

FOR LEASE

ROLLING HILLS OFFICE PARK

3401-3575 UNIVERSITY DR., DAVIE, FL 33328



PROPERTY DESCRIPTION

Outparcel available located on University Drive just north of Griffin Road.

PROPERTY HIGHLIGHTS

- 4,100-square-foot bank situated on a 1.3-acre lot with a drive-thru available on University Boulevard
- Less than 2 miles away or a 5 minute drive from Interstate 595
- Right-in and left-in access off of University Drive
- More than 52,500 vehicles pass by the site per day
- Nearby tenants include HCA Florida University Hospital, Nova Southeastern, and Walmart

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,100 SF
Lot Size:	1.3 Acres

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,975	91,662	237,604
Average HH Income	\$104,561	\$110,343	\$105,202
Median Age	35.5	39.8	40.3

BRYAN COHEN

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FOR LEASE

ROLLING HILLS OFFICE CENTER

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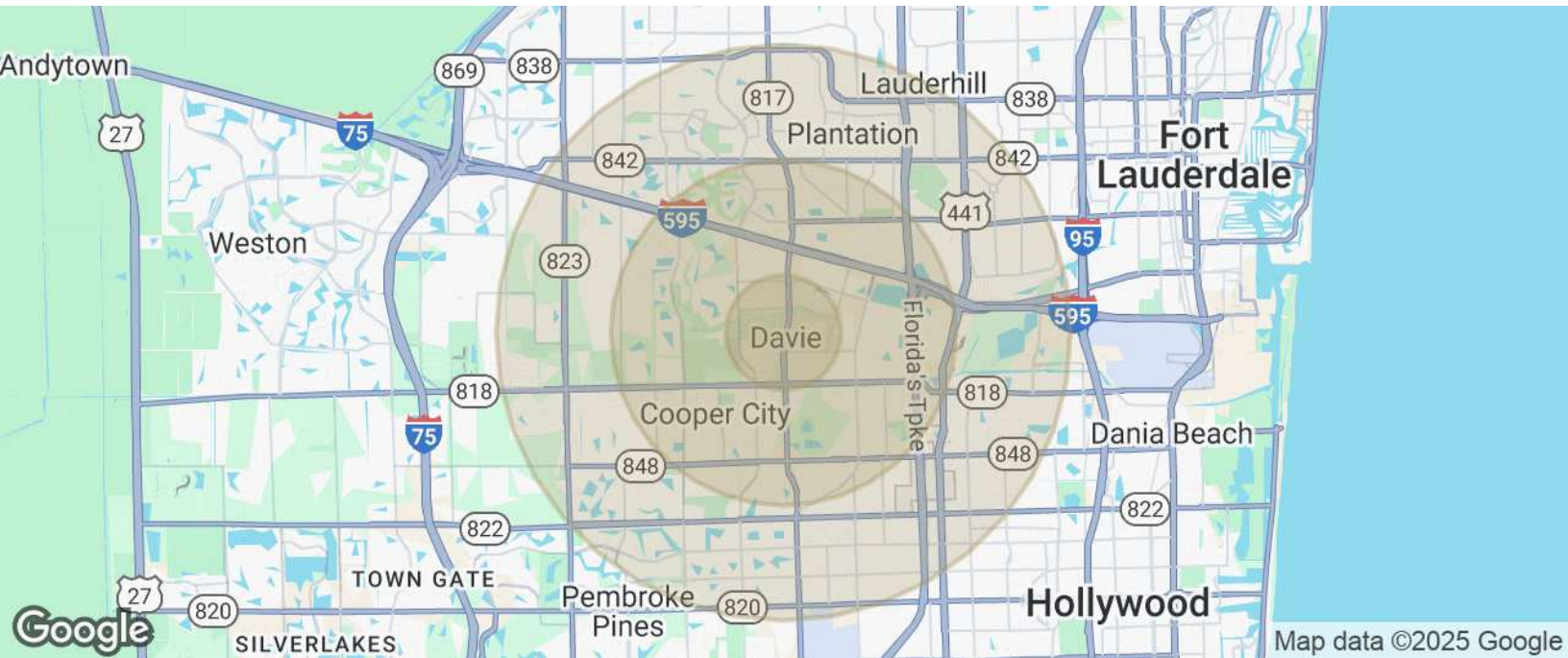


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FOR LEASE

ROLLING HILLS OFFICE CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,826	105,542	324,356
Average Age	38	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,884	40,131	118,995
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$110,417	\$119,390	\$112,120
Average House Value	\$450,078	\$496,673	\$467,084

Demographics data derived from AlphaMap

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