



MURAL PLAZA

6510-6596 N UNIVERSITY DRIVE

TAMARAC, FL 33321



**PRIME RETAIL
SPACE FOR LEASE**



W McNab Road

N University Drive



PROPERTY OVERVIEW

| | |
|---------------------|---|
| BUILDING ADDRESS | 6510-6596 North University Drive |
| CURRENTLY AVAILABLE | 3,939 Square Feet |
| TRAFFIC COUNT | 52,000+ on N University Drive 45,000+ on W McNab Road |
| PARCEL | 49-41-10-33-0010 49-41-10-33-0020 |
| MARKET (MSA) | NW Broward – Coral Springs |
| ZONING | MU-N |
| ACCESSIBILITY | Located just off N University Drive, minutes from Sawgrass Expressway and Florida's Turnpike |
| PARKING | 147 Parking Spaces Parking Ratio 4.52/1,000 SF |
| MAJOR FEATURES | Busy mixed-use shopping center with excellent frontage onto N University Drive and visibility from Florida's Turnpike, long-term tenants, fresh and dedicated property maintenance team, below-market lease rates, excellent window views, high ceilings, abundant parking, perfect for office, retail or medical, available for immediate occupancy. |

PROPERTY PHOTOS



INTERIOR

- 3,939 SF



FOR PROPERTY INQUIRIES AND
SHOWINGS PLEASE CALL
NICK DOENIG: (954)444-3497

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