

PREMIER GROUND LEASE — BROWARD'S BUSIEST ARTERY

TAMARAC | CORAL SPRINGS, FL

8200 N UNIVERSITY DR
MU-N | MEDICAL, RETAIL, OFFICE

\$24/NNN

LEASE RATE

49,000 VPD

TRAFFIC VPD

±1.20 AC

LOT SIZE

MU-N

ZONING



LOCATION ADVANTAGES

- Direct access: FL Turnpike, Sawgrass Expwy & I-95
- Surrounded by national retail, medical, restaurants & banks
- Tamarac: 76,763 residents — fastest-growing Broward suburb

FAUSTO COMMERCIAL PRESENTS

A rare ground lease opportunity on one of Broward County's highest-traffic arterials, offering extraordinary daily exposure between Commercial Boulevard and McNab Road. The MU-N designation supports medical offices, restaurants, retail, QSR, financial institutions, and mixed-use development — one of the county's broadest commercial entitlements. Tamarac's growing residential base of 76,763 drives consistent daytime demand, with direct access to Florida's Turnpike and Sawgrass Expressway. An ideal platform for owner-operators, franchise concepts, or institutional tenants.

PROPERTY HIGHLIGHTS

- MU-N permits retail, medical, QSR, office & mixed-use dev
- ±204 ft of frontage on high-traffic Broward corridor
- Also available for sale at \$2,500,000

EXCLUSIVELY LISTED BY



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