

RETAIL BUILDING FOR LEASE OR FOR SALE

# ±2,760 SF FREESTANDING BUILDING ON ±0.595 ACRES

2601 N University Drive, Sunrise, FL 33322



EXCLUSIVE RETAIL LISTING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Jon Cashion**

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# Property Overview

## HIGHLIGHTS

- Freestanding building located at the hard corner of a prime signalized intersection
- Sale price of \$1.8M
- Prominent monument signage
- Ample parking and visibility to the main retail corridor on University Drive
- Proximity to national retailers:



## DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

POPULATION

19,384

200,754

455,590

HOUSEHOLDS

8,470

79,117

175,484

EMPLOYEES

16,712

165,453

373,874

AVERAGE HH INCOME

\$65,787

\$81,656

\$85,532

## DEMOGRAPHICS

5 MINUTES

10 MINUTES

15 MINUTES

POPULATION

58,253

257,981

524,303

HOUSEHOLDS

23,912

102,266

199,906

EMPLOYEES

48,879

212,643

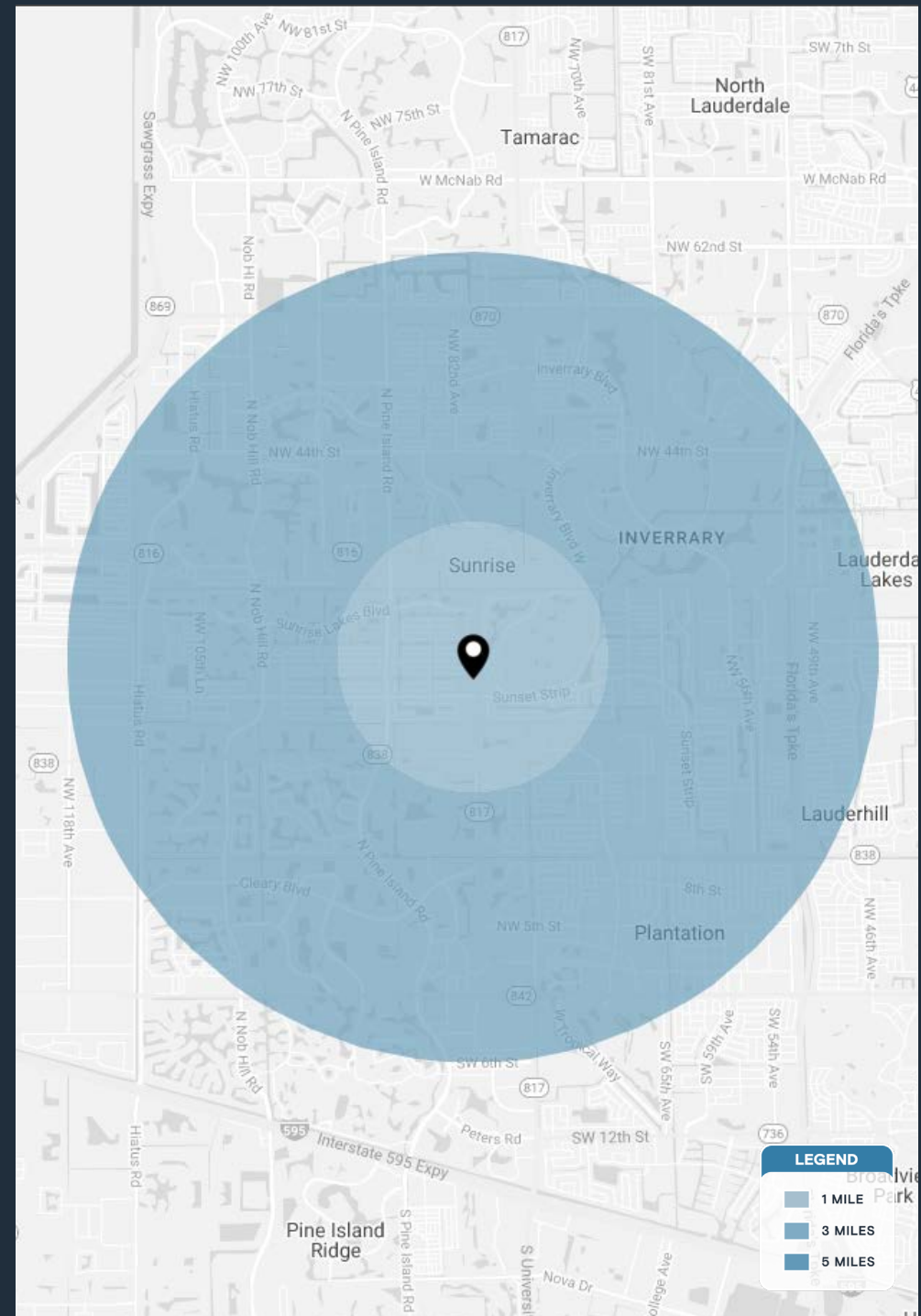
429,113

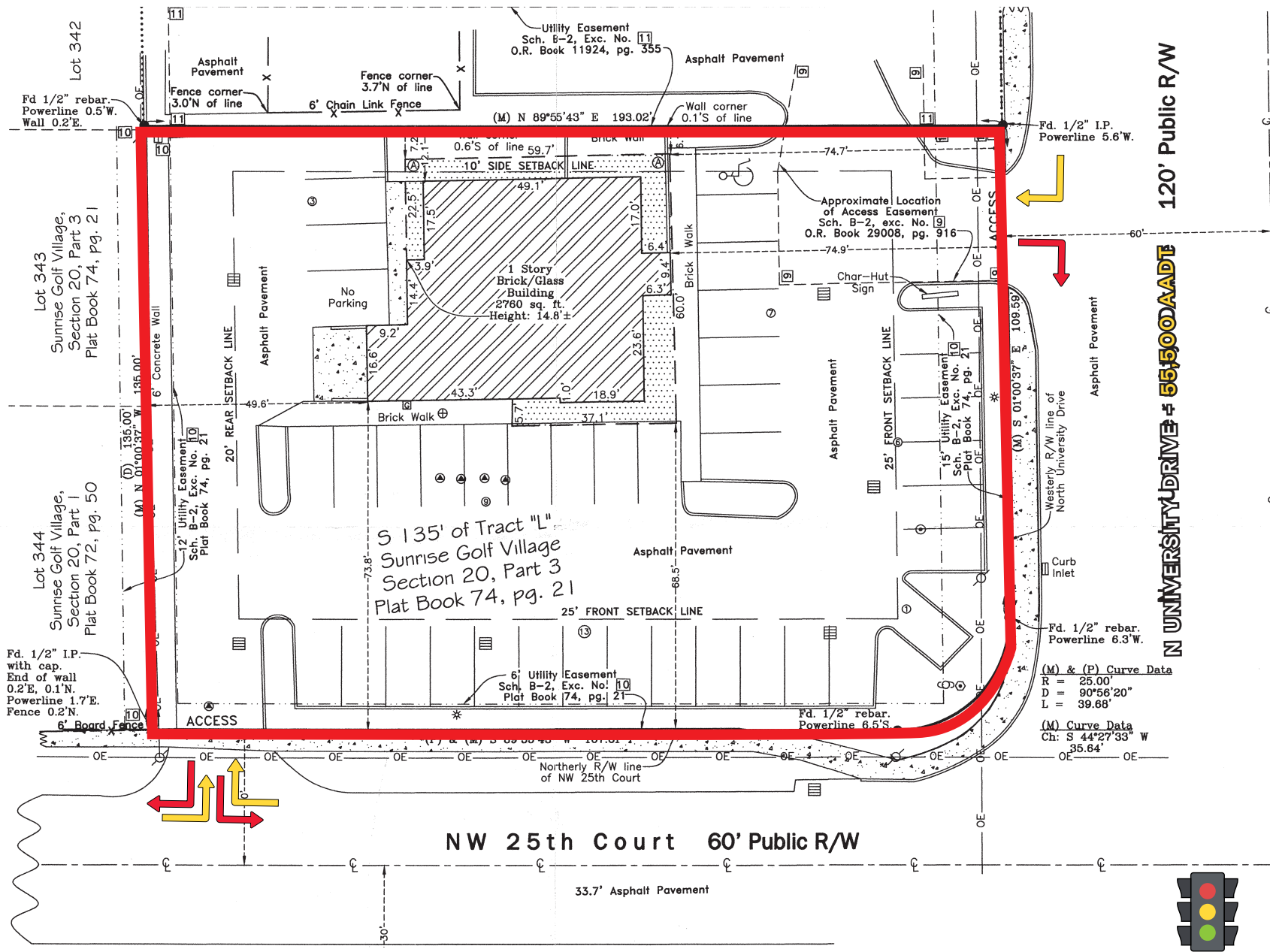
AVERAGE HH INCOME

\$77,852

\$81,251

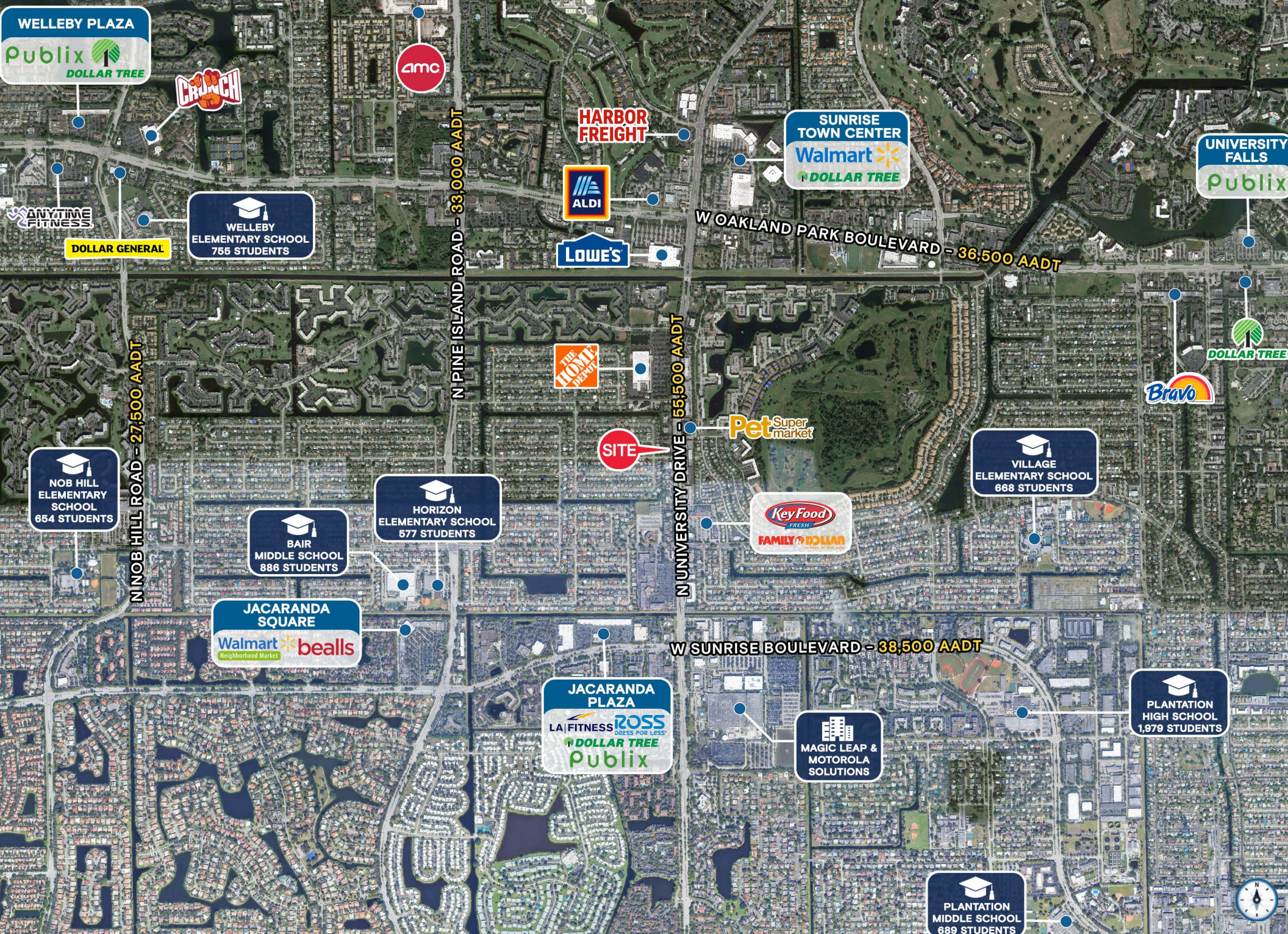
\$85,544



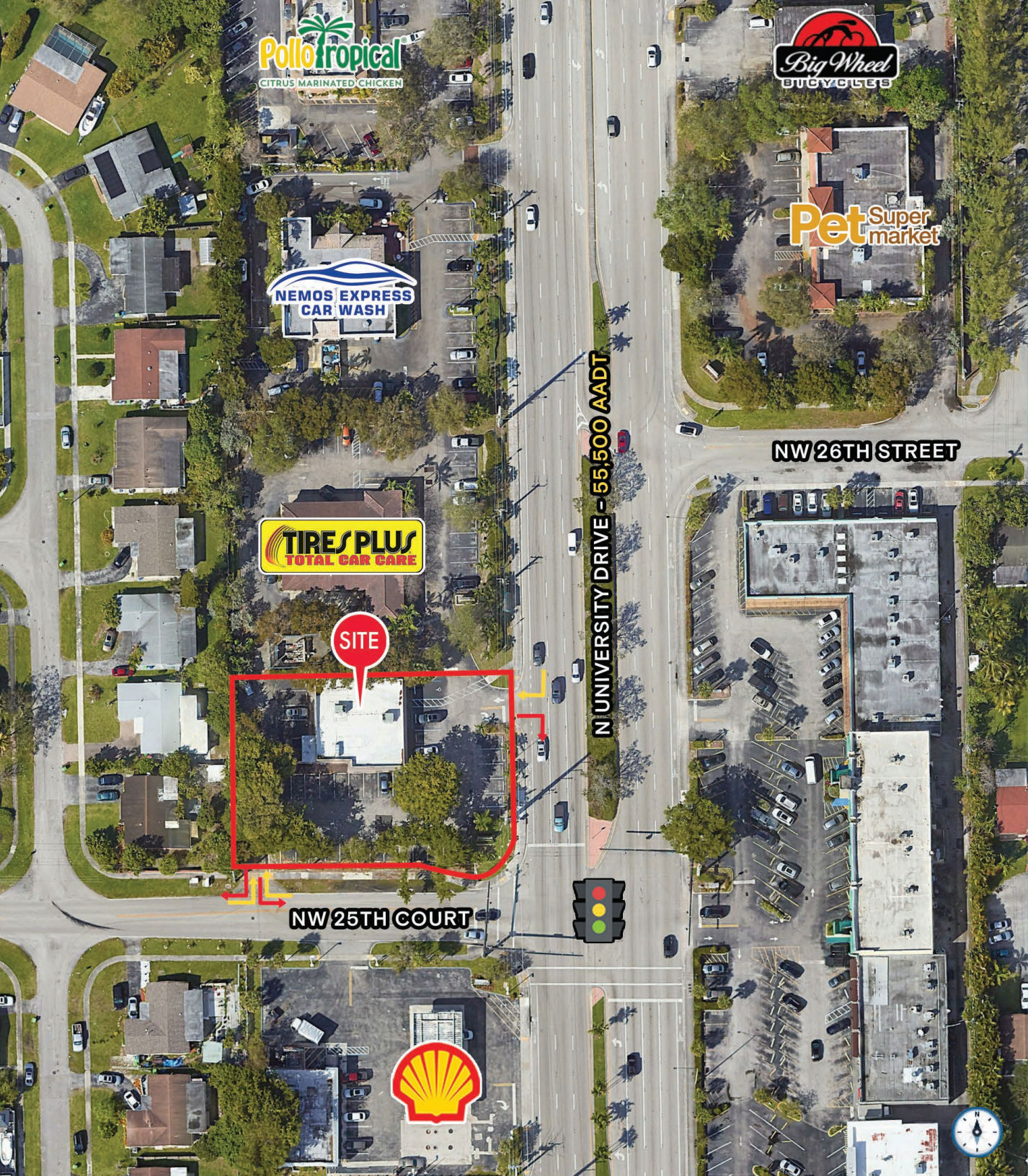


N UNIVERSITY DRIVE # 55,500 AADT 120' Public R/W









# Contact Brokers

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[katzretail.com](http://katzretail.com)

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