

# PROMENADE PLAZA

RETAIL | RESTAURANT | OFFICE | SPACE NOW AVAILABLE

4402-4678 NORTH UNIVERSITY DRIVE, LAUDERHILL FL 33319

## NEW LOOK



## RETAIL SUITES FOR LEASE ON UNIVERSITY DRIVE

Flexible space to fit your business needs.

### PROPERTY HIGHLIGHTS

- Immediate Access to N University Drive with Exceptionally High Traffic Counts
- 10.55 Acre Mixed-Use Under Renovations Plaza with Leaseable SF of 120,390+
- Less Than 4 Miles From The Florida Turnpike
- Dense Residential Area on a 10 Mile Radius
- Daytime Car Travel Count of over 60,000



4402 NORTH UNIVERSITY DRIVE, LAUDERHILL FL

STEVEN RAFAILOVITC  
**561.316.8444**

4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181  
CURRENTCAPITALGROUP.COM



## LAUDERHILL / INVERRARY

- Exceptionally High Traffic Counts Over 60,000 Daily
- 10.55 Acre Mixed-Use Under Renovations Plaza
- Less Than 4 Miles From The Florida Turnpike
- Dense Residential Area on a 10 Mile Radius

Promenade Plaza is located in a thriving retail corridor on North University Drive, Lauderhill. Surrounded by a dense residential area and significant retail stock. The property has immediate access to N University Drive with a high daytime traffic count of over 60,000 and is centrally located between W Oakland Park Boulevard and Commercial Boulevard with only 3.16 miles from the Florida Turnpike.



### TENANTS

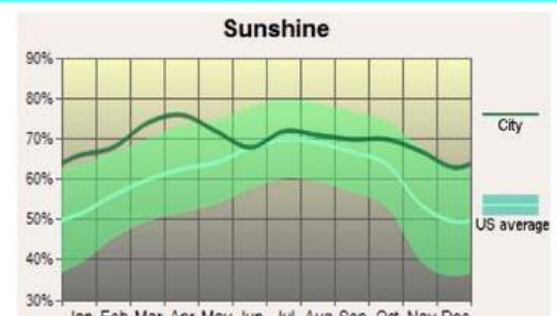
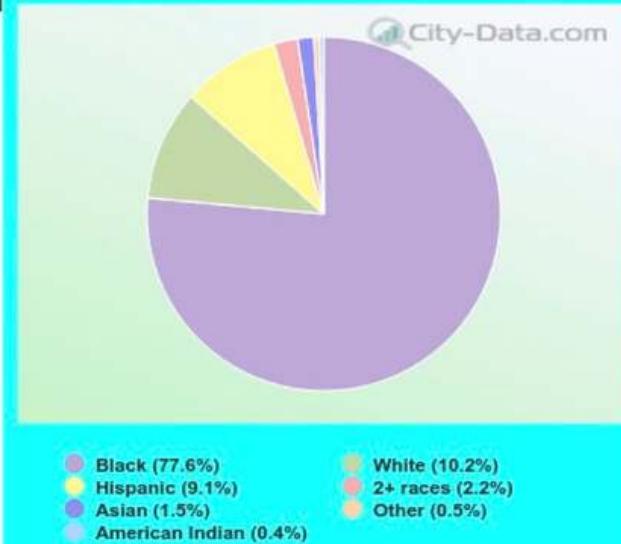


## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population White	6,789	84,111	214,972
Population Black	9,467	78,728	174,979
Population Hispanic	2,984	35,828	80,201
Population Asian	797	5,295	11,547
Population Pacific Islander	21	153	190
Population Am. Indian	0	273	520
Population Other	1,441	9,338	18,860
Persons Per Household	2.6	2.5	2.6
Average House Value	\$230,670	\$191,213	\$222,368
Average Age	38.5	40.3	39.2
Average Age Female	41.54	2.5	40.8
Average Age Male	36.13	7.9	37.6

Leasing Agent:  
STEVEN RAFAILOVITC 561.316.8444  
STEVEN@CC-REG.COM

Races in Lauderhill, FL





# DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

Total population	19,114	182,680	431,596
Total households	7,390	74,286	167,687
Average HH income	\$61,603	\$52,617	\$59,87

TRAFFIC COUNT



137,000  
AADT

## LOCATION

Promenade Plaza is located in a thriving retail corridor on North University Drive, Lauderdale. Surrounded by a dense residential area and significant retail stock. The property has immediate access to N University Drive with a high daytime traffic count of over 60,000 and is centrally located between W Oakland Park Boulevard and Commercial Boulevard with only 3.16 miles from the Florida Turnpike.



# SITE PLAN



## AVAILABLE SUITES

### BUILDING 2

Units:

4422-26 2880 SF

### BUILDING 2

Units:

4428-30 1,920 SF

### BUILDING 5

Units:

4508 960 SF

Excellent Opportunity  
to lease space at  
Promenade Plaza

Prime Retail / Office  
space on high trafficked  
major thoroughfare

Lease Rate: \$20 - \$22 PSF

Lease Type: NNN

Lot Size: 10.55 Acres

Building Size: 143,340 SF

PROMENADE  
PLAZA



4402 NORTH UNIVERSITY DRIVE, LAUDERHILL FL

STEVEN RAFAILOVITC  
**561.316.8444**

4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181  
CURRENTCAPITALGROUP.COM



# DIRECTORY

CRAFTY CRAB SEAFOOD RESTAURANT  
 BELLSOUTH AT&T  
 FERENCE INSURANCE AGENCY  
 IGLESIA EL ARCA DEL PACTO  
 DYNAMIC LED DESIGNS  
 ALL SPICE BAR  
 ALL STARS SOCCER  
 IN UNISON SCHOOL APPAREL  
 MYA STARR  
 SOLE NATURALE  
 HAIR FETISH  
 EMBELLISH BEATIQUE  
 CAREGIVERS of AMERICA  
 LAUDERHILL REGIONAL CHAMBER  
 ALL INSURANCE DEPOT  
 MIKEL AND ME  
 MIKICREATIONS  
 THAT NEW LOOK  
 NEUROLOGY ASSOCIATES GROUP  
 SALON CENTRIC  
 DILLONS IMAGE  
 EXPRESS BRANDING  
 MARINO FAMILY DENTAL  
 SOPHISTICATED FLOWERS & EVENTS  
 UNITED FINANCIAL SERVICES  
 YOPODNER.COM  
 RICHARD A. HENRY P.A.  
 ADOM BEAUTY  
 CELEBRITY CUTZ  
 NAILS VIETNAM  
 DEVINE ROOTS  
 JORGE SUAREZ CHICANO EXPRESS RESTAURANT  
 DR. GINA DAYE  
 INSURANCE TODAY  
 EZER NATURAL HEALING  
 TATE'S COMICS  
 ROCK-A-BILLY II  
 WE GOT THE BEATS  
 ACCURATE INVESTIGATIONS  
 CARNIVAL LUSH  
 JUST RELAX SALON  
 THE SALON GROUP  
 EZILI BEAUTY BAR  
 GERBAUD BAKERY  
 JOLIE ME BEAUTY BOUTIQUE  
 SLIM CHIIN BEAUTY BOUTIQUE  
 MARTIN TRAVEL  
 SAVE THE EMPIRE  
 ALL INDUSTRIAL CHEMICAL  
 DR. DING  
 CHEERS NATURAL  
 NEW SEASONS CHILDREN STORAGE  
 VCA ANTECH ANIMAL HOSPITAL

PROMENADE  
PLAZA



PROMENADE  
PLAZA

LEASING VP

STEVEN  
RAFAILOVITC  
561.316.8444



© 2020 Current Capital Group Real Estate. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Current Capital Group Real Estate and Current Capital Group Real Estate the logo are service marks of Current Capital Group Real Estate. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Current Capital Group Real Estate. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.