



HARD CORNER END-CAP SPACE

**FOR LEASE**

2224 N University Drive  
Coral Springs, FL

UNIVERSITY PALMS SQUARE

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# FOR LEASE

## 2224 N University Drive, Coral Springs, FL

### LOCATION DETAILS

University Palms Square is a nationally anchored neighborhood center positioned at the southwest corner of University Drive and Royal Palm Boulevard, one the busiest intersections in Coral Springs. Deemed one of the Best Places to Live by Broward New Times and CNN Money, the City of Coral Springs is continuing its fast-paced growth and this is the ideal opportunity for any savvy business owner to establish themselves in an endcap space to serve the residents in the surrounding area.

### HIGHLIGHTS

- > ±4,407 SF end cap space available
- > Space can be divided
- > Situated on a busy, signalized intersection
- > Traffic counts of ±46,000 vehicles per day
- > Frontage on University Drive
- > Highly visible location with three access points
- > Minutes to Sawgrass Expressway
- > Parking ratio of 5.00/1,000 SF
- > Nationally anchored retail center
- > Zoning allows for multiple uses
- > Ideal for optometry business or urgent care
- > Positioned in one of the fastest growing cities in South Florida
- > Rental Rate: \$45.00 PSF NNN plus \$7.25 CAM

### PROPERTY PHOTOS



### DEMOGRAPHIC SNAPSHOT - 3 MILES



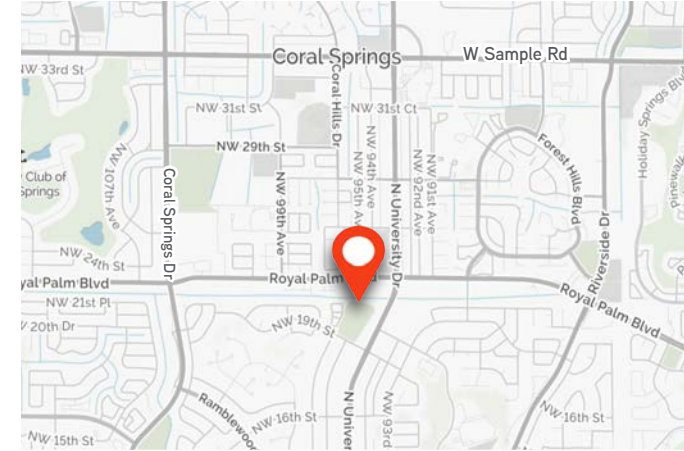
2016 Population  
**169,002**



Average Income  
**\$75,142**



Households  
**61,587**



### NATIONAL TENANTS

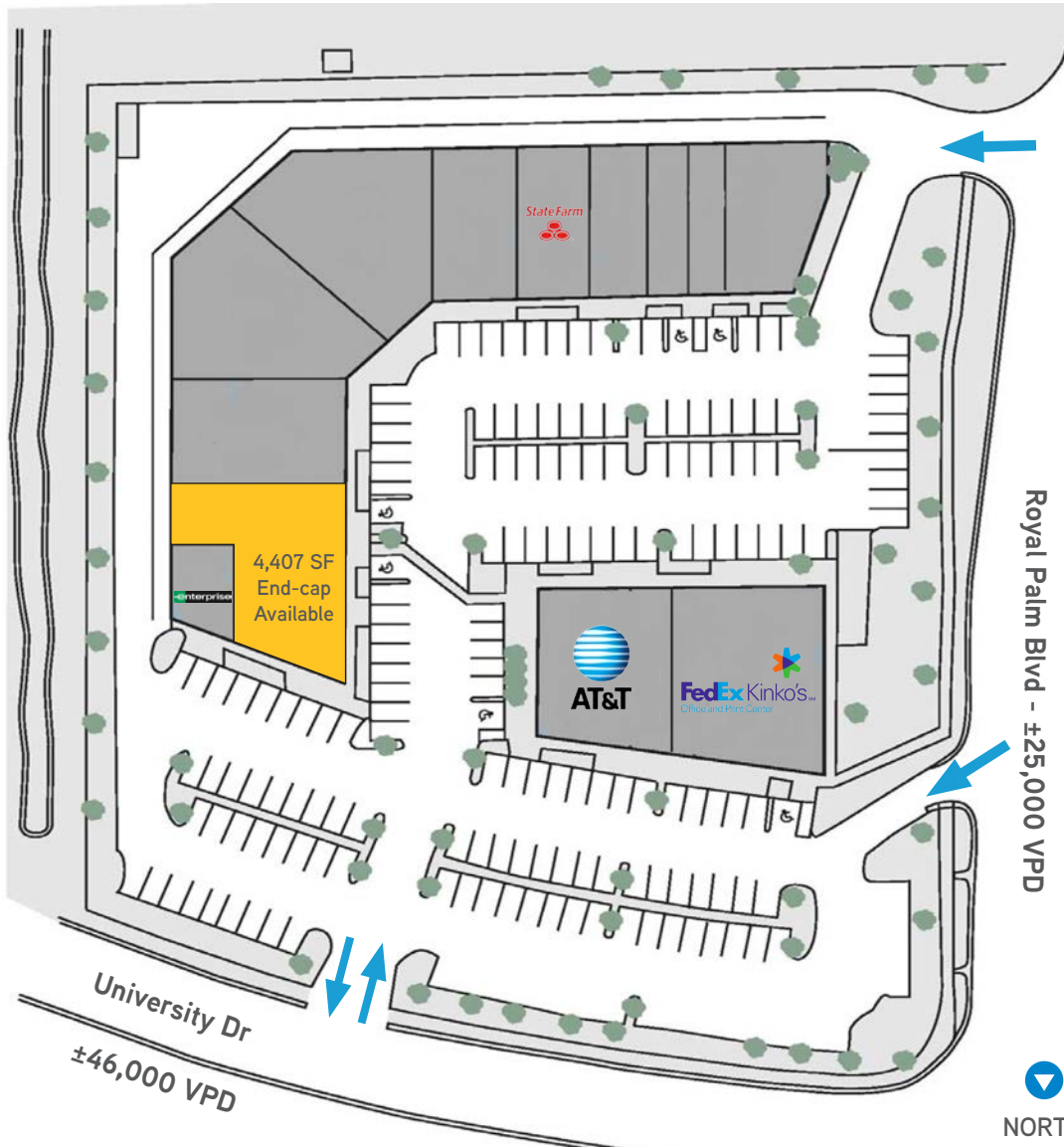


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**SITE PLAN**



**TENANT ROSTER**

SUITE	TENANT	SF
2200	FedEx/Kinko's	5,577
2204	AT&T	4,150
2224	VACANT	4,407
2222	Enterprise Rent-a-Car	1,512
2226-2228	Wechsel Chiropractic Center	3,304
2230	Signet Diagnostics	5,268
2232A	Center for Family Counseling	3,000
2232B	Dr. Buitrago, Dentist	2,268
2234	Dance Studio	2,200
2236	State Farm Insurance	2,170
2238	Dry Clean & Save	2,160
2242	Zounds Hearing Aid	1,225
2244	Golden Path Yoga	1,185
2246	Eleganza Salon & Spa	2,400



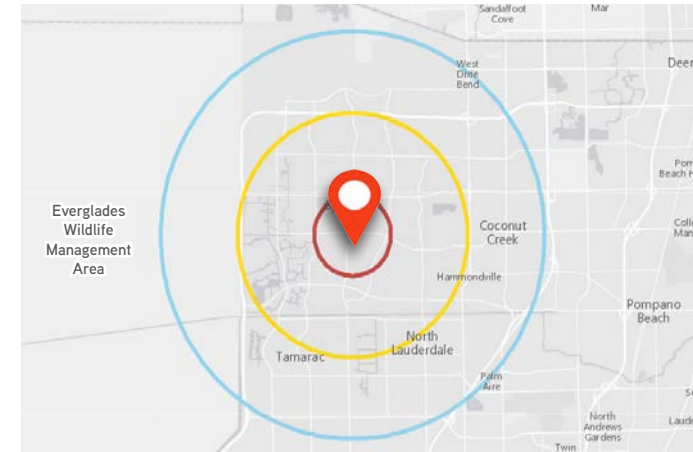
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RETAILER MAP - 3 MILE RADIUS



CONTACT US

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