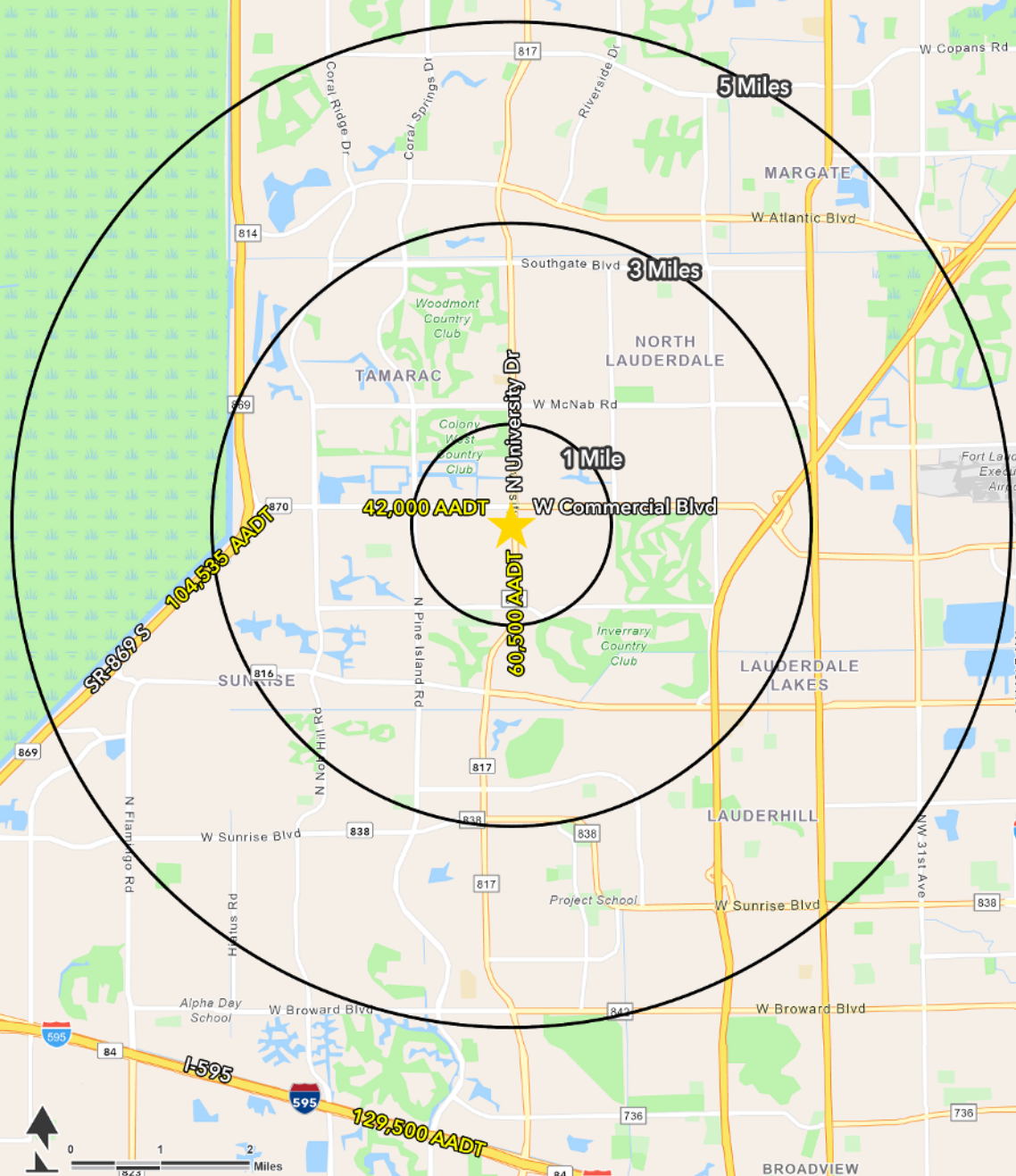


# UNIVERSAL PLAZA

5401 N UNIVERSITY DRIVE, LAUDERHILL, FL 33351

**FOR LEASE**





## PROPERTY HIGHLIGHTS

- Located on the SWC of University Drive and Commercial Blvd in Lauderhill with excellent visibility, access, and parking
- Centrally located between the Florida Turnpike and Sawgrass Expressway
- Excellent tenant mix including Starbucks, Chipotle, Tropical Smoothie and CVS
- Traffic counts of 61,000 AADT on University Drive and 32,000 AADT on Commercial Blvd
- GLA: 49,506 SF

## AVAILABLE SPACES

- Suite 6: 2,500 SF
- Suite 19: 5,580 SF

## DEMOGRAPHICS

Latitude: 26.19116 Longitude: -80.25267

	1 MILE	2 MILE	3 MILES
2025 Total Population	20,349	95,163	208,203
2025 Total Households	7,486	38,131	81,895
2025 Average HH Income	\$97,297	\$82,364	\$81,705
2025 Daytime Population	15,099	69,727	153,511

# PROPERTY OVERVIEW



# SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1	Sushi Sake	1,950 SF	9	Mariner Finance	2,000 SF	18	Starbucks	2,146 SF
2	GNC	1,470 SF	10	Juici Patties	1,500 SF	19	Available	5,580 SF
3-4	Universal Nails	2,540 SF	11	Amscot Financial	2,800 SF	20	Nails & Lashes	900 SF
5	Tropical Smoothie	1,600 SF	13	Country Line Chiropractic	1,600 SF	21	King's Original Fried Chicken	1,080 SF
6	Available	2,500 SF	14	Chipotle	2,689 SF	22	China Sky	885 SF
7	Jersey Mike's	1,110 SF	16	Fade City Barbershop	600 SF	23	Brush Dental	1,566 SF
8	Arun's Indian Kitchen	2,300 SF	17	CVS	12,739 SF			



# AREA OVERVIEW





## EXCLUSIVE AGENT(S):

# TSCG®

5201 BLUE LAGOON DRIVE  
SUITE 550  
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