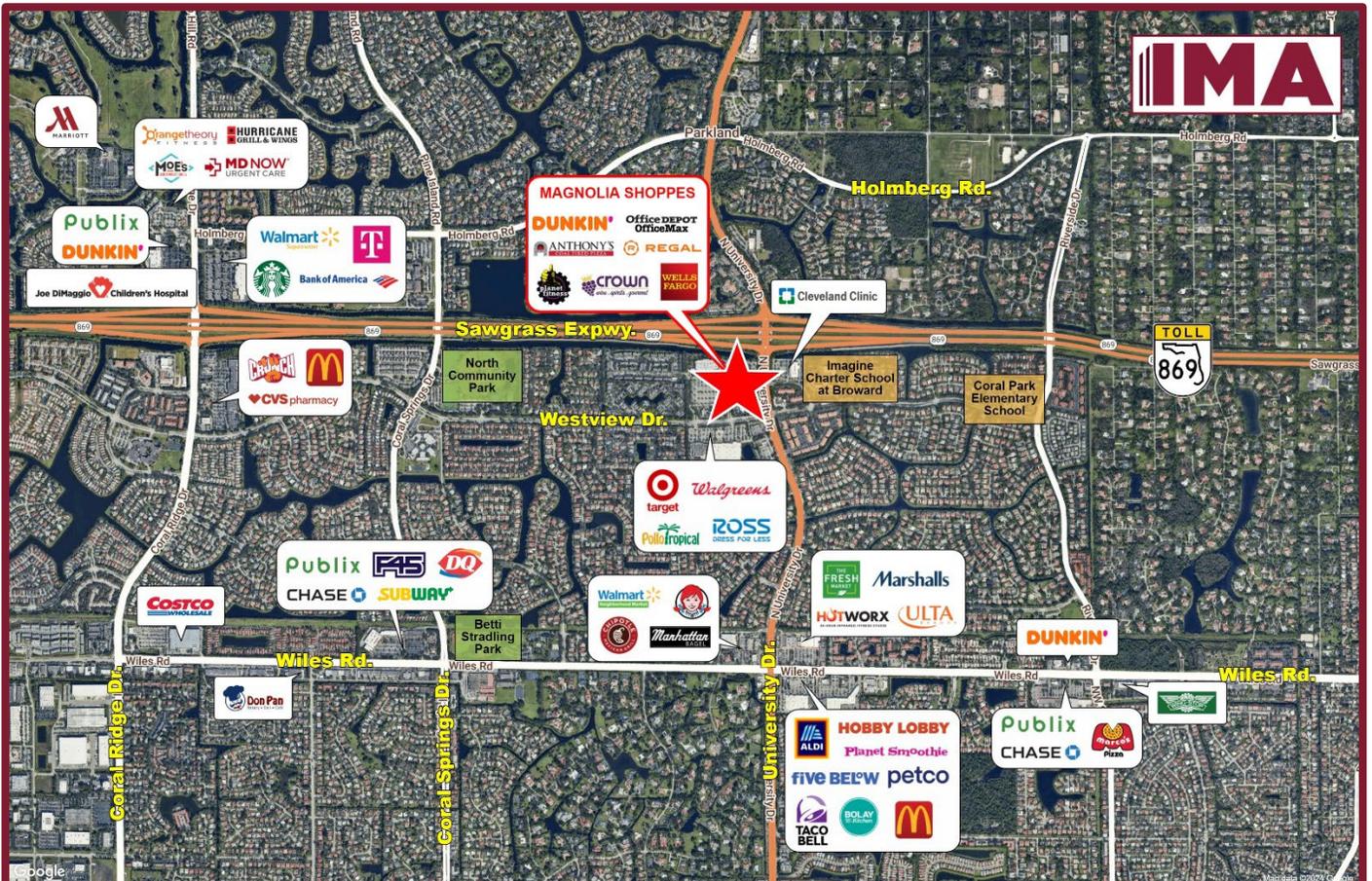


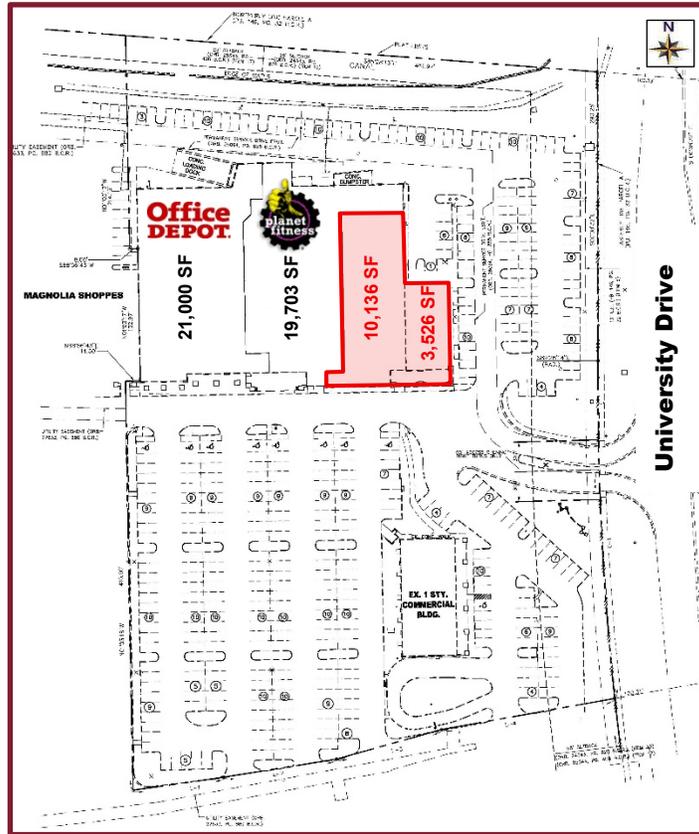
# MAGNOLIA SHOPPES



## University Dr. & Westview Dr., Coral Springs, FL



# MAGNOLIA SHOPPES



**POPULATION:** 1 Mile: 12,015 3 Mile: 117,081 5 Mile: 293,820

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$175,851 3 Mile: \$153,301 5 Mile: \$134,370

## TRAFFIC COUNT:

- **University Drive:** 28,500± ADT
- **Westview Drive:** 10,000± ADT
- **Sawgrass Expressway:** 94,000± ADT

## PROPERTY HIGHLIGHTS:

- Prime retail space that is a part of a greater retail development
- Excellent access to local and commuter traffic at the intersection of N. University Drive and Westview Drive
- Regional trade area with access to Sawgrass Expressway. Trade area includes Coral Springs, Parkland and beyond
- Join Regal Cinemas, Planet Fitness, Office Depot, Anthony's Coal Fired Pizza, Dunkin', AT&T, Club Pilates, Broward Health Coral Springs
- Nearby businesses include Target, Ross Dress for Less, Walgreens, Pollo Tropical, Subway, Cleveland Clinic
- Surrounded by dense established residential communities

## FOR LEASING INFORMATION

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