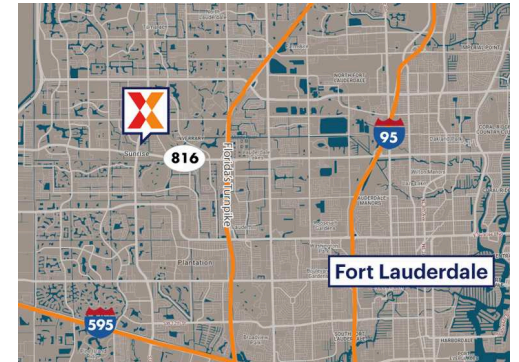




Miami-Fort Lauderdale-Pompano Beach, FL
SUNRISE TOWN CENTER

26.1677, -80.2562
 3426 North University Drive | Sunrise, FL 33351

CENTER SIZE: 110,109 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	22,146	201,986	440,879
🏠	9,646	82,267	172,224
💰	\$55,778	\$61,849	\$67,034

Dual-anchored by Dollar Tree and LA Fitness with close proximity to Walmart Supercenter, drawing an estimated 9,500 visits/day and 3.4M+ visits/year

Heavily trafficked intersection with high visibility from 53,000+ vehicles daily on University Dr and 41,000+ on Oakland Park Blvd

Surrounded by a dense population of 201,000+ within 3 miles

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AVAILABLE SPACE

1400B	1,950 SF
10001100	5,393 SF
16001650	6,415 SF

CURRENT RETAILERS

N.A.P	Walmart Supercenter	
N.A.P.	FedEx	
N.A.P.01	T-Mobile	
100	Honey Baked Ham	4,000 SF
105	LA Fitness	51,928 SF
150	Lukma Capilli Dominican Salon	1,000 SF
200	Fox Tax Services	1,000 SF
300	South Florida Home Dialysis Therapies	3,027 SF
500-900	Rainbow	5,600 SF
1200	Nail Salon	1,400 SF
1300	ABC International (gifts)	2,100 SF
1400A	ABC International (jewelry)	1,200 SF
1500A	Patel Brothers	11,538 SF
1500B	Dollar Tree	12,585 SF

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