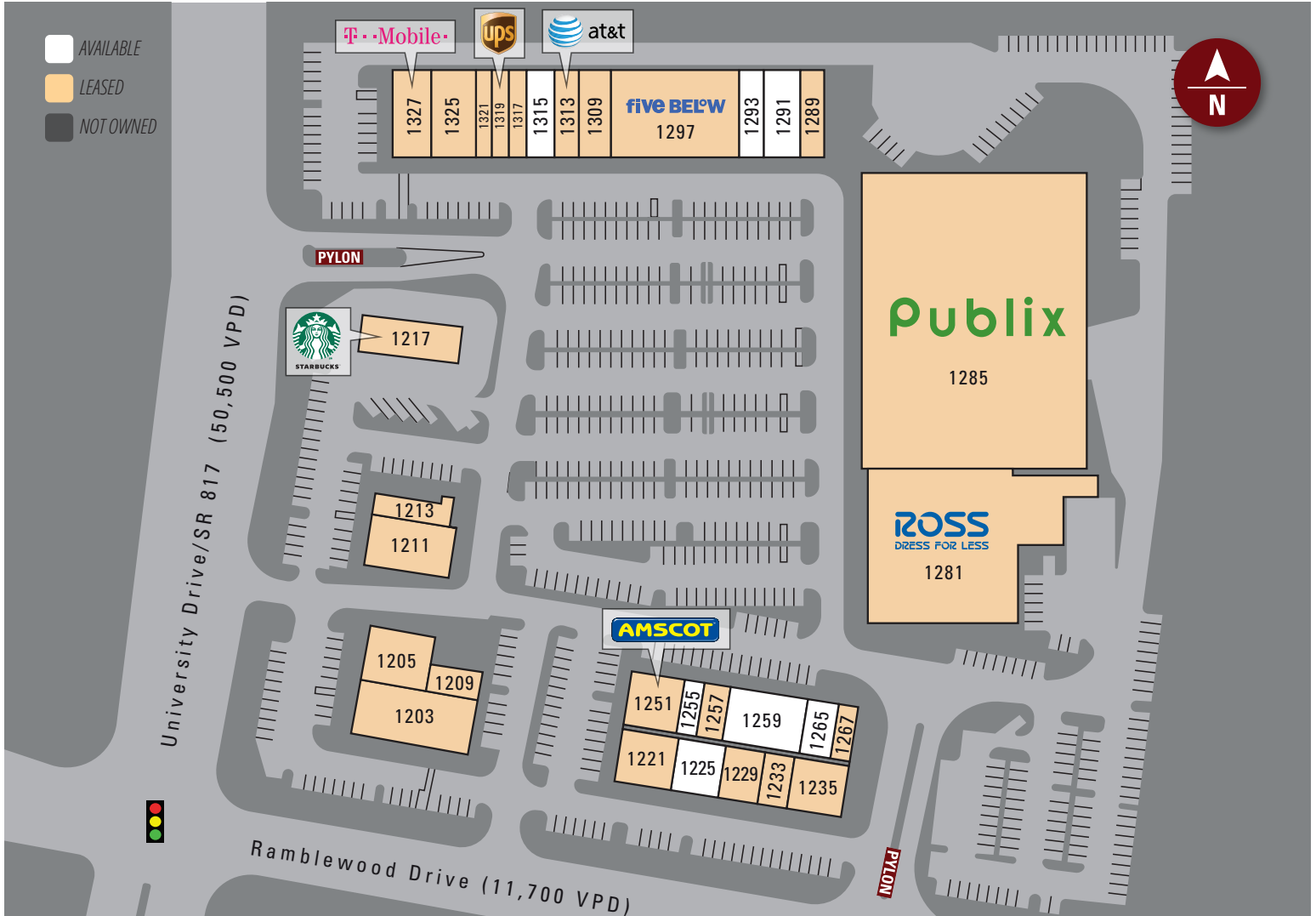


Crossman & Company

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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
1285	Publix	54,964	1293	AVAILABLE	1,700	1257	VAP Group, Inc.	1,000
1281	Ross	22,000	1291	AVAILABLE	2,889	1259	AVAILABLE	3,506
1327	T-Mobile	3,189	1289	The Kebab Shop	1,700	1265	AVAILABLE	1,200
1325	OneMain Financial	2,761	1217	Starbucks	2,500	1267	J-Petal	1,300
1321	Vito's Gourmet Pizza	1,275	1213	3 Natives	1,400	1221	Dumpling King	2,300
1319	The UPS Store	1,295	1211	Aspen Dental	3,750	1225	AVAILABLE	2,066
1317	Kumon of Margate West	1,275	1205	Care Spot	2,916	1229	Elements Massage	1,900
1315	AVAILABLE	2,125	1209	Chappy's Pool Store	1,044	1233	Oasis Salt Therapy	1,500
1313	AT&T	1,700	1203	Men's Wearhouse	6,043	1235	Wings Plus	2,517
1309	LS Nails & Lash Spa	2,436	1251	Amscot	2,231	TOTAL 147,177		
1297	Five Below	9,775	1255	AVAILABLE	920			

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **298,200**

EST. # OF VISITS ANNUALLY

 **1.7 Million**


AVG. VISITS / CUSTOMER

 **5.66**

AVG. LENGTH-OF-STAY / VISIT


 **34 MIN**

TOP 3 DAYS

 **Saturday** 306,266
Sunday 268,470
Friday 254,002

OF VISITS

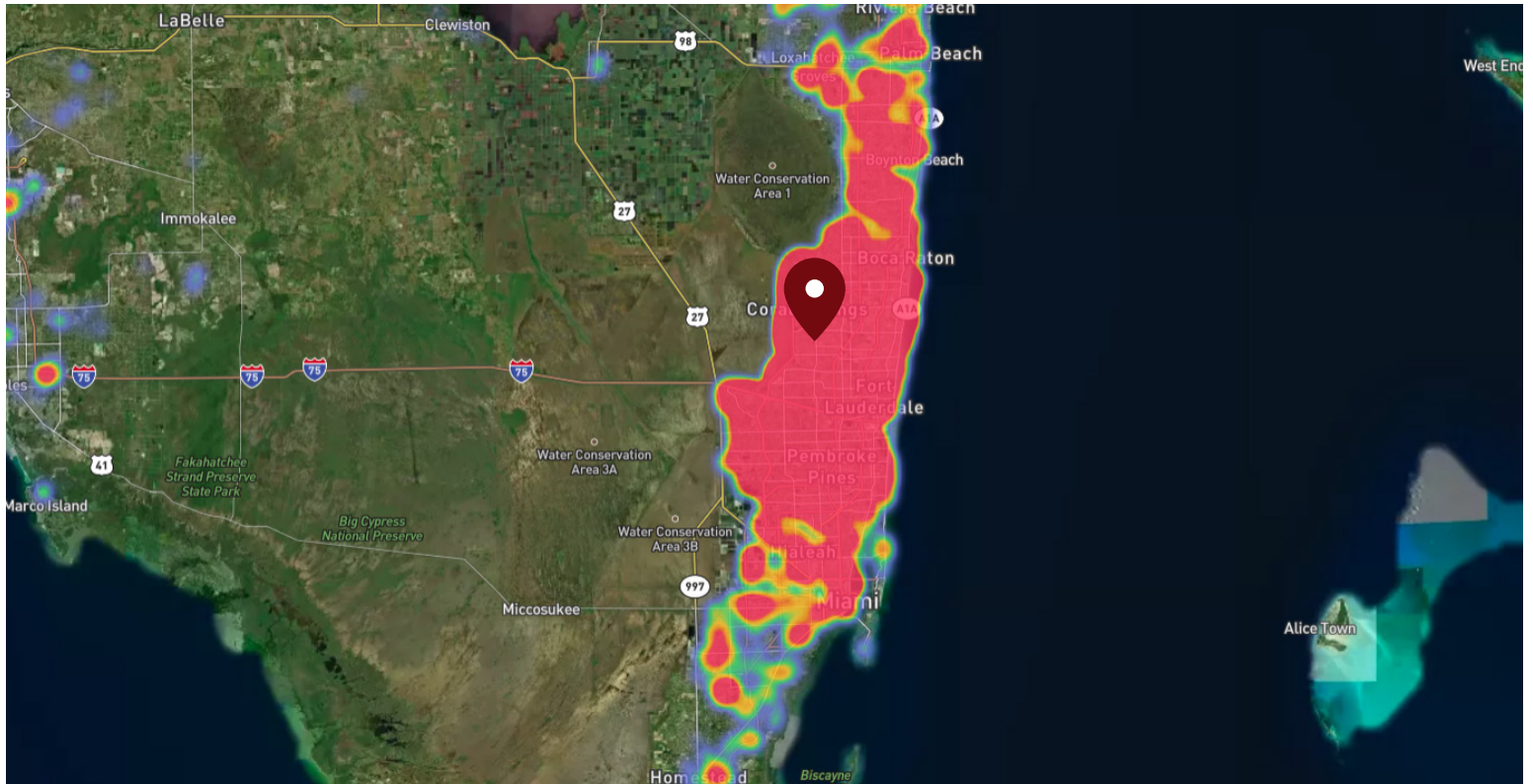
TOP 3 HOURS

 **5-6 PM** 254,870
6-7 PM 250,904
4-5 PM 240,775

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2023 - March 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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