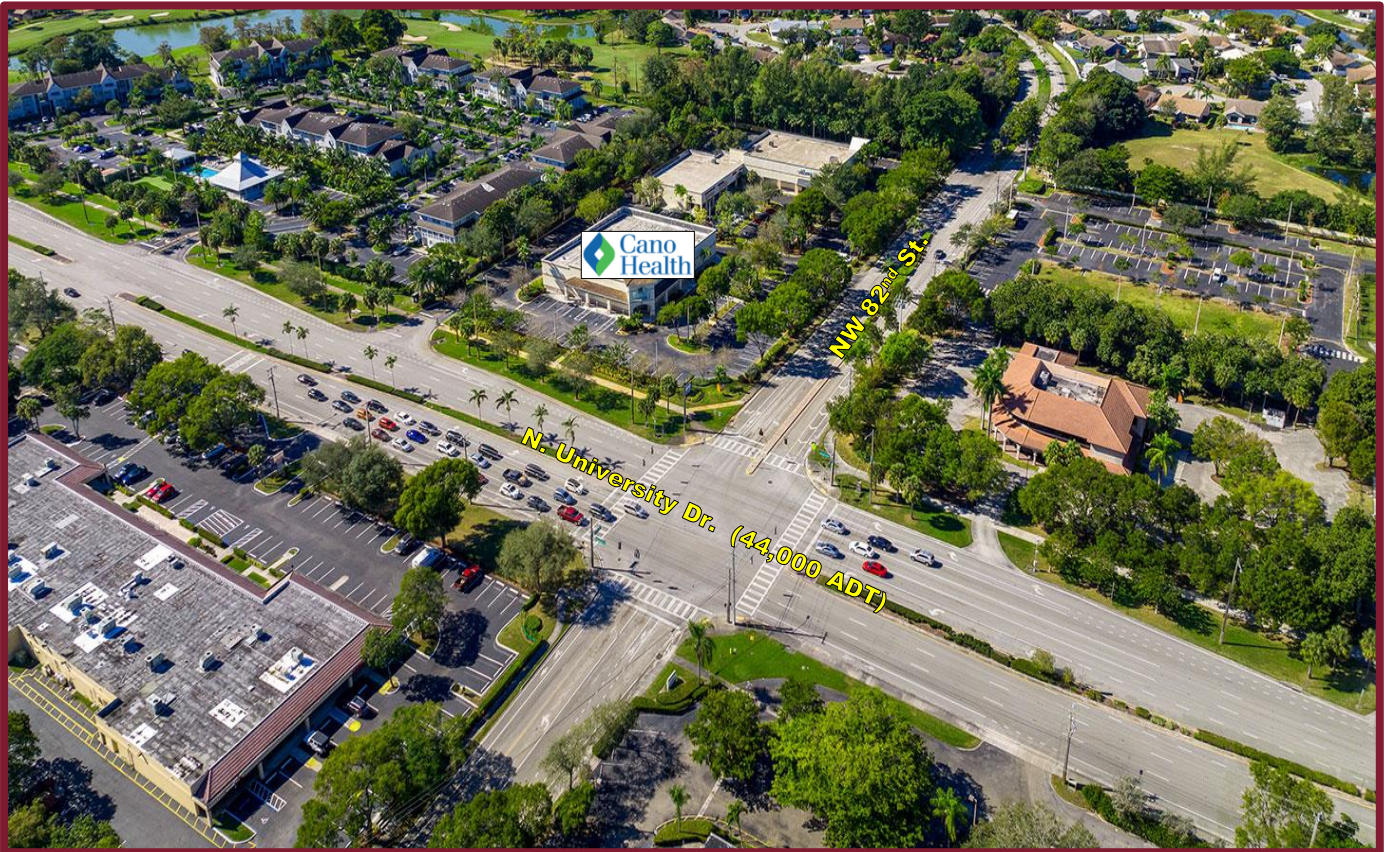
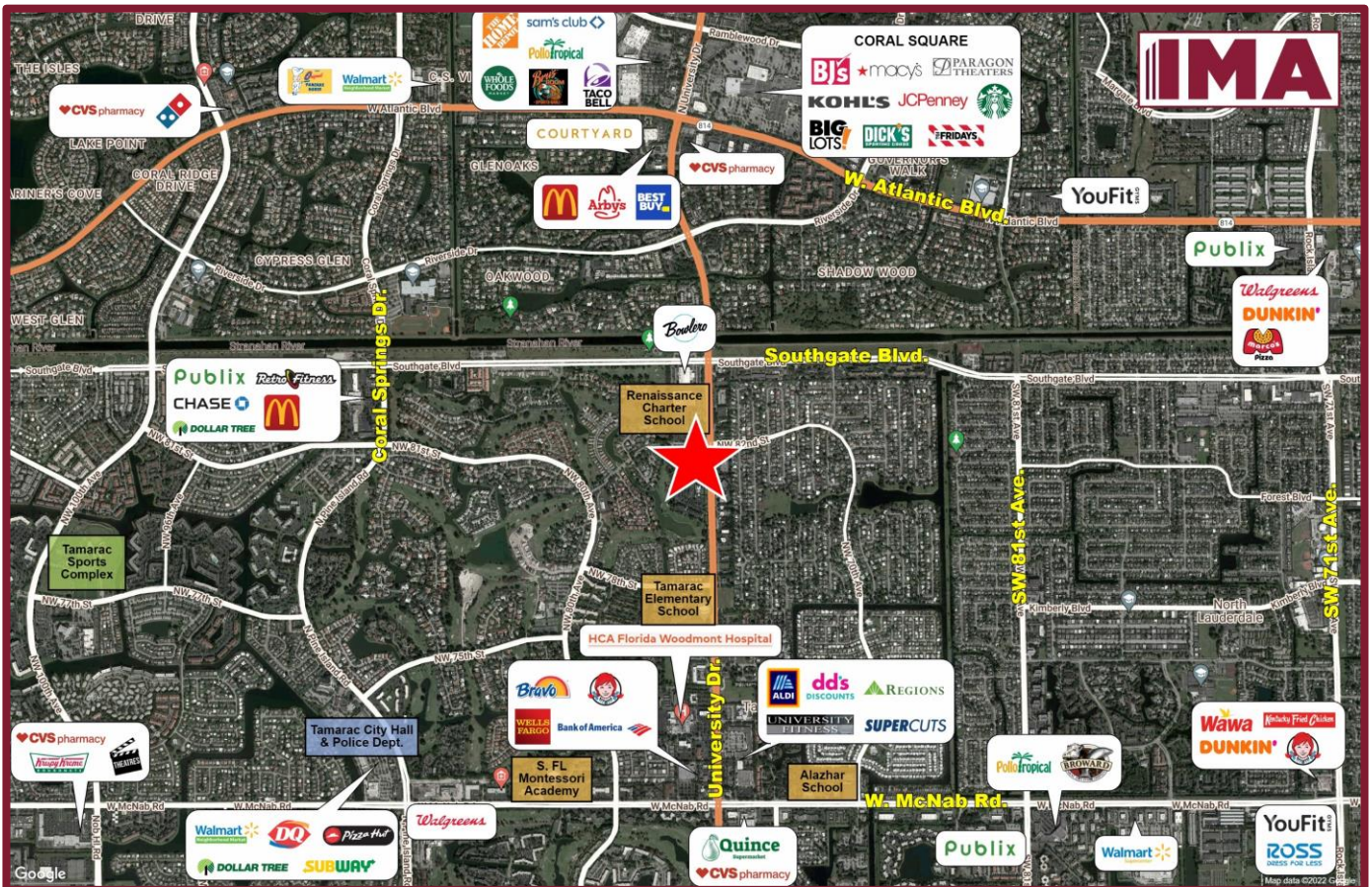


# WOODMONT SHOPPES

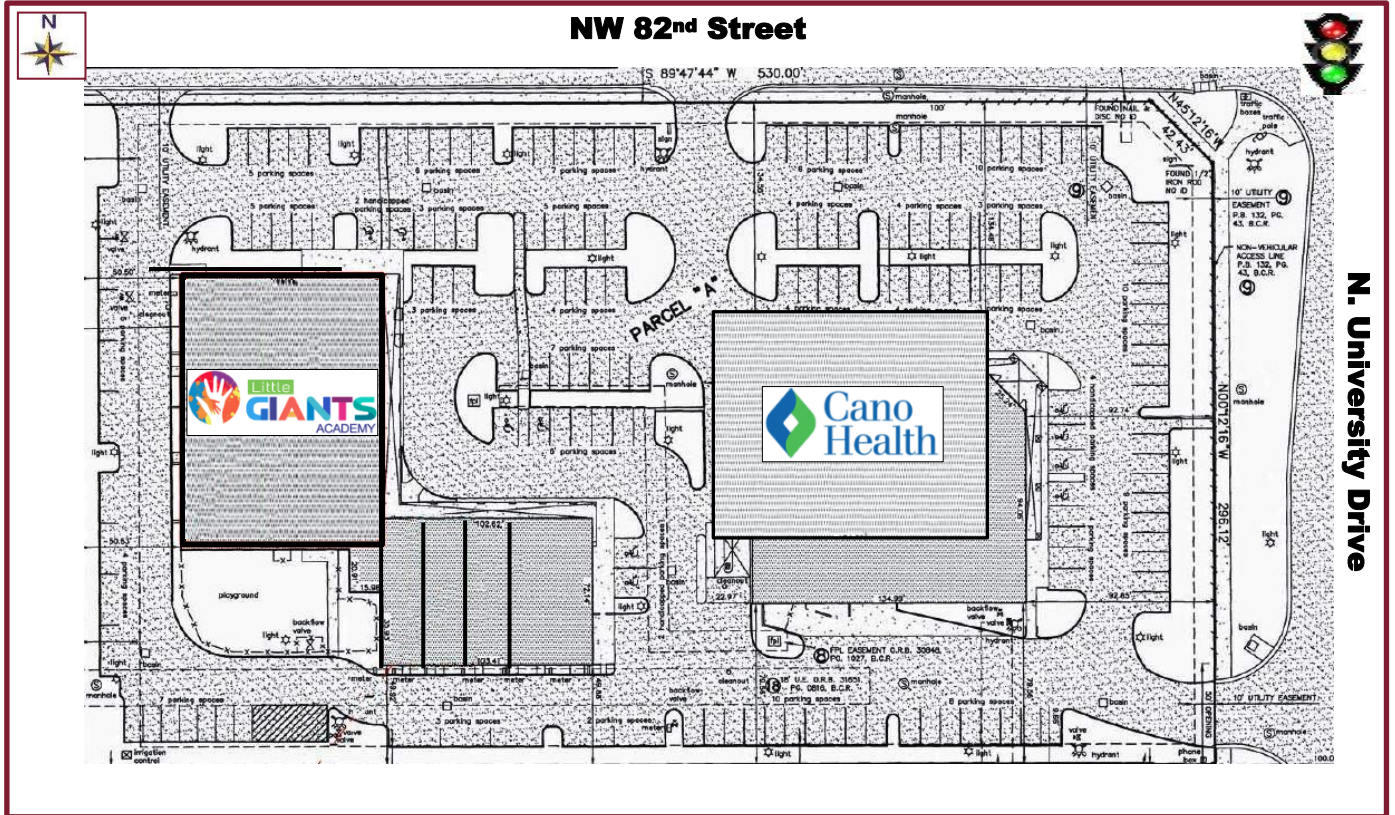


## N. University Drive & NW 82<sup>nd</sup> Street, Tamarac, FL





# WOODMONT SHOPPES



**AVAILABLE: 1,200 SF Turnkey Medical Office | 2,160 SF End Cap**

**POPULATION: 1 Mile: 17,676    3 Mile: 182,947    5 Mile: 417,573**

**AVERAGE HOUSEHOLD INCOME: 1 Mile: \$89,501    3 Mile: \$78,310    5 Mile: \$75,426**

**TRAFFIC COUNT: N. University Drive: 44,000± ADT**

## PROPERTY HIGHLIGHTS:

- Located at the signalized intersection of N. University Drive & NW 82<sup>nd</sup> Street, a major artery and commercial corridor providing easy access to commuter and local traffic.
- Join Cano Health, Luxury Beauty Salon, Scott H. Klareich, DDS, and Little Giants Academy.
- Blocks from HCA Florida Woodmont Hospital, University Medical Center, Tamarac Recreation Center Park, and Coral Square Mall.
- Surrounded by dense residential communities, both multi-unit and single family.

## FOR LEASING INFORMATION



**INVESTMENT MANAGEMENT ASSOCIATES, INC.**  
2151 S. Le Jeune Road, Suite 202  
Coral Gables, FL 33134



**T: 305.661.0110 | [www.ima-re.com](http://www.ima-re.com) | F: 305.661.7803**