GATOR INVESTMENTS

FOR LEASE
UNIVERSITY PLAZA
2320 - 2455 NORTH UNIVERSITY DRIVE | SUNRISE | FL 33322



PROPERTY HIGHLIGHTS

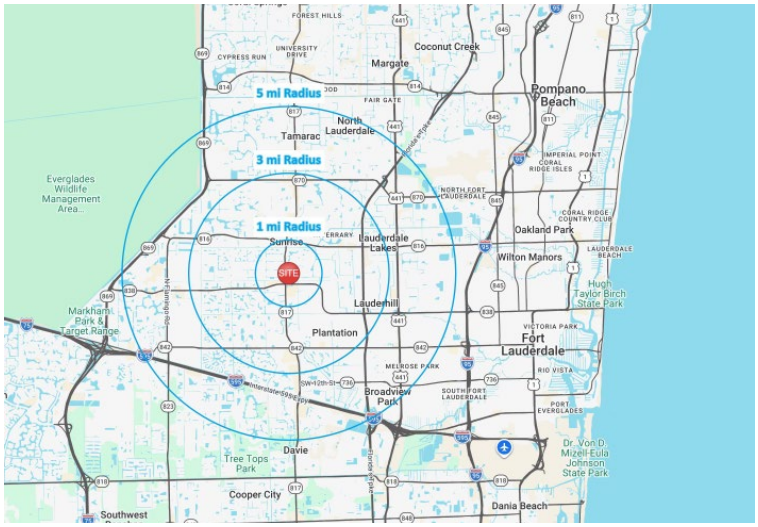
- Prime Sunrise Location strategically positioned at the NE corner of N. University Drive & Sunset Strip.
- Exceptional visibility with approximately 55,000 AADT at the University Drive & Sunset Strip intersection.
- Anchored by Key Food, Family Dollar, Advance Auto Parts and IHOP.
- Dense Trade Area More than 209,000 residents within 3 miles and approximately 463,000 within 5 miles, with average household incomes of approximately $96,000 and $100,000, respectively.
- A high-visibility location with strong traffic, established anchors and a substantial surrounding consumer base.

LEASING INFO: 877.459.9605 | **www.GatorInvestments.com**

Leasing@GatorInvestments.com | 7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

The information contained here is subject to errors, omissions and changes without notice. This is being provided without warranty of any kind, either expressed or implied and does not constitute an offer to sell or lease.

James A. Goldsmith, Lic. Real Estate Broker



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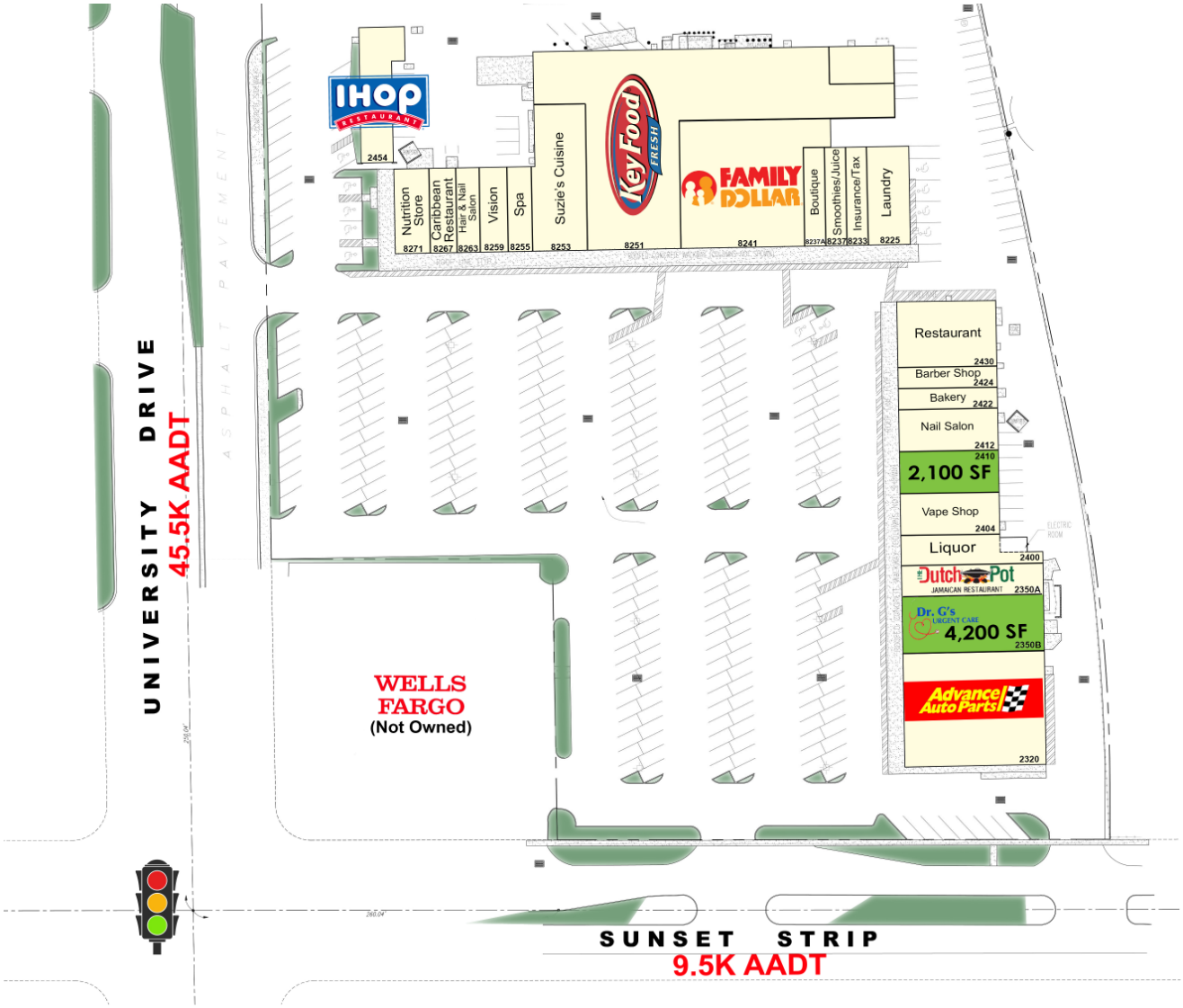
DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	21,963	209,799	463,467
	$88,791	$96,091	$99,965
AGE	48	41	40

AVAILABLE

2,100 SF - 4,200 SF RETAIL



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