

LEASING OPPORTUNITY

Sunset Square Shopping Center

2045 N. University Drive Sunrise, FL 33322



Vacant Units	
2101	9,816 SF.
2043-45	3,200 SF.
2049	1,600 SF.
2055	2,200 SF.

Sunset Square is a 118,985 SF. shopping center located in Sunrise, FL. The Center offers excellent visibility and direct ingress/egress from both N. University Drive and Sunset Strip. Trade area to 180,012 residents in a 3 mile radius.

Anchors



Sunset Square Shopping Center located in the heart of Sunrise, Florida on the N. University Drive between Sunset Strip and West Sunrise Boulevard and approximately 8 miles northwest of Fort Lauderdale, FL.

Traffic Count

University Drive - 57,500 Sunset Strip - 7, 800

Demographics

	<u>1 Mile</u>
Total Population	21,084
Households	9,595
Median Household Income	\$46,956
	<u>3 Miles</u>
Total Population	190,093
Households	77,350
Median Household Income	\$56,308



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