

UNIVERSITY DRIVE PLAZA

6001 - 6095 N. University Drive | TAMARAC, FL 33321

**FOR LEASE
9,797 SF**



PROPERTY HIGHLIGHTS

SPACE

Unit 6045 / 9,797 SF
Can be subdivided

VPD

55,000
University Drive

The Rotella Group has been retained as the exclusive leasing agent for **University Drive Plaza**, located at **6001–6095 N. University Drive** in Tamarac, Florida. Ideally positioned at the corner of **61st Avenue and N. University Drive**, this well-located shopping center serves the surrounding communities of **Tamarac, Coral Springs, Margate, and North Lauderdale**.



CONTACT OUR AGENT

LISA FERRAZZA

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📍 3300 N. Federal Hwy., Suite 200
Fort Lauderdale, FL 33306

- The property is situated in a **thriving commercial environment**
- **Great frontage**
- **Monument / Pylon signage available**
- Offers ample on-site parking
- **24' clear height**

Join National Tenants Applebees and AutoZone.

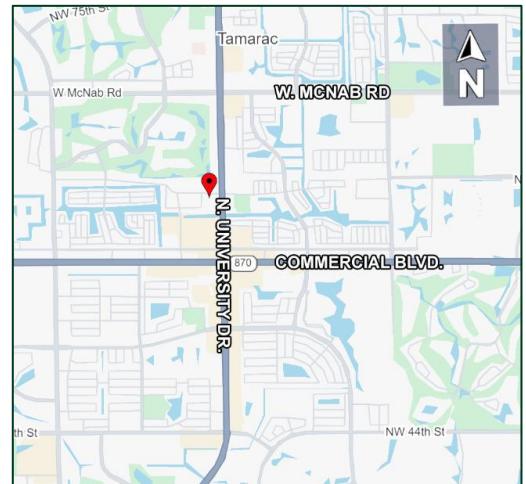


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Unit	SF	Base Rent per SF	Expenses	Monthly Estimate
6045	9,797	\$18.00	\$11.50	\$24,493

2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	21,456	176,738	274,733
Average HH Income	\$77,252	\$86,000	\$94,978
Median Age	44.9	43.1	40.8
Total Business'	932	6,246	10,435
Total Daytime Population	15,784	129,829	220,542



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