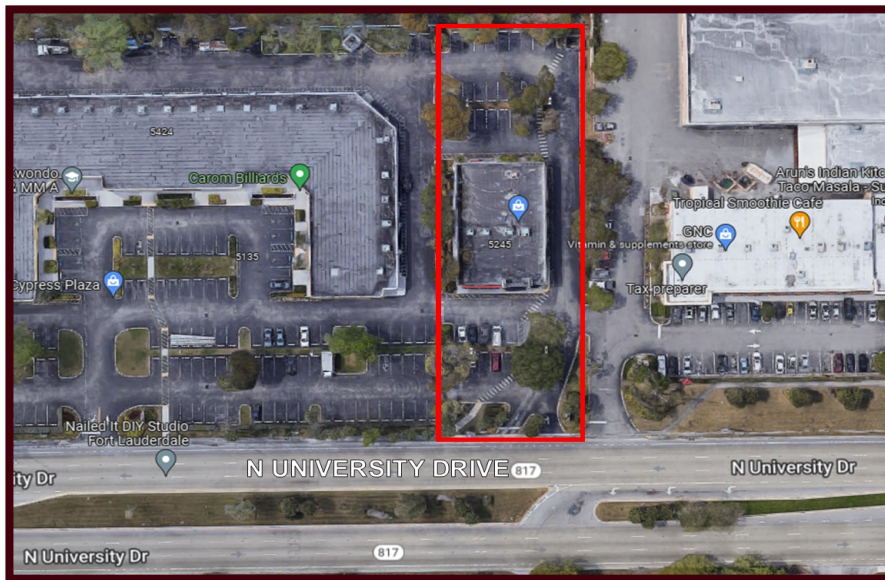


**604 SF & 2,854 SF Available**


**OFFICE | RETAIL | MEDICAL USES**

**5245 - 5251 N. UNIVERSITY DRIVE, LAUDERHILL, FL 33351**



### PROPERTY HIGHLIGHTS

- PRIME University Drive Freestanding Multi-Tenant Building
- Direct frontage on University Drive between Commercial Blvd. & Oakland Park Blvd.
- High visibility with excellent ingress and egress
- Available for Retail, Office, or Restaurant Uses
- Over 55,000 Vehicles Per Day on University Drive
- Ample parking in front and rear building
- Average Household Income within 1 mile is \$84,033.00.
- Strong Demographics and population within a 1 - 3 - 5 mile radius
- Join many other national retailers in the area - Chipotle, Jersey Mike's, Smoothie King

Demographics	1 Mile	3 Miles	5 Miles
Population	19,443	208,938	469,405
Households	7,049	80,939	180,337
Average HH Income	\$84,033	\$73,713	\$80,855
Traffic Counts	 +/- 55,500 Vehicles Per Day		

**Louie Granteed**

Sr. VP of Real Estate

1-954-868-4163

LGranteed@TobinRealEstate.com

1101 Ben Tobin Drive Hollywood, FL