

# UNIVERSITY COMMONS



6702-6852 N. University Drive  
Tamarac, Florida 33321

## DEMOGRAPHICS\*

	1 MILE	3 MILE	5 MILE
POPULATION	23,295	195,886	475,461
HOUSEHOLDS	9,101	75,039	181,557
AHI	\$73,375	\$92,122	\$93,240

\*Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provi

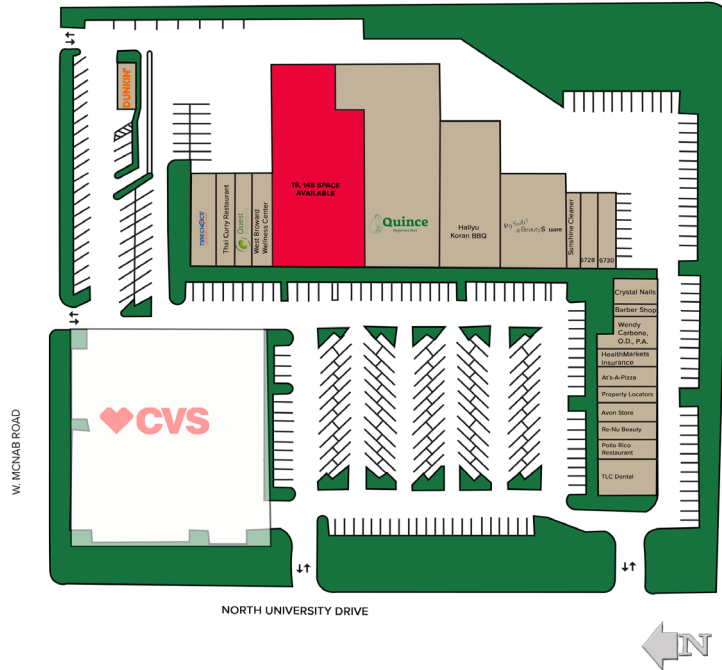
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## HIGHLIGHTS

- Anchored by Quince Supermarket and Miracle Gymnastics, with CVS/Pharmacy as a shadow anchor
- National and local tenants include Quest Diagnostics, My Suite! @ Beauty Square, and Dunkin' Donuts
- Serves a dense population of 475,000+ residents within a 5-mile radius
- Average household income of \$93,000+ within the trade area
- Prime visibility with 74,000 cars per day at the intersection

## TRAFFIC COUNTS

- 33,000 on McNab Road
- 41,800 on University Drive

## AVAILABLE SPACE

## TENANT LEGEND

### N. UNIVERSITY DRIVE

6702	TLC Dental	2,400
6706	Pollo Rico Restaurant	1,200
6708	Sensational Hair & Nails	1,200
6710	Leased	1,152
6712	Property Locators	1,152
6714	At's-A-Pizza	1,200
6716	BYIS	900
6718	Wendy N. Carbone, O.D., P.A.	1,575
6722	University Barber Shop	675
6726	Crystal Nails	1,350
6728	Marley's Smoke & Vape	1,200
6730	Leased	1,600
6734	Sunshine Dry Cleaners	1,200
6738	Beauty Mall	6,407
6800	Hallyu Korean BBQ	9,257
6820	Quince Supermarket	17,742
<b>6830</b>	<b>AVAILABLE</b>	<b>19,145</b>
6846	West Broward Wellness Center	1,986
6848	Quest Diagnostics	1,900
6850	Thai Curry Restaurant	2,000
6852	The Tire Choice	4,000

### W. MCNAB ROAD

7450	Dunkin'	1,000
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