

# Sun Village Plaza Retail Opportunity

4583 N UNIVERSITY DRIVE, LAUDERHILL, FL 33351

FOR LEASE





# Sun Village Plaza Retail Opportunity

4583 N University Drive  
Lauderhill, FL 33351

**UNIT 4583**  
1,300 SF

**FRONTAGE**  
50 feet

**AVAILABILITY**  
October 2026

**RENT**  
Upon request

## PROPERTY HIGHLIGHTS

- Join Pinecrest Bakery and Pollos Yihre in Sun Village Plaza, located on N University Drive
- 1,300 SF Retail space available in otherwise fully-leased shopping center catering to locals
- Incredible exposure with 60,500 cars per day
- Nearly 200,000 residents within 3 miles
- Pylon signage available



NW 45<sup>TH</sup> CT

4559-63

4571-75

4577

4579

4581

4583  
RETAIL  
1,300 SF



4587

4589

4597

4599

4601

4603

4557

4553

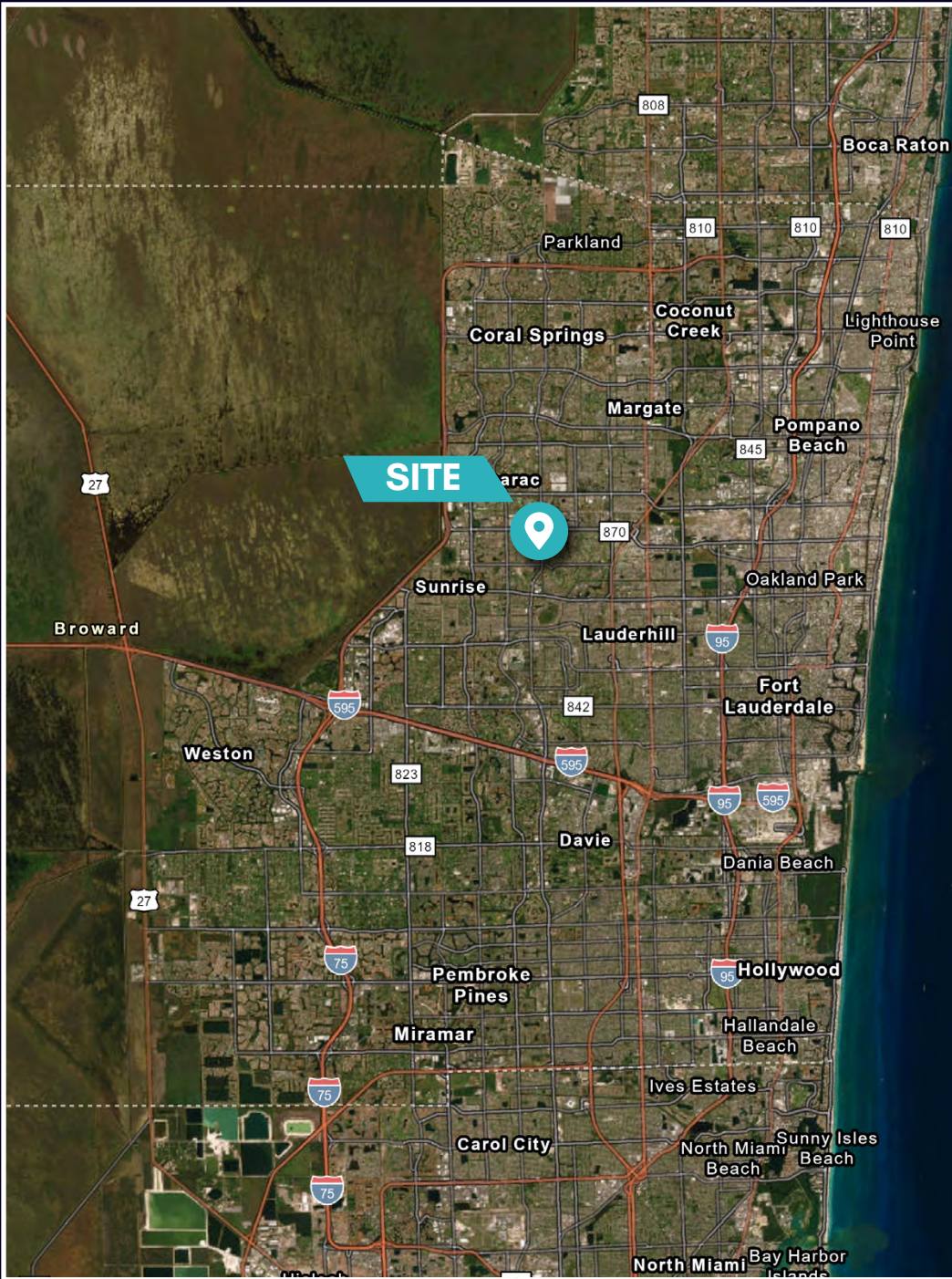
4607



4613

N UNIVERSITY DRIVE





# DEMOGRAPHIC SNAPSHOT

(1, 3 & 5 MILES)

## POPULATION



**20,864**

**20,801**

**200,268**

**198,887**

**441,498**

**437,044**

*2027 Projection*

*2022 Estimate*

## NUMBER OF EMPLOYEES



**23,537**

**171,159**

**392,253**

*2022 Estimate*

## AVERAGE HOUSEHOLD INCOME



**\$71,345**

**\$61,120**

**\$70,708**

## TOTAL POPULATION WITHIN 3 MILES

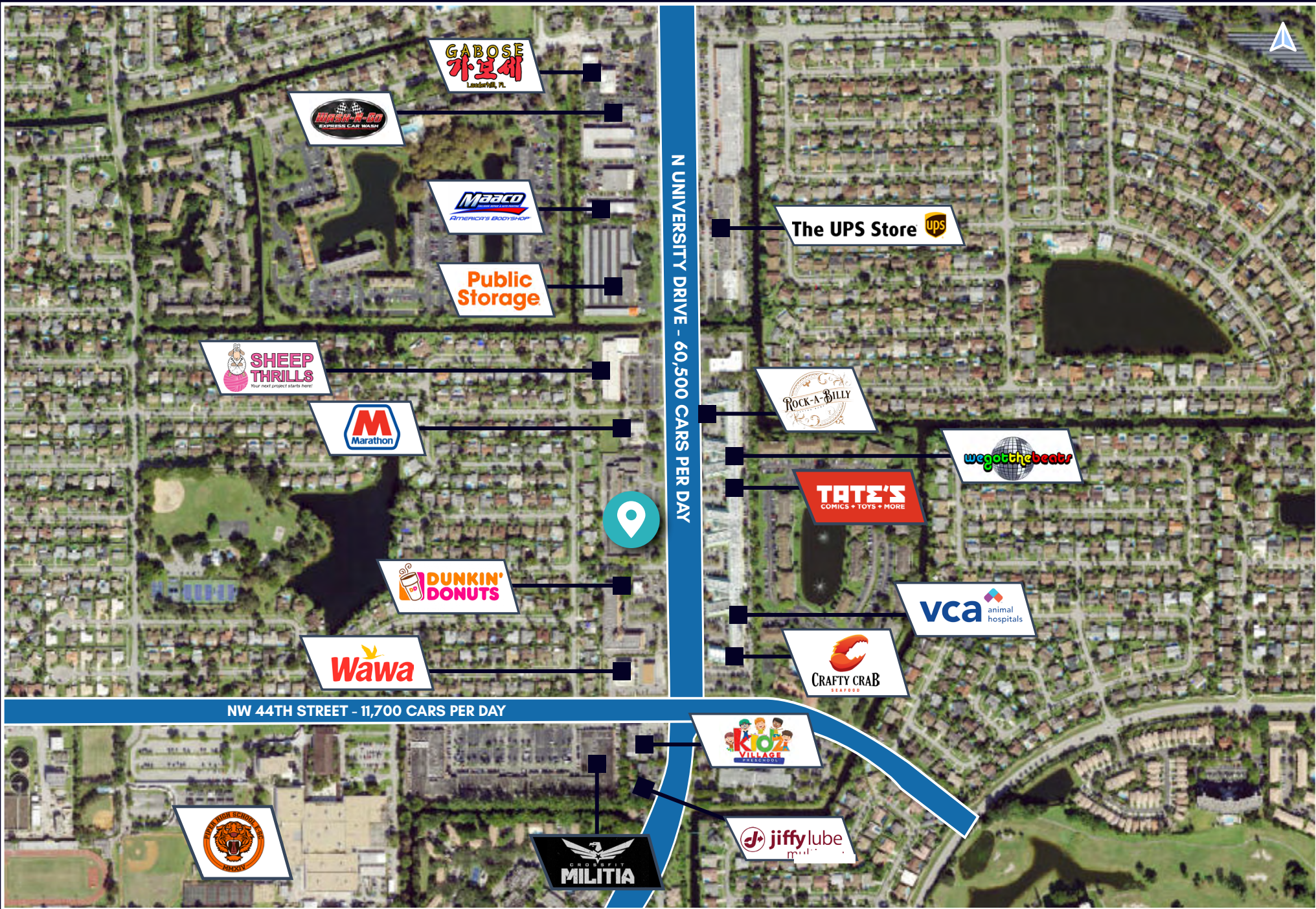


**198,887**

## POPULATION GROWTH SINCE 2010



**9,812**



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