

FOR LEASE

UNIVERSITY COMMONS

6702-6852 NORTH UNIVERSITY DRIVE, TAMARAC, FL 33321



PROPERTY DESCRIPTION

University Commons is a highly visible, grocery-anchored neighborhood shopping center located at the busy, lit intersection of University Drive and McNabb Road with average traffic counts of 83,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Excellent frontage at fully lit intersection with multiple points of access
- Join Quince Supermarket, Quest Diagnostics, Dunkin' Donuts, Tire Choice, and Yolo Korean BBQ
- Near University Hospital (317-bed acute care hospital)
- Shadow-anchored by CVS
- Area retailers include Aldi, DD's Discount, and Goodyear
- More than 1,200 multi-family and hotel units planned within 1.5 miles

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 SF - 19,145 SF
Building Size:	80,241 SF

SPACES	LEASE RATE	SPACE SIZE
5	Negotiable	1,200 SF
14	Negotiable	1,600 SF
18B	Negotiable	19,145 SF

FOUERTI REALTY

For more information:

Call: 561-560-5101

Contact: co@fouertirealty.com

Visit: UniversityCommonsFL.com



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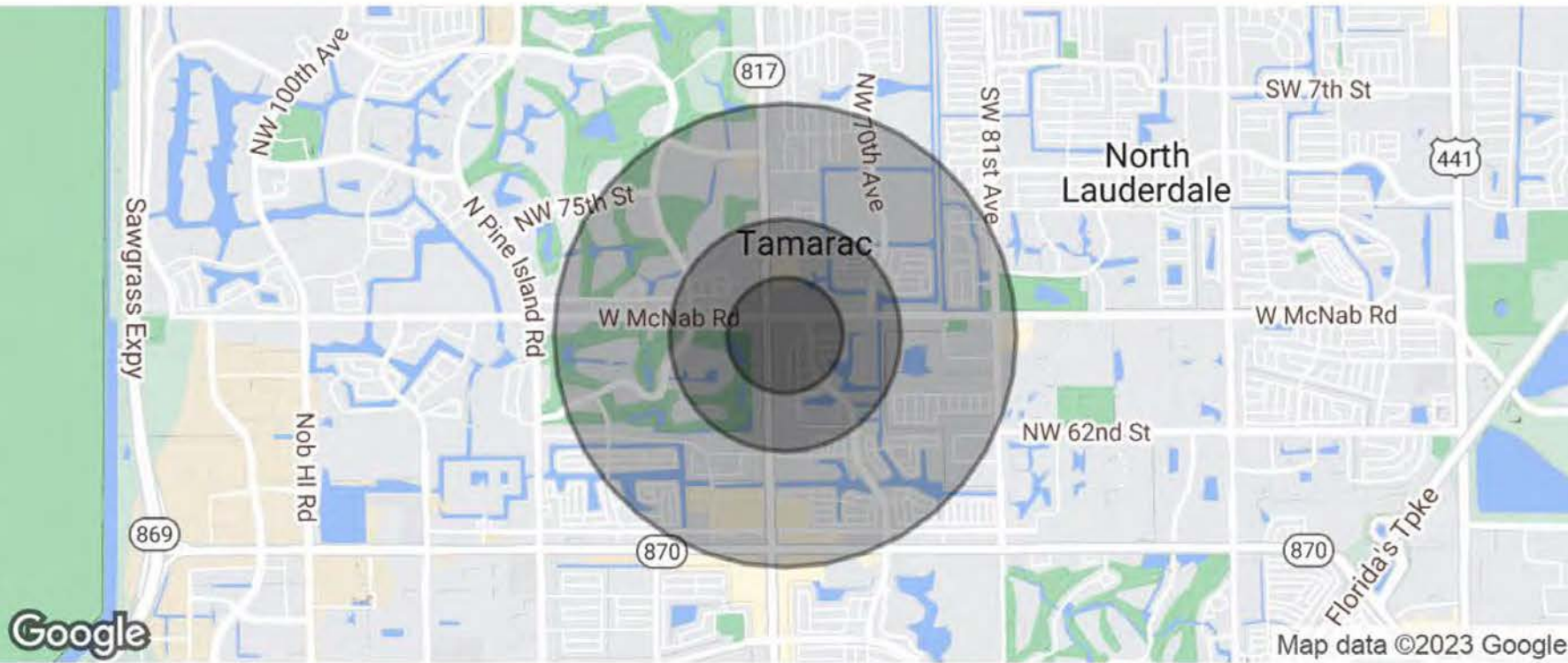
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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	22,620	194,538	461,234
HOUSEHOLDS	9,062	75,741	178,470
AVERAGE HH INCOME	\$71K	\$88K	\$89K
MEDIAN AGE	42	41	40

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SUITE	TENANT NAME	SIZE SF
1-2	TLC Dental	
3	Pollo Rico Restaurant	
4	Senstational Hair & Nails	
5	AVAILABLE	1,200 SF
6	Florida Property Locators	
7	At Pizza	
8	Health Market	
9	Optician	
10	Barber Shop	
11-12	Crystal Nails	
13	Marley's Smoke & Vape	
14	AVAILABLE	1,600 SF
15	Sunshine Cleanersq	
16	My Suite! @ BeautySquare	
17	Yolo Korean BBQ	
18A	Quince Supermarket	
18B	Miracle Gymnastics	
19	Chriopractor	
20	Quest Diagnostics	
21	Thai Curry Restaurant	

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SUITE	TENANT NAME
22	Tire Choice
23	Dunkin' Donuts

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