

SCARCE INFILL SITE —  
BROWARD'S BUSIEST  
ARTERY

TAMARAC | CORAL SPRINGS, FL

**8200 N UNIVERSITY DR**  
FOR LEASE AT \$24/NNN

**\$2,500,000**

ASKING PRICE

**±1.20 AC**

LOT SIZE

**MU-N**

ZONING

**49,000 VPD**

TRAFFIC VPD



## FAUSTO COMMERCIAL PRESENTS

Positioned on Broward County's primary north-south commercial spine, this rare infill site benefits from extraordinary daily traffic 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 most flexible entitlements. Tamarac has grown 6.7% since 2020, driven by a dense residential base, national retailers, and quick access to Florida's Turnpike and Sawgrass Expressway. At \$47/SF, the ask sits below comparable Broward corridor transactions.

## ALLOWABLE USES

MEDICAL OFFICE

RESTAURANT/QSR

RETAIL

BANK/FINANCE

FITNESS/GYM

EDUCATIONAL

MIXED-USE DEV

DAYCARE

PERSONAL SVC

## INVESTMENT HIGHLIGHTS

- Direct access: FL Turnpike, Sawgrass Expwy & I-95
- **Also for lease at \$24/NNN — owner or investor play**
- ~\$47/SF — well below Broward's \$3M+/ac corridor avg

### EXCLUSIVELY LISTED BY



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