



LAUDERHILL, FLORIDA

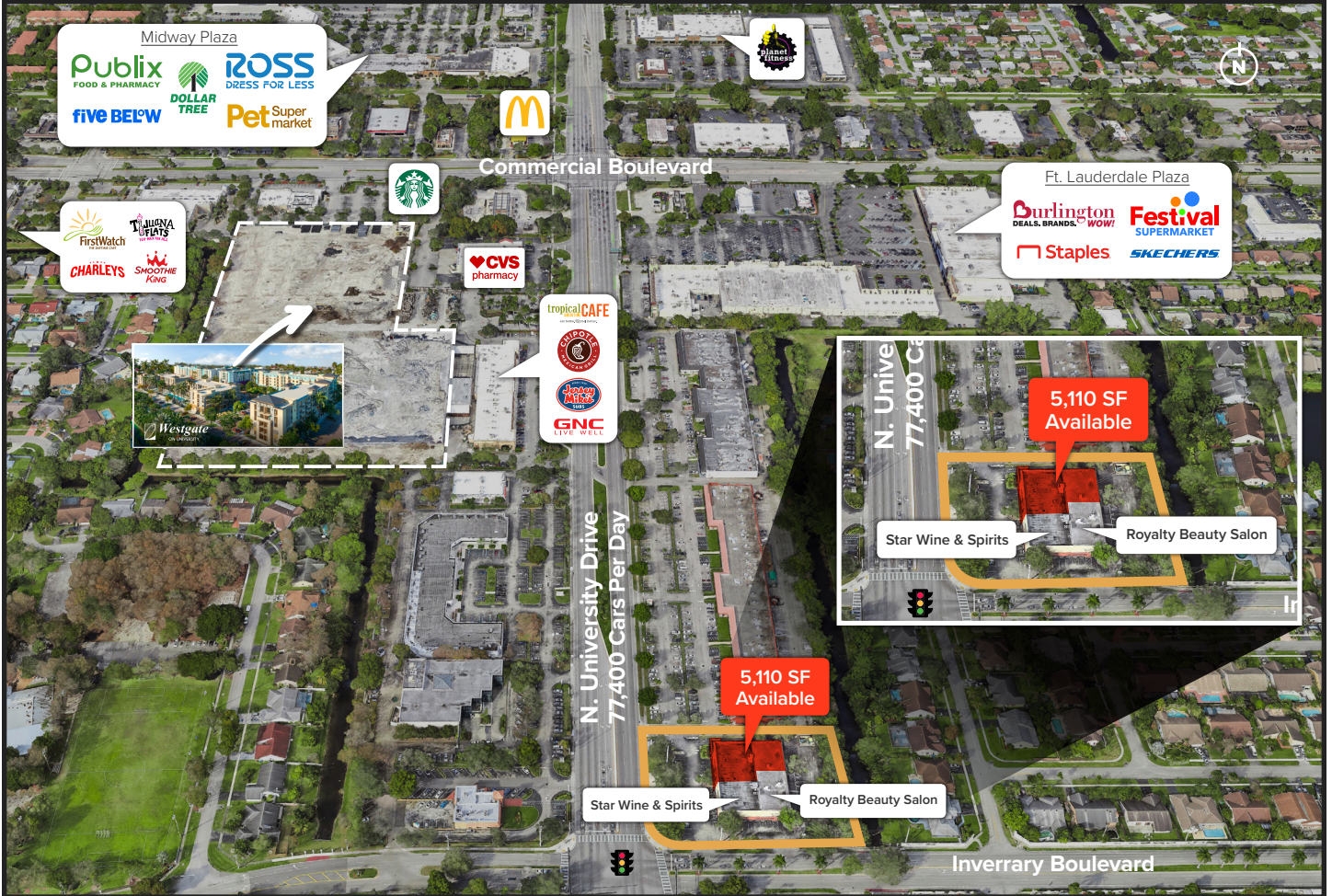
Crown Center

5000 - 5100 N. University Drive
Lauderhill, FL 33351

LAT: 26.260277 | LONG: -80.249170

GLA: 12,810 SQ. FT

TRAFFIC COUNTS: 77,400 DAILY



Crown Center is a 13,000 square foot strip center located on the northeast corner of N. University Drive and Inverrary Boulevard, along the border of Tamarac and Lauderdale.

The Center serves over 461,000 residents within 5 miles and sees traffic counts upwards of 77,400 cars per day on busy N. University Drive. Currently 5,110 s.f. is available, which fronts N. University Drive and is centrally located at a signalized intersection for easy customer access.

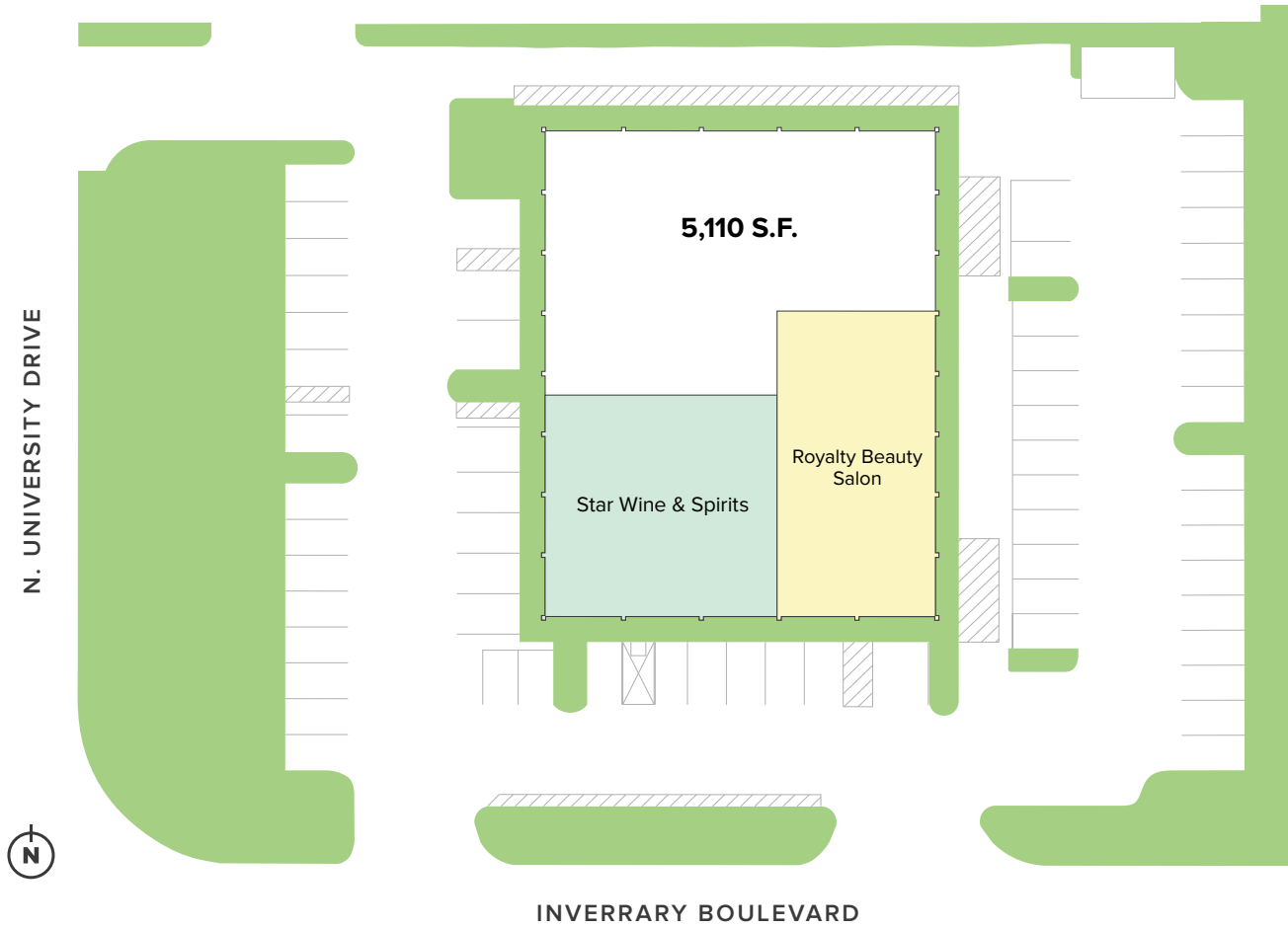
Directly across the street is the brand-new **Westgate on University** luxury apartment complex which is home to thousands of residents. Given its proximity to the street, direct visibility to N. University Drive and demographic density, this unit is a rare availability in the market.

NOW LEASING!

Leasing Agent: **Jeff Kalil**
(954) 254-2292 | jkalil@woolbright.net

CROWN CENTER

Lauderdale, FL



- Medical
- Restaurant
- Service
- Retail
- Fitness
- Office

2024 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	16,918	211,738	461,041
HOUSEHOLDS	6,045	82,387	178,716
AVERAGE HOUSEHOLD INCOME	\$121K	\$87K	\$97K
MEDIAN AGE	41	40	40
DAYTIME EMPLOYMENT	7,278	77,333	180,910
TRAFFIC COUNTS	77,400 Cars Daily		

NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net