

**FOR SALE**

# 3100 N University Drive

**3100 N UNIVERSITY DRIVE**

Sunrise, FL 33319

**PRESENTED BY:**

**STEVE DAVIS**

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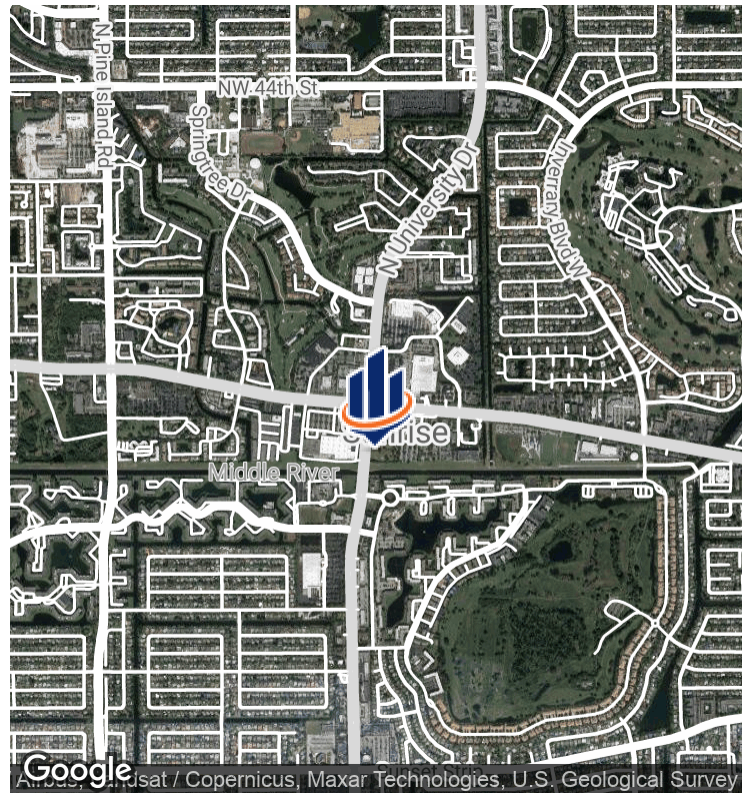
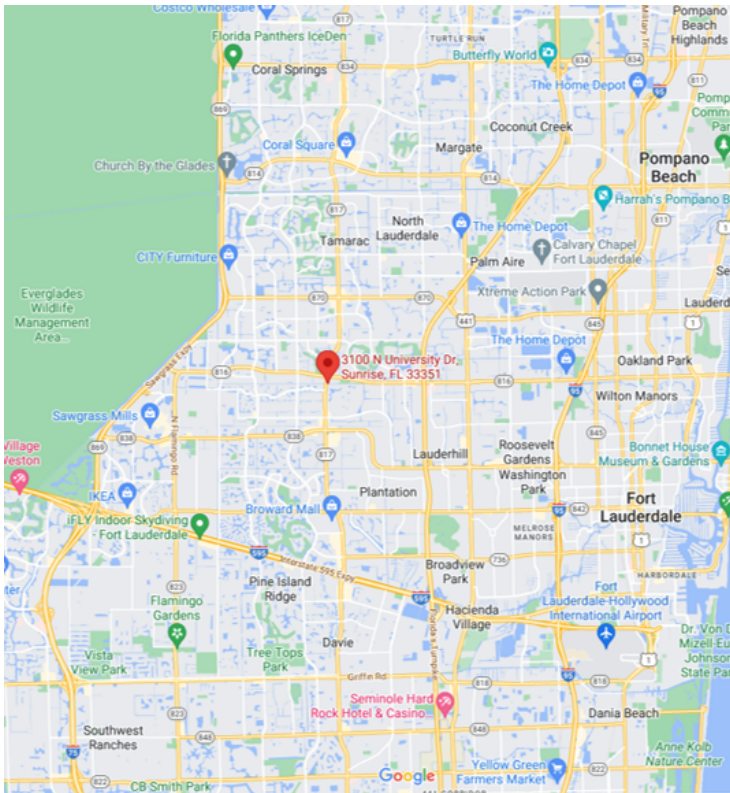
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$5,750,000
<b>LOT SIZE:</b>	3.2 Acres
<b>PRICE / ACRE:</b>	\$1,796,875
<b>ZONING:</b>	B-3

## PROPERTY OVERVIEW

Great development opportunity, 3.2 acres in the heart of Sunrise, Florida. Property is zoned B-3 allowing for many potential uses including: retail, fast food, grocery, building supply, office, auto, multi-family, etc.

## PROPERTY HIGHLIGHTS

- Traffic Count: AADT - 55,500 Vehicles
- Median Cut for Southbound Traffic
- +/- 360' Frontage on University Drive
- +/- 420' Property Depth

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