

FOR SALE | FOR LEASE | GROUND LEASE | BUILD TO SUIT

±13,824 SF FREESTANDING BUILDING ON ±1.63 ACRES

2301 N University Drive, Sunrise, FL 33322

CITY OF SUNRISE
B-3 ZONING



LOCATED AT THE HARD CORNER OF THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

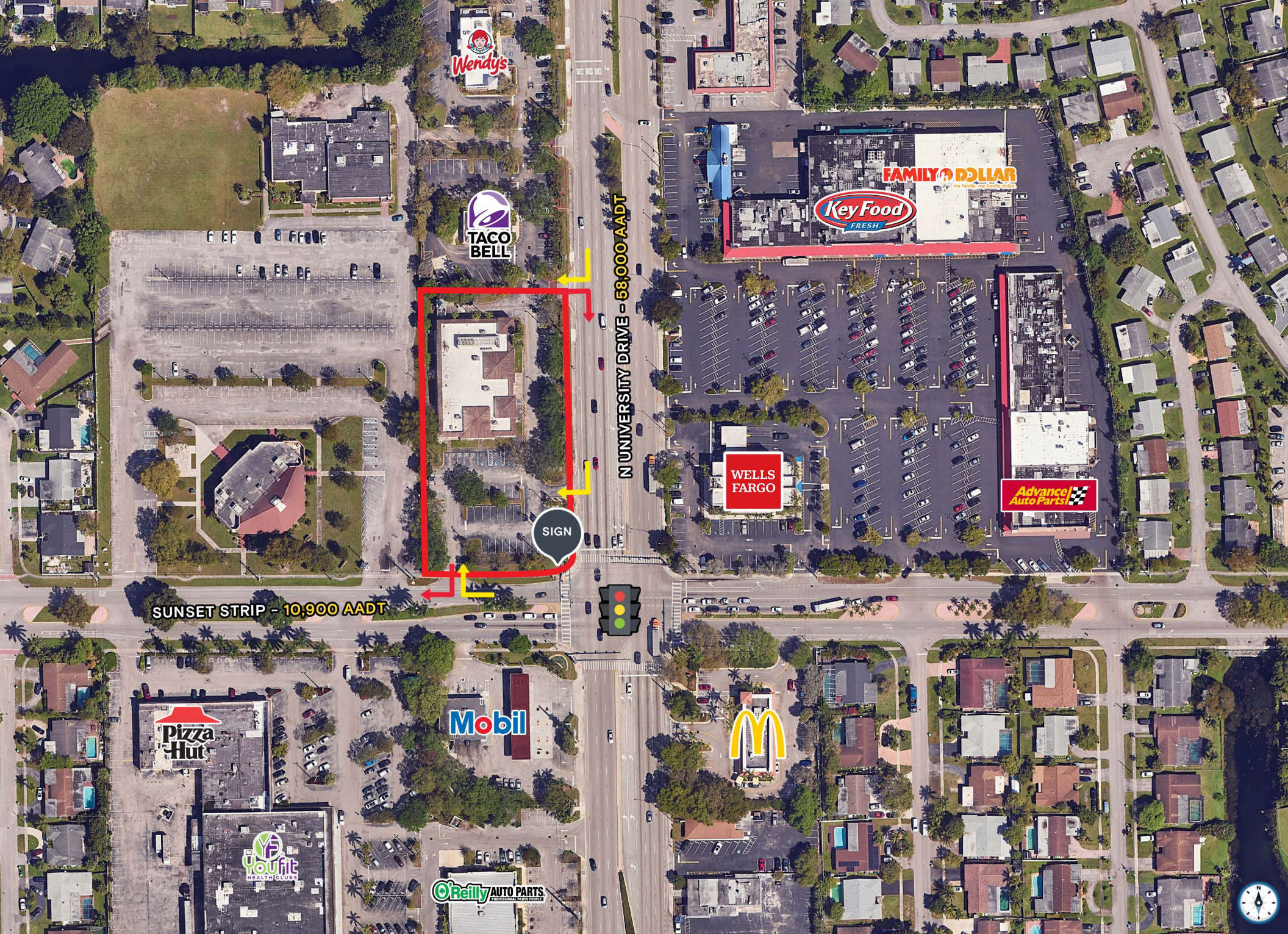
- Asking price of \$4,250,000
- ±13,824 SF freestanding building on ±1.63 acres
- For sale, lease, ground lease or BTS
- Hard corner of the signalized intersection
- 58,000 AADT on University Drive
- Dense demographics with 209,409 people in 3 miles
- Heavy daytime population including nearby Motorola and Magic Leap Headquarters
- City of Sunrise B-3 Zoning (gas/service station not approved per City)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	22,656	209,409	473,179
HOUSEHOLDS	10,014	82,428	181,890
EMPLOYEES	4,495	56,375	163,615
AVERAGE HH INCOME	\$83,658	\$96,077	\$99,144

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	59,387	214,596	409,000
HOUSEHOLDS	24,833	84,291	159,621
EMPLOYEES	16,218	61,956	132,808
AVERAGE HH INCOME	\$91,745	\$96,472	\$98,994

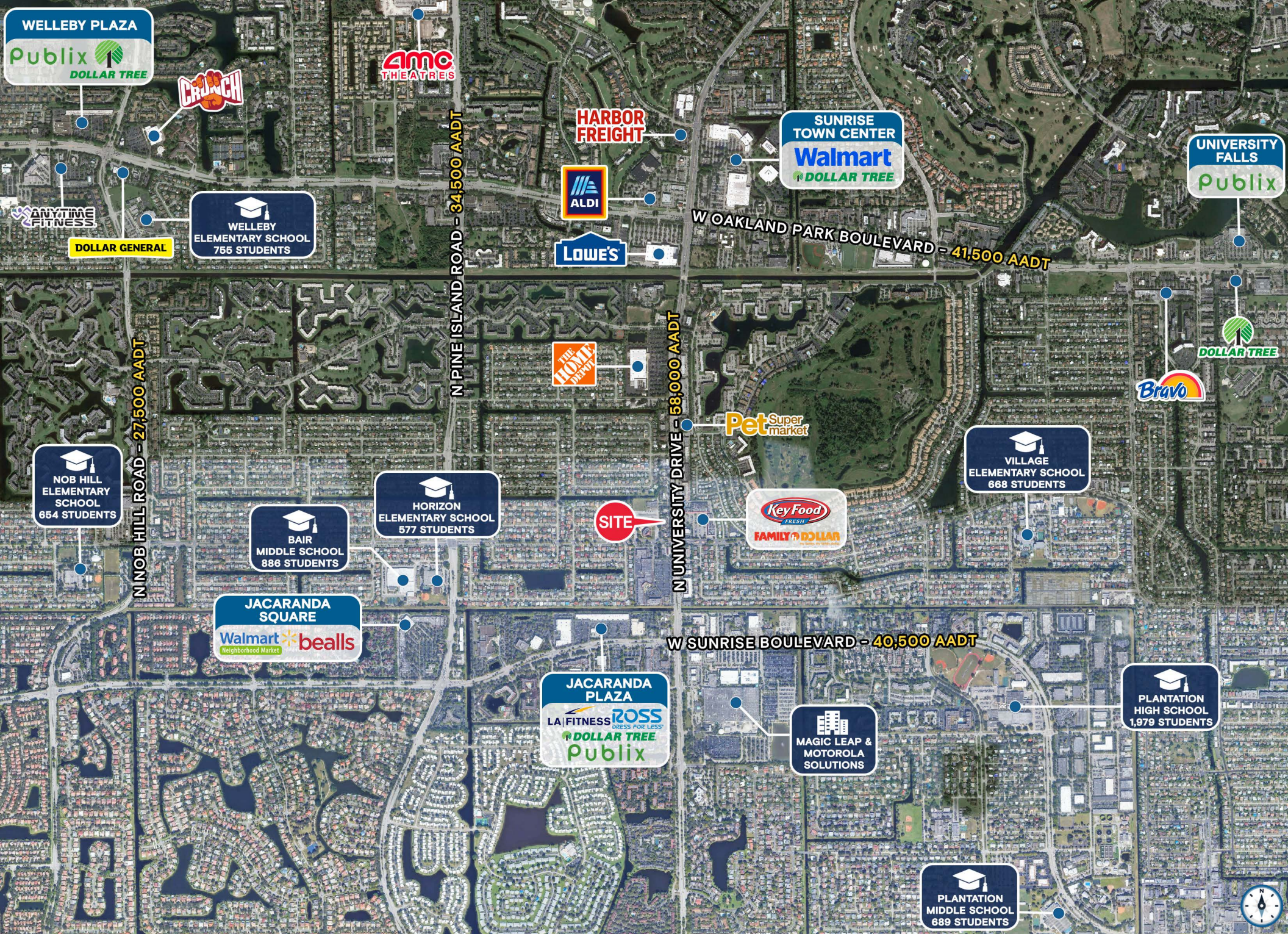




SUNSET STRIP - 10,900 AADT

N UNIVERSITY DRIVE - 58,000 AADT

SIGN



WELLEBY PLAZA
Publix
DOLLAR TREE

CRUNCH

AMC
THEATRES

HARBOR
FREIGHT

SUNRISE
TOWN CENTER
Walmart
DOLLAR TREE

UNIVERSITY
FALLS
Publix

ANYTIME
FITNESS

DOLLAR GENERAL

WELLEBY
ELEMENTARY SCHOOL
755 STUDENTS

ALDI

LOWE'S

W OAKLAND PARK BOULEVARD - 41,500 AADT

N NOB HILL ROAD - 27,500 AADT

NOB HILL
ELEMENTARY
SCHOOL
654 STUDENTS

N PINE ISLAND ROAD - 34,500 AADT

THE HOME
DEPOT

N UNIVERSITY DRIVE - 58,000 AADT

Pet
Super
market

Bravo

DOLLAR TREE

BAIR
MIDDLE SCHOOL
886 STUDENTS

HORIZON
ELEMENTARY SCHOOL
577 STUDENTS

SITE

Key Food
FRESH
FAMILY DOLLAR

VILLAGE
ELEMENTARY SCHOOL
688 STUDENTS

JACARANDA
SQUARE
Walmart
Neighborhood Market
bealls

W SUNRISE BOULEVARD - 40,500 AADT

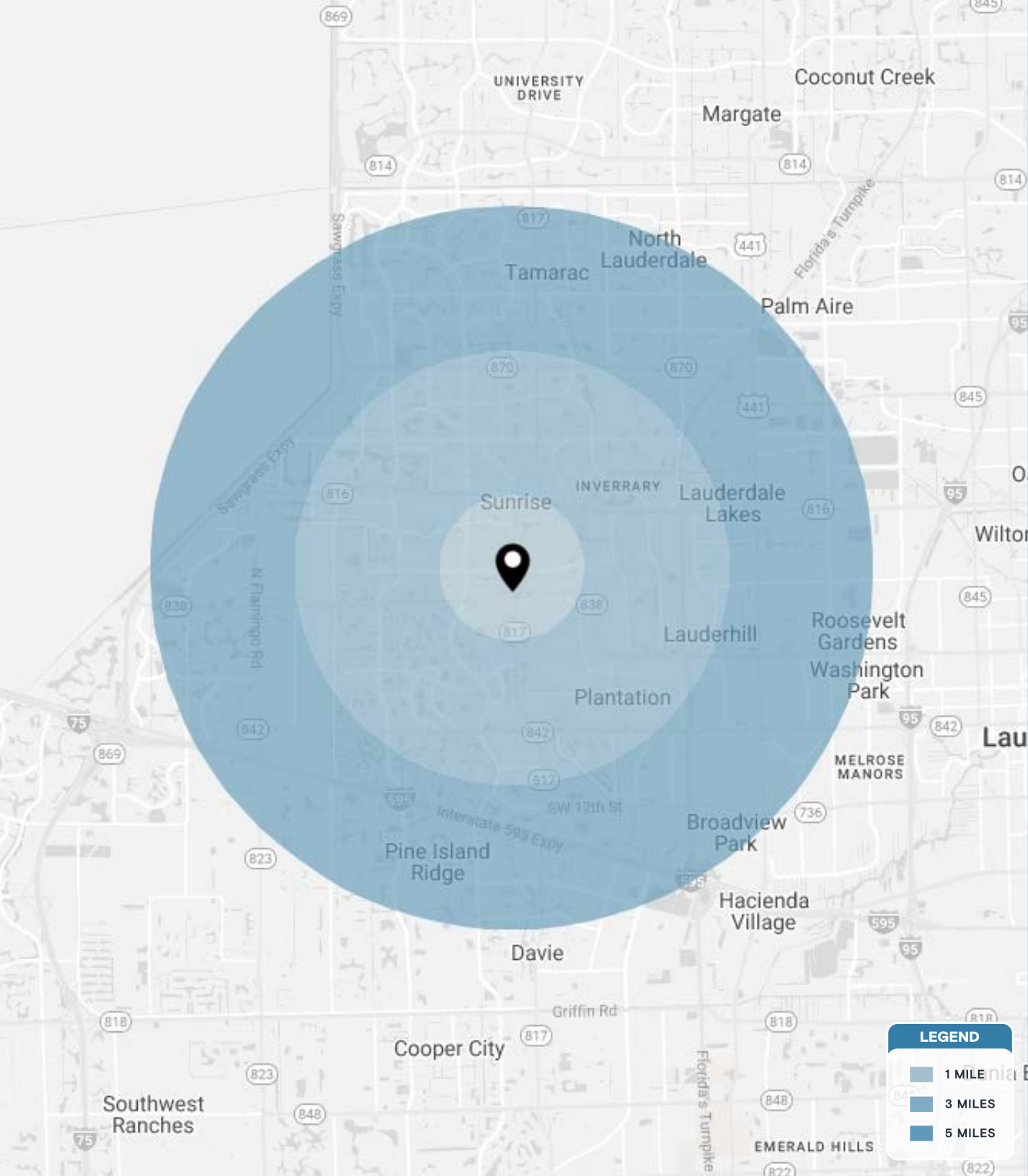
JACARANDA
PLAZA
LA FITNESS
ROSS
DRESS FOR LESS
DOLLAR TREE
Publix

MAGIC LEAP &
MOTOROLA
SOLUTIONS

PLANTATION
HIGH SCHOOL
1,979 STUDENTS

PLANTATION
MIDDLE SCHOOL
689 STUDENTS





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 06.29.26