



For Lease | Retail

# Royal University Plaza

2322-2564 North University Drive, Coral Springs, FL 33065

## Property Features

- 2,610 SF - 5,214 SF available
- Located in the heart of Coral Springs' retail corridor, just north of the Coral Square Mall
- Exceptional visibility from University Drive
- Six (6) means of ingress and egress from each direction
- Outstanding demographics with HHI of \$108,259 and 166,944 residents within 3 miles
- ± 42,500 VPD on N University Drive
- ± 31,500 VPD on Royal Palm Boulevard
- GLA: 115,161 SF

## Current Tenant Spotlight



**Total Wine & More**

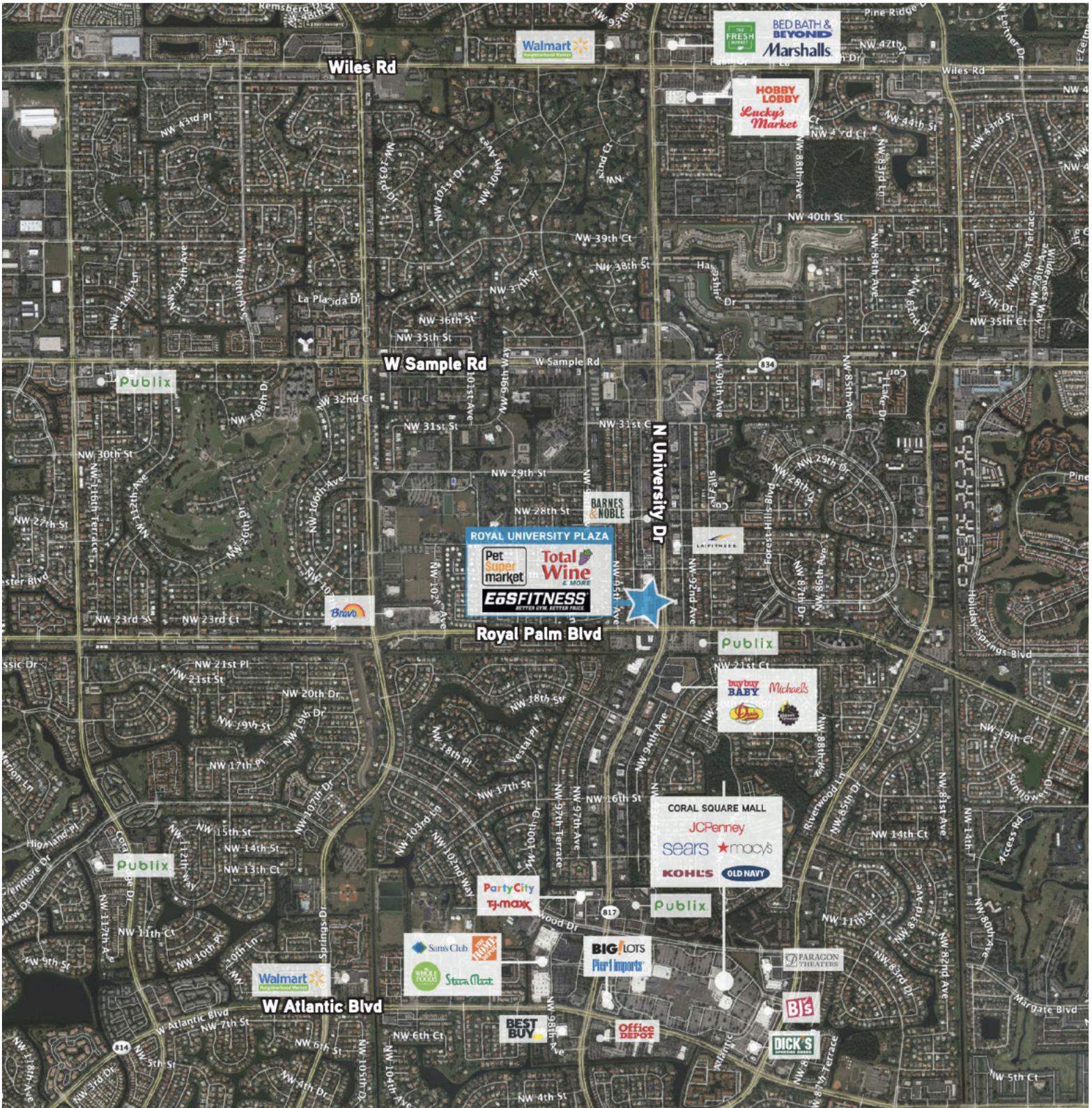
**EōS FITNESS**



**PetSupermarket**

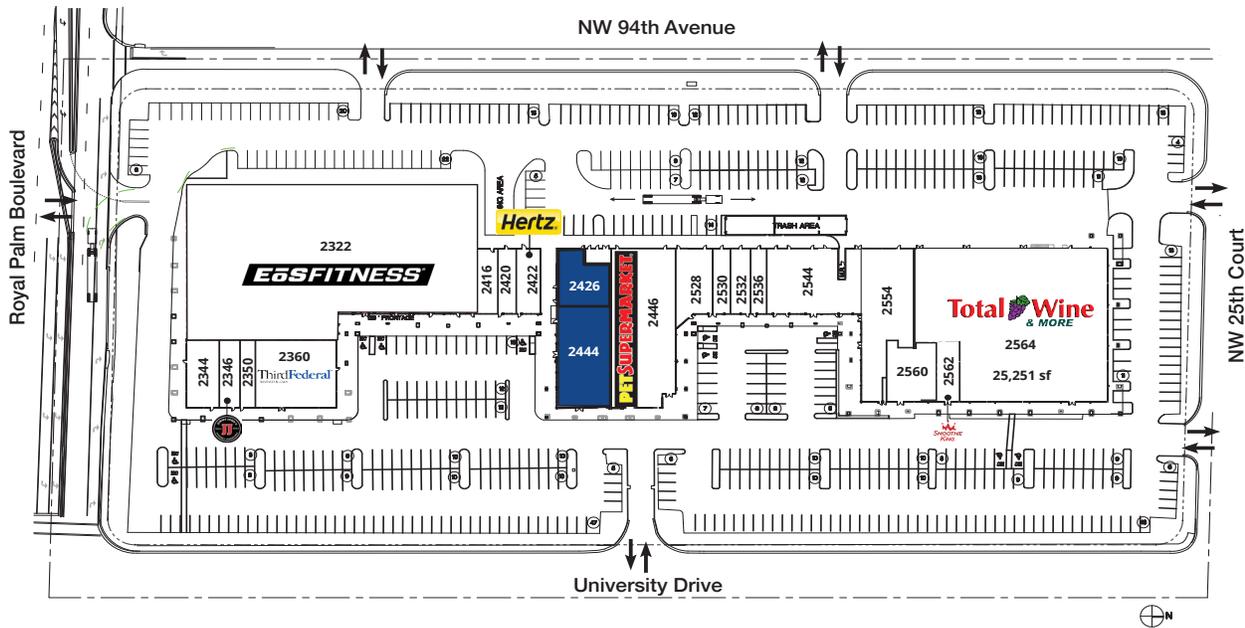
**DAVE'S HOT CHICKEN**

# Royal University Plaza | Area Retailers



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# Royal University Plaza | Site Plan



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
2322	EOS Fitness	37,291 SF	2426	Available	2,610 SF	2554	Lao Hu Tong Asian	6,073 SF
2344	Eyesite Vision	2,105 SF	2444	Available	5,214 SF	2560	Dave's Hot Chicken	2,739 SF
2346	Jimmy John's	1,321 SF	2446	Pet Supermarket	9,800 SF	2562	Smoothie King	1,295 SF
2350	Sharkey's	972 SF	2528	Vicky Bakery	2,420 SF	2564	Total Wine	25,251 SF
2360	Third Federal S&L	5,129 SF	2530	Smoke Shop	1,095 SF			
2416	Tran Nails Spa	1,360 SF	2535	Chini's Burritos	1,240 SF			
2420	O-Town's Barbershop	1,124 SF	2536	Coco Bubble Tea	992 SF			
2422	Hertz	1,518 SF	2544	Salon Suites	5,612 SF			

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# Royal University Plaza | Demographics



## Population

1-Mile: 20,375  
3-Miles: 166,944  
5-Miles: 367,690



## Median Age

1-Mile: 39.9  
3-Miles: 40.7  
5-Miles: 41.6



## Total Households

1-Mile: 7,423  
3-Miles: 59,816  
5-Miles: 137,684



## Average HH Income

1-Mile: \$94,568  
3-Miles: \$108,259  
5-Miles: \$104,387

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