

SPRINGTREE COUNTRY CLUB PLAZA

3801 North University Drive, Fort Lauderdale, FL 33351



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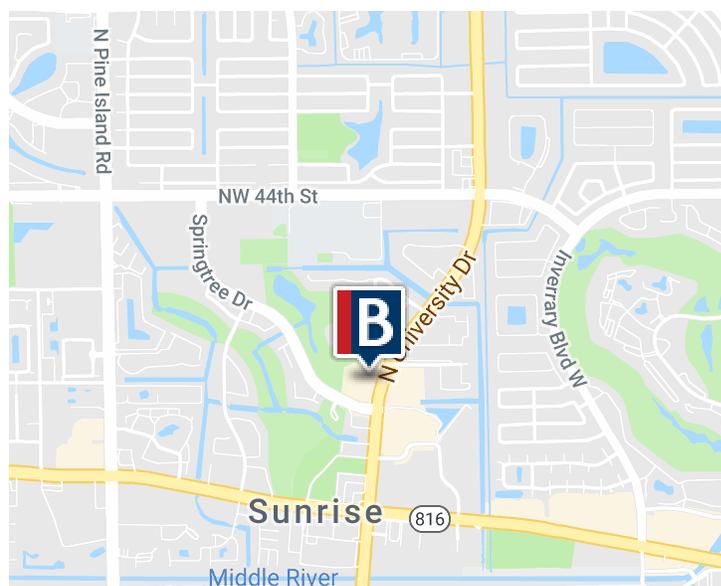
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Second Generation Restaurant



SECOND GENERATION RESTAURANT & LOUNGE SPACE -INCLUDES ALL FIXTURES: HOOD, FRYERS, GRILL & STOVE, TWO WALK IN FREEZERS, AND MORE

- Available space: Suite 306 @ 4,979 square feet
- Excellent exposure and signage fronting on busy University Drive in Sunrise, approximately 55,000 cars a day
- Abundant parking
- Ideal for restaurant, coffee shops, pharmacy, and many other uses
- Across the street from L.A. Fitness, Super Walmart, and Lowe's
- Other retail and office space available
- Great co-tenants including child care center, and Scutto's Pizza Cafe



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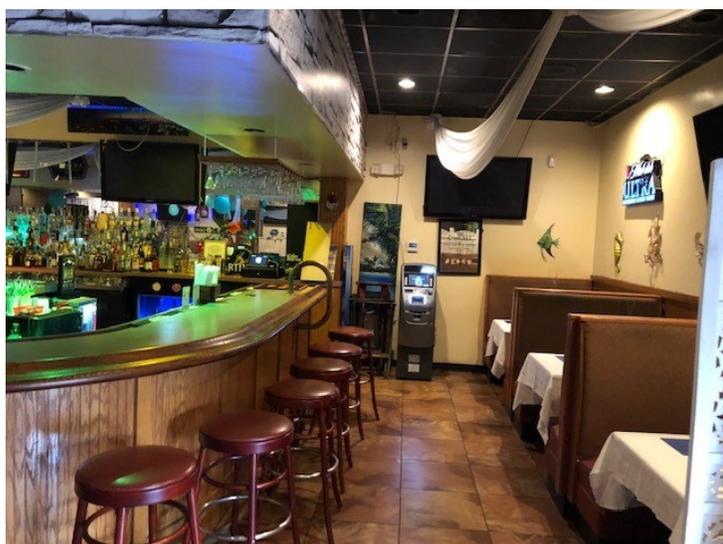
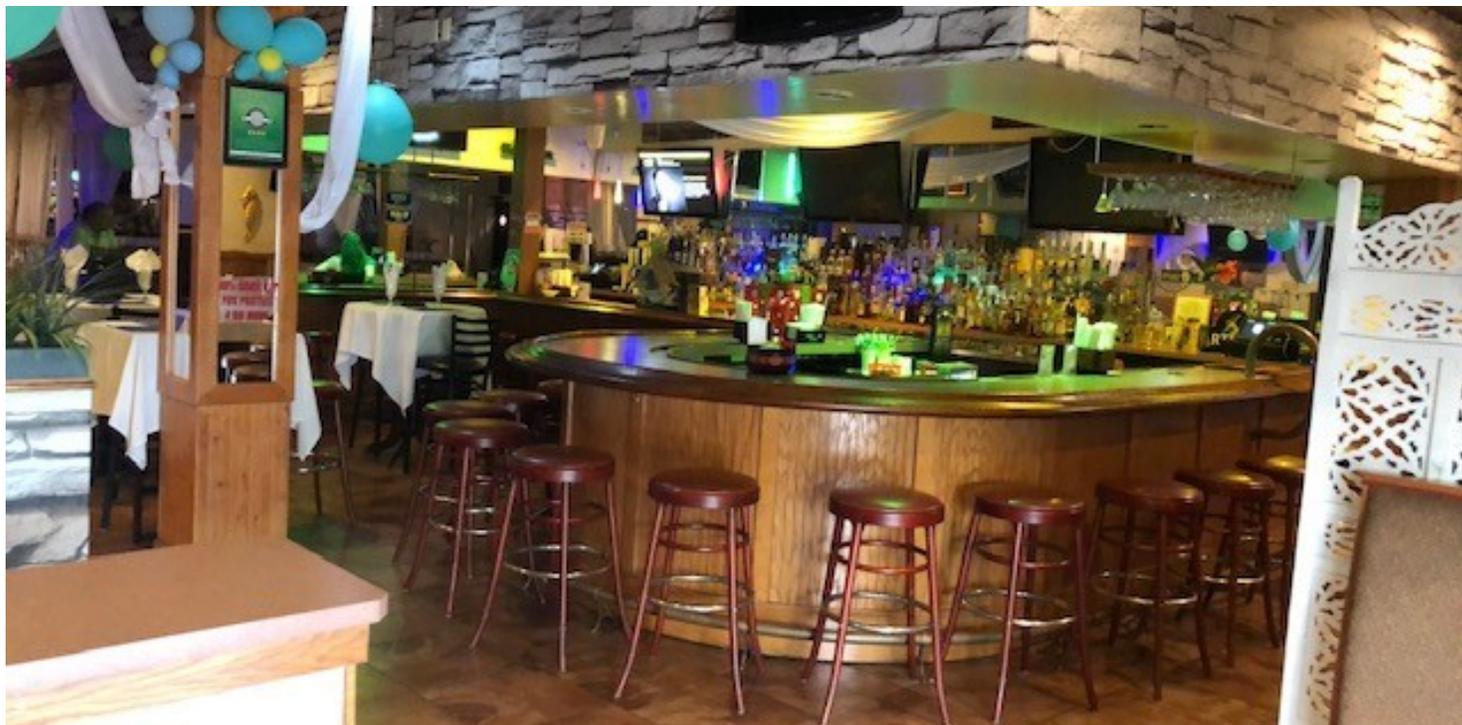
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Additional Photos



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Retailer Map



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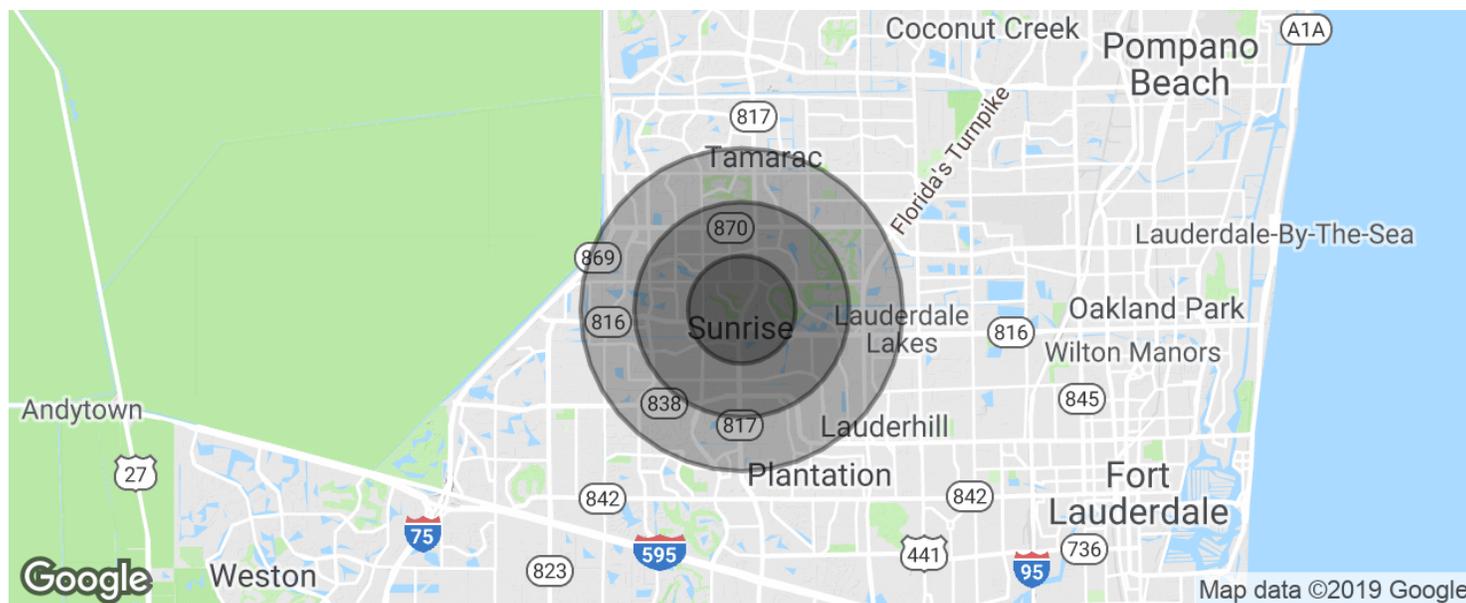
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,748	80,338	177,976
Median age	38.9	40.8	40.2
Median age (Male)	35.9	37.8	37.7
Median age (Female)	42.1	43.6	42.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,054	32,451	72,000
# of persons per HH	2.5	2.5	2.5
Average HH income	\$53,628	\$54,871	\$56,235
Average house value	\$183,857	\$192,258	\$193,596

* Demographic data derived from 2010 US Census



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