

UNIVERSITY COMMONS



6702-6852 N. University Drive
Tamarac, Florida 33321

DEMOGRAPHICS*

	1 MILE	3 MILE	5 MILE
POPULATION	23,295	195,886	475,461
HOUSEHOLDS	9,101	75,039	181,557
AHI	\$73,375	\$92,122	\$93,240

*Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided as is.

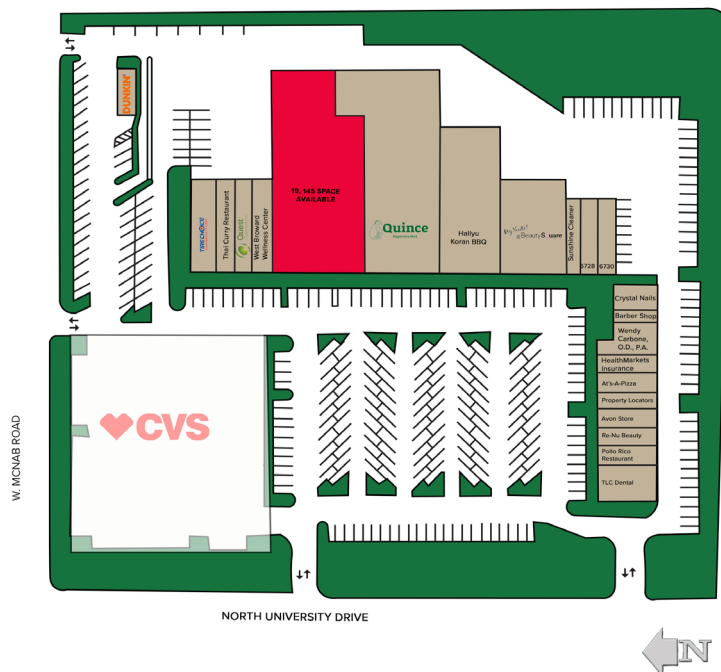
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HIGHLIGHTS

- Anchored by Quince Supermarket and Miracle Gymnastics, with CVS/Pharmacy as a shadow anchor
- National and local tenants include Quest Diagnostics, My Suite! @ Beauty Square, and Dunkin' Donuts
- Serves a dense population of 475,000+ residents within a 5-mile radius
- Average household income of \$93,000+ within the trade area
- Prime visibility with 74,000 cars per day at the intersection

TRAFFIC COUNTS

- 33,000 on McNab Road
- 41,800 on University Drive

AVAILABLE SPACE

TENANT LEGEND

N. UNIVERSITY DRIVE

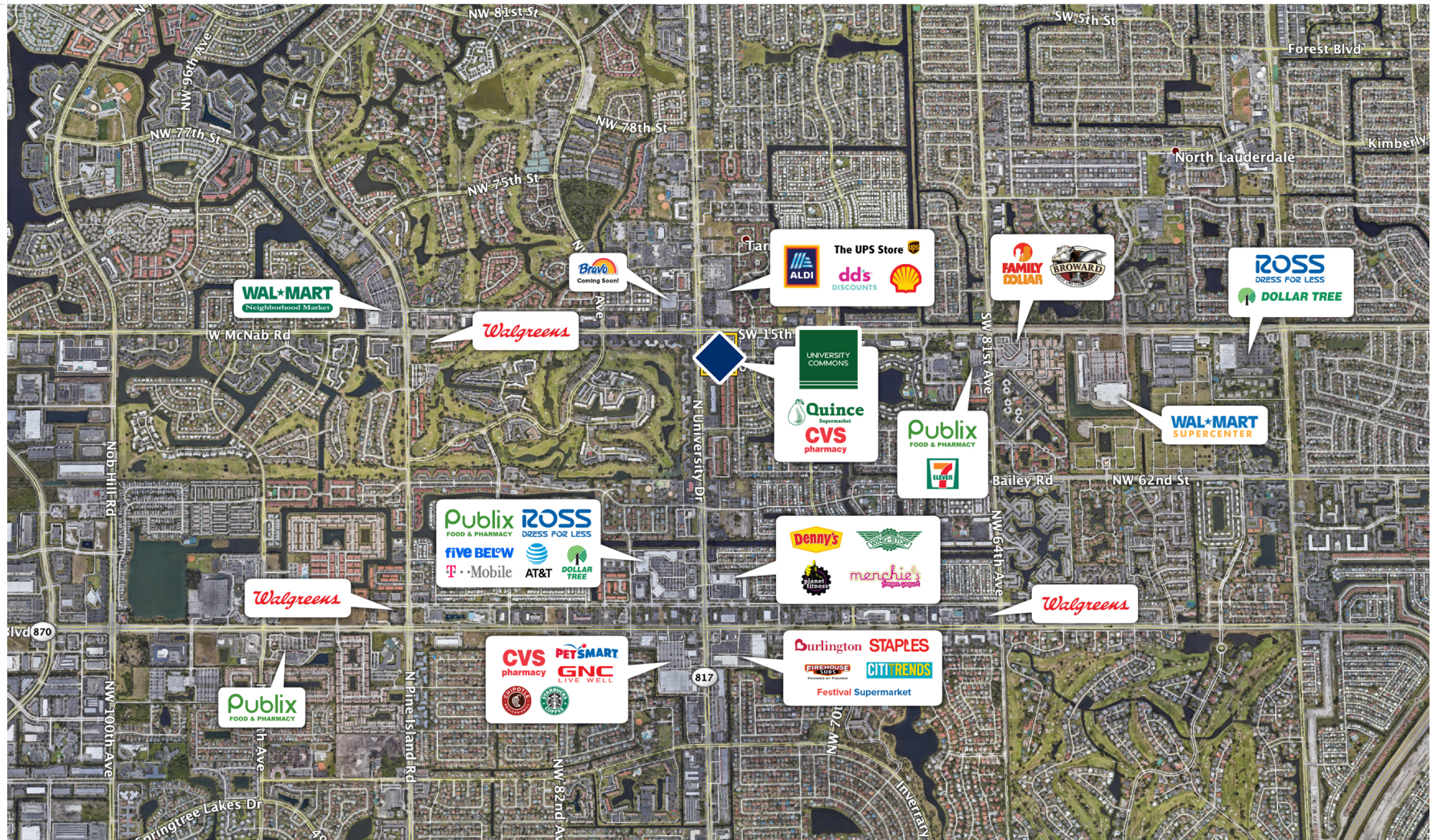
6702	TLC Dental	2,400
6706	Pollo Rico Restaurant	1,200
6708	Sensational Hair & Nails	1,200
6710	Leased	1,152
6712	Property Locators	1,152
6714	At's-A-Pizza	1,200
6716	BYIS	900
6718	Wendy N. Carbone, O.D., P.A.	1,575
6722	University Barber Shop	675
6726	Crystal Nails	1,350
6728	Marley's Smoke & Vape	1,200
6730	Leased	1,600
6734	Sunshine Dry Cleaners	1,200
6738	Beauty Mall	6,407
6800	Hallyu Korean BBQ	9,257
6820	Quince Supermarket	17,742
6830	AVAILABLE	19,145
6846	West Broward Wellness Center	1,986
6848	Quest Diagnostics	1,900
6850	Thai Curry Restaurant	2,000
6852	The Tire Choice	4,000

W. MCNAB ROAD

7450	Dunkin'	1,000
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Tamarac, Florida



The name or location of any owner, occupant or tenant noted on the Site Plan is not a representation of Landlord as to the identity or type of business that will be conducted by any owner, occupant or tenant in any space in the Shopping Center.