



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

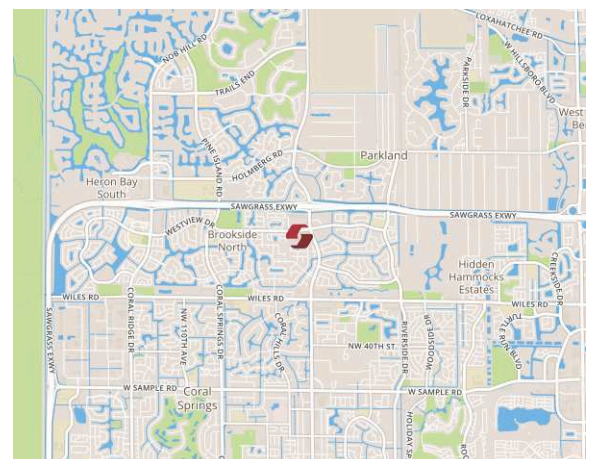
	3 Miles	5 Miles	7 Miles
Population	117,135	290,395	487,023
Households	40,157	105,558	185,981
Avg Household Income	\$107,768	\$92,941	\$82,548

Leasing Contact

Serina Morison
727-384-6000 ext. 3148
serina.morison@sembler.com

Traffic Counts (AADT)

University Drive 35,000
Westview Dr 14,600





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