



**5245-5251 N University Dr,
Lauderhill, FL 33351**
Lat 26.190, Long -80.252

PROPERTY HIGHLIGHTS

- Excellent Access and Visibility
- Direct Frontage to University Dr.
- Ample Parking: 4.5/1,000
- Zoning: CG
- Traffic Count (2018): 55,500 ADT

AVAILABLE

- Suite # 5245: 4,000 Sq. Ft.

RENT

- \$15 NNN / Sq. Ft.
- \$8 CAM / Sq. Ft.

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	20,374	200,678	462,964
2024 Projection	21,545	210,983	486,850
2019 Avg. HH Income	\$61,387	\$57,324	\$64,004

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