

FOR LEASE

UNIVERSITY COMMONS

6702-6852 NORTH UNIVERSITY DRIVE, TAMARAC, FL 33321



PROPERTY DESCRIPTION

University Commons is a highly visible, grocery-anchored neighborhood shopping center located at the busy, lit intersection of University Drive and McNabb Road with average traffic counts of 83,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Excellent frontage at fully lit intersection with multiple points of access
- Join Quince Supermarket, Quest Diagnostics, Dunkin' Donuts, Tire Choice, and Yolo Korean BBQ
- Near University Hospital (317-bed acute care hospital)
- Shadow-anchored by CVS
- Area retailers include Aldi, DD's Discount, and Goodyear
- More than 1,200 multi-family and hotel units planned within 1.5 miles

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,152 - 19,145 SF
Building Size:	80,241 SF

SPACES	LEASE RATE	SPACE SIZE
5	Negotiable	1,152 SF
14	Negotiable	1,600 SF
18B	Negotiable	19,145 SF

BRYAN COHEN

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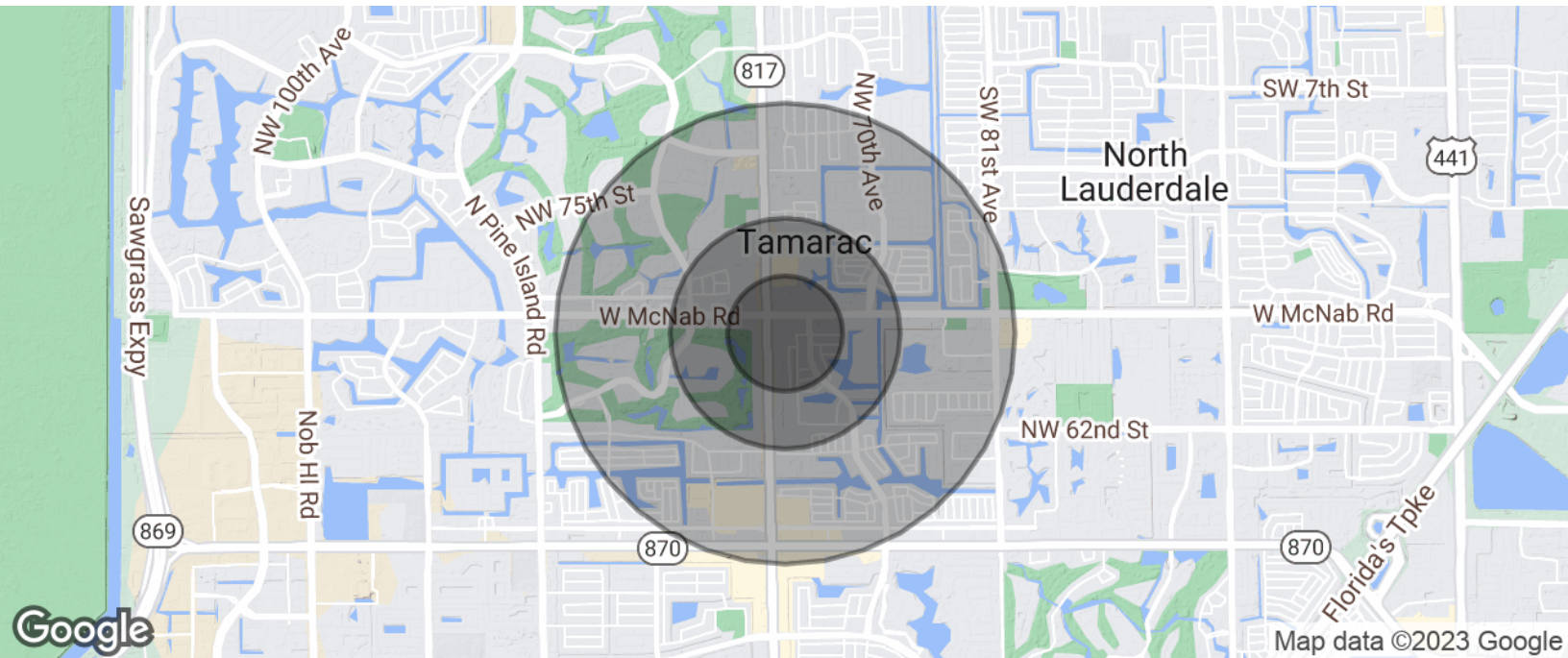
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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,620	194,538	461,234
HOUSEHOLDS	9,062	75,741	178,470
AVERAGE HH INCOME	\$71K	\$88K	\$89K
MEDIAN AGE	42	41	40

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SUITE	TENANT NAME	SIZE SF
1-2	TLC Dental	2,400 SF
3	Pollo Rico Restaurant	1,200 SF
4	Senstational Hair & Nails	1,200 SF
5	AVAILABLE	1,152 SF
6	Florida Property Locators	1,152 SF
7	At Pizza	1,200 SF
8	Health Market	900 SF
9	Optician	1,575 SF
10	Barber Shop	675 SF
11-12	Crystal Nails	1,350 SF
13	Marley's Smoke & Vape	1,200 SF
14	AVAILABLE	1,600 SF
15	Sunshine Cleanersq	1,200 SF
16	My Suite! @ BeautySquare	6,407 SF
17	Yolo Korean BBQ	9,257 SF
18A	Quince Supermarket	17,742 SF
18B	COMING AVAILABLE	19,145 SF
19	Chriopractor	1,986 SF
20	Quest Diagnostics	1,900 SF
21	Thai Curry Restaurant	2,000 SF

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SUITE	TENANT NAME	SIZE SF
22	Tire Choice	4,000 SF
23	Dunkin' Donuts	1,000 SF
TOTALS		80,241 SF
AVERAGES		3,647 SF

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