



THE SHOPPES ON UNIVERSITY

7501 NW 57th Street, Tamarac, FL 33309



PROPERTY FOR LEASE

- Newly Renovated Center!
- Located on the East side of University Drive, just North of Commercial Boulevard
- Come join tenants such as Planet Fitness, MetroPCS, WingStop, Metro Diner, and Menchies
- Divisible spaces from 1,176 to 3,612 square feet
- Densely populated trade area with over 190,000 people living within a 3-mile radius of the center
- Approximately 55,500 cars pass the center daily

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	185,567	430,094
Median age	40.6	40.1
Estimated average household income	\$54,073	\$60,227
Estimated median household income	\$41,177	\$45,521

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

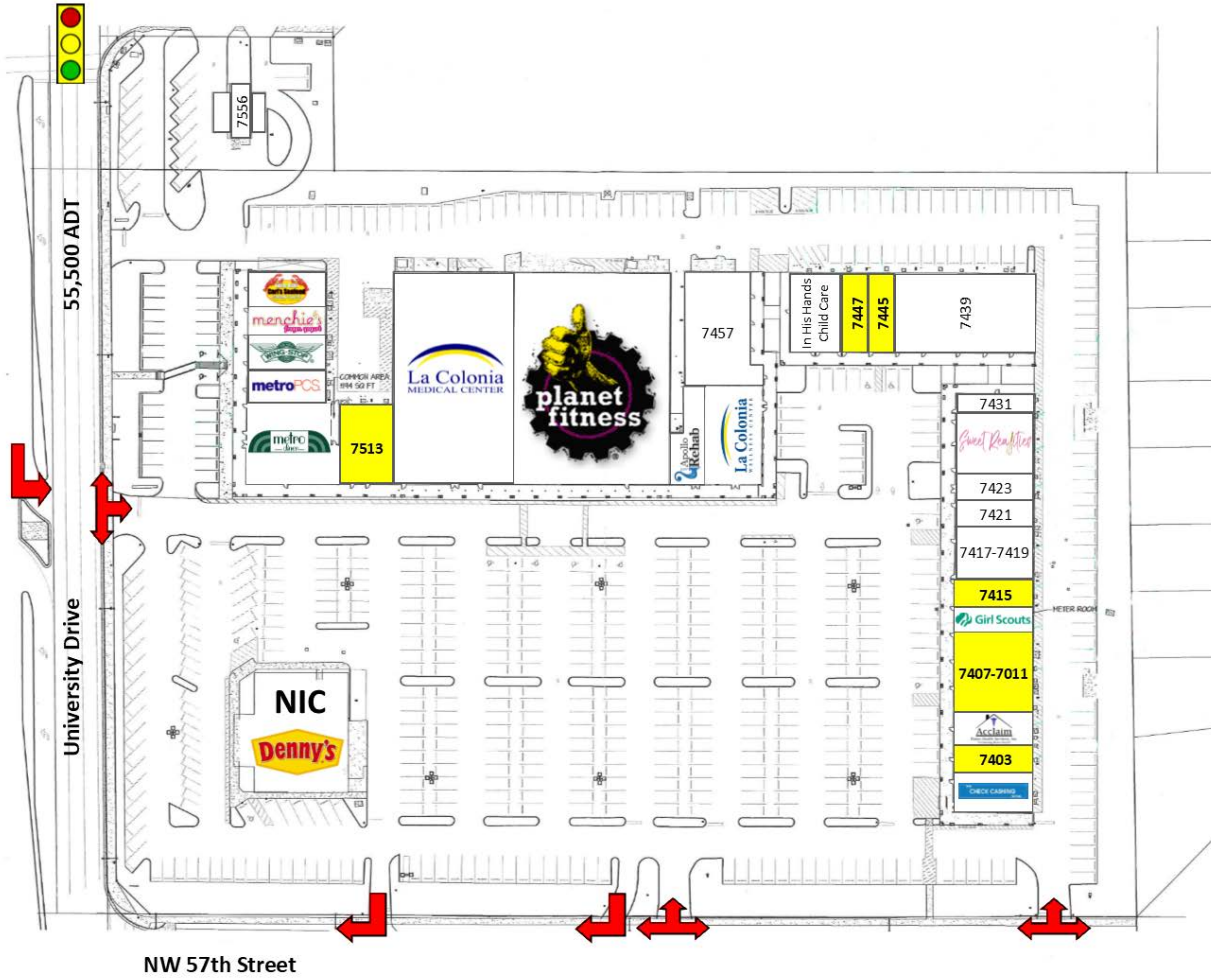
Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
5726	Carl's Seafood	1,632	7445	AVAILABLE	1,176
5724	Menchies	1,200	7439	Daybreak Assembly	6,414
5720	Wing Stop	1,500	7431	Copy Biz	908
5718	Metro PCS	1,500	7429	Sweet Realities Bakery	901
5716	Metro Diner	967	7425-27	Sweet Realities Bakery	1,807
5714	Metro Diner	967	7423	Salon Essentials	1,202
7515	Metro Diner	2,088	7421	Color Me Candy	1,209
7513	AVAILABLE	2,443	7417-19	Fellowship Tabernacle Intl.	2,385
7507	La Colonia Medical Center	14,415	7415	AVAILABLE	1,192
7501	Planet Fitness	19,139	7413	Girl Scouts of America	1,085
7473-75	Apollo Rehab	1,553	7407-11	AVAILABLE	3,612
7471	La Colonia Wellness Center	3,334	7405	Acclaim Home Health Services	1,514
7457	La Colonia Medical Center	3,929	7403	AVAILABLE	1,217
7451	In His Hands Child Care	1,486	7401	The Check Cashing Store	1,788
7449	In His Hands Child Care	901	7556	KFC	
7447	AVAILABLE	1,201			



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