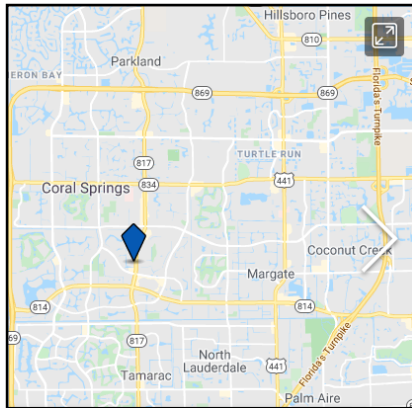
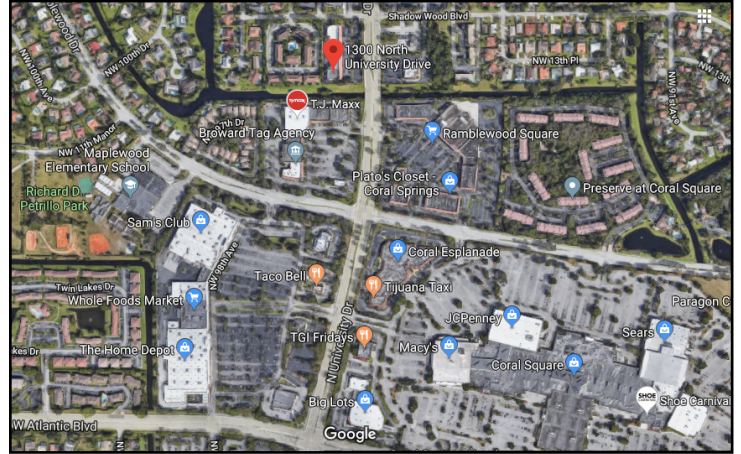


5,800 Sq. Ft. End-Cap For Lease

1300 N. University Drive



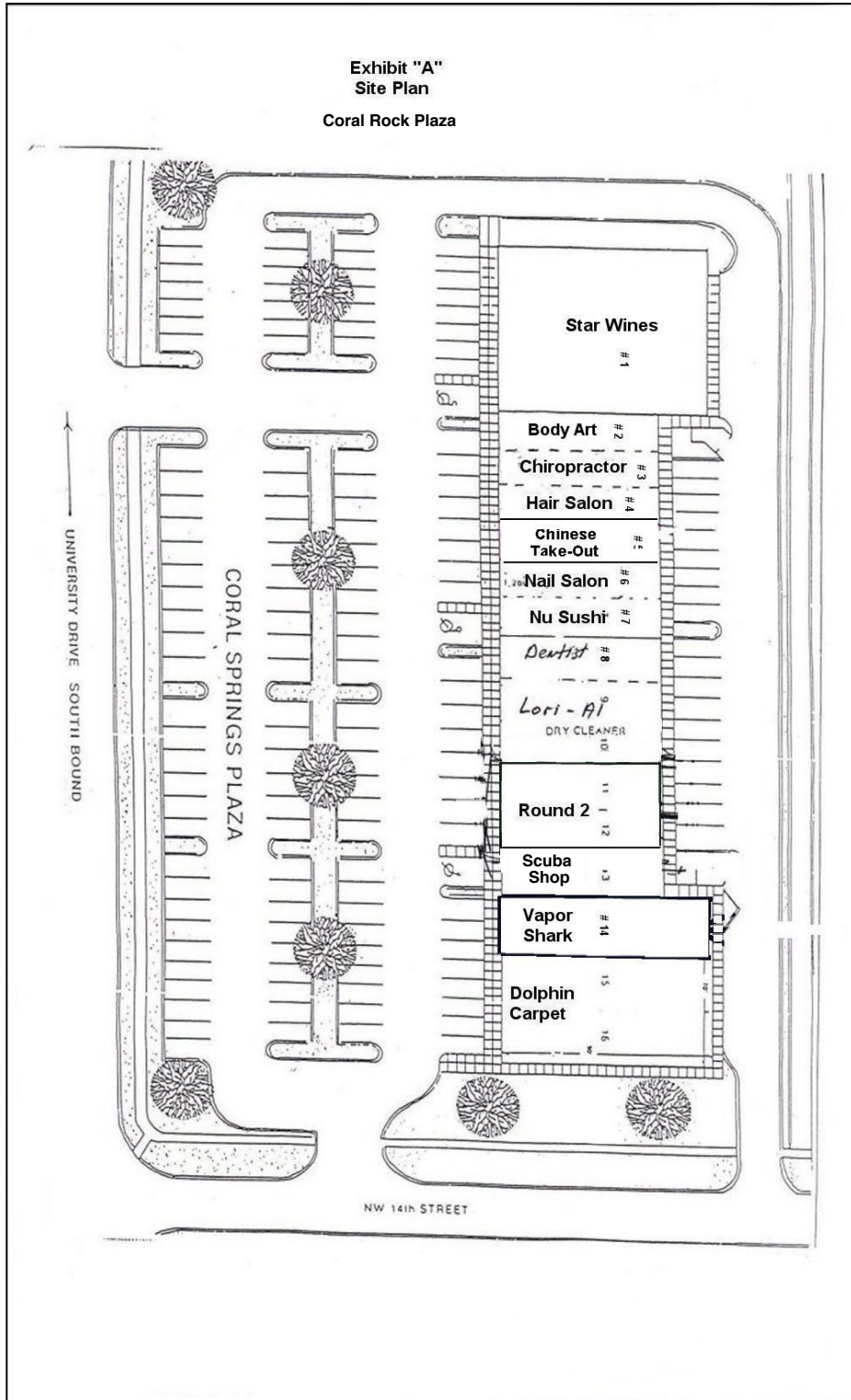
- Prime, highly visible 5,800 sq. ft. end-cap available.
- Located at the traffic-lit intersection of University Dr. & 14th St. in Coral Springs, Florida.
- Just north of The Coral Square Mall.
- Well-maintained, attractive, easily accessible strip center.
- Close proximity to Whole Foods, Home Depot, & many more national retailers and restaurants.
- Strong demographics.

Bill Lebo, President
Licensed R.E. Broker
William S. Lebo & Company
Office: (954) 476 - 2600
Cell: (954) 646 - 3032
blebo2600@gmail.com



Coral Rock Plaza

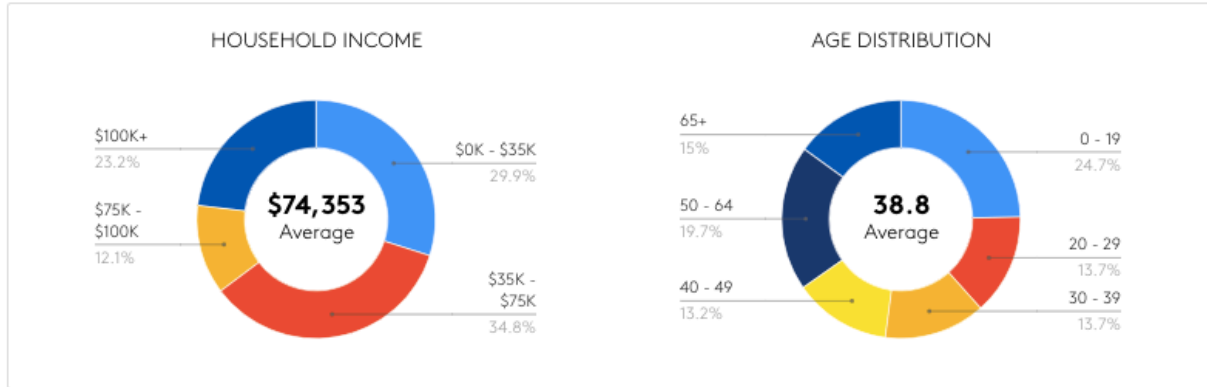
Site Plan



Note: This offering is subject to errors, omissions, withdrawal from market, and modification of terms and conditions without prior notice.

DEMOGRAPHICS

3 mile ▾



	1 MILE	3 MILE	5 MILE
Total Population	19,652	186,621	370,203
2010 Population	16,289	169,087	330,520
2024 Population	20,899	195,944	389,554
Employees	11,729	47,386	114,965
Total Businesses	1,162	6,002	13,358
Average Household Income	\$89,739	\$74,353	\$77,291
Median Household Income	\$68,951	\$54,684	\$56,868
Total Consumer Spending	\$190.14M	\$1.7B	\$3.4B
Median Age	37.2	38.5	39.0
Households	7,077	69,415	140,654
Percent College Degree or Above	23%	17%	19%
Average Housing Unit Value	\$328,691	\$265,106	\$271,571

🚆 COMMUTER RAIL

Pompano Beach Commuter Rail (Tri-County Commuter)	18 min drive	8.9 mi
Cypress Creek Commuter Rail (Tri-County Commuter)	18 min drive	9.7 mi

✈️ AIRPORT

Fort Lauderdale-Hollywood International Airport	35 min drive	19.4 mi
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TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Ramblewood Dr	N University Dr, W	17,043	2018	0.23 mi
N University Dr	W Atlantic Blvd, S	41,822	2018	0.37 mi
W Atlantic Blvd	N University Dr, W	35,779	2018	0.52 mi
W Atlantic Blvd	NW 99th Ter, E	38,362	2018	0.55 mi
N University Dr	NW 6th Ct, N	37,647	2018	0.62 mi



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