

FOR LEASE UNIVERSITY PLAZA

2320 - 2455 NORTH UNIVERSITY DRIVE | SUNRISE | FL 33322

VIEW NORTH



PROPERTY HIGHLIGHTS

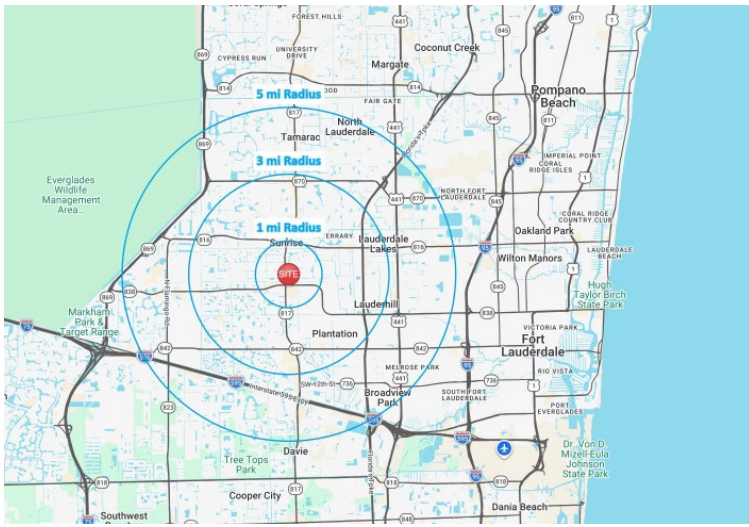
- Prime Sunrise Location strategically positioned at the NE corner of N. University Drive & Sunset Strip.
- Exceptional visibility with approximately 55,000 AADT at the University Drive & Sunset Strip intersection.
- Anchored by Key Food, Family Dollar, Advance Auto Parts and IHOP.
- Dense Trade Area 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

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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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

1,150 SF 2ND GEN RESTAURANT
2,100 SF - 4,200 SF RETAIL



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James A. Goldsmith, Lic. Real Estate Broker