



Overview

- Located on the SW corner of University Drive and Westview Drive in Coral Springs
- Anchored by Target and Ross and has great accessibility on both roads
- Within three (3) miles of the center there are over 39,000 employees and the household income is over \$107,000
- Nearby access to Sawgrass Expressway, North Springs proves to be a great retail leasing opportunity

Demos

3 Miles 5 Miles 7 Miles

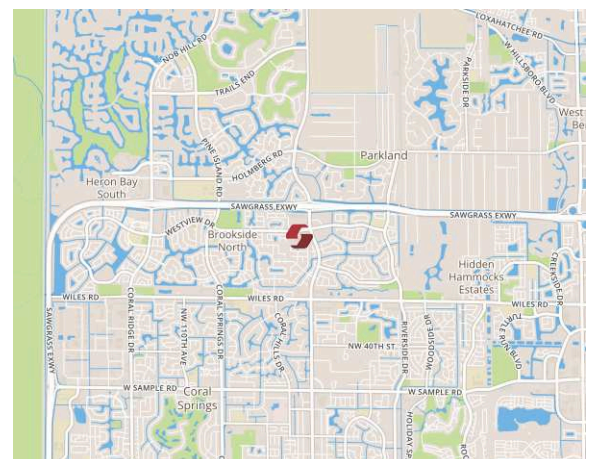
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|----------------------|-----------|----------|----------|
| Population | 117,135 | 290,395 | 487,023 |
| Households | 40,157 | 105,558 | 185,981 |
| Avg Household Income | \$107,768 | \$92,941 | \$82,548 |

Leasing Contact

Nichole Popovics
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Traffic Counts (AADT)

University Drive 35,000
Westview Dr 14,600





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|-------|-------------|-------|-------|---------------------|--------|-------|---------------|---------|
| 00100 | Available | 3,006 | 00250 | Winn Nail Spa | 2,188 | 00400 | Mattress Firm | 4,068 |
| 00200 | Great Clips | 909 | 00300 | Ross Dress for Less | 30,180 | 99999 | Target | 123,735 |

