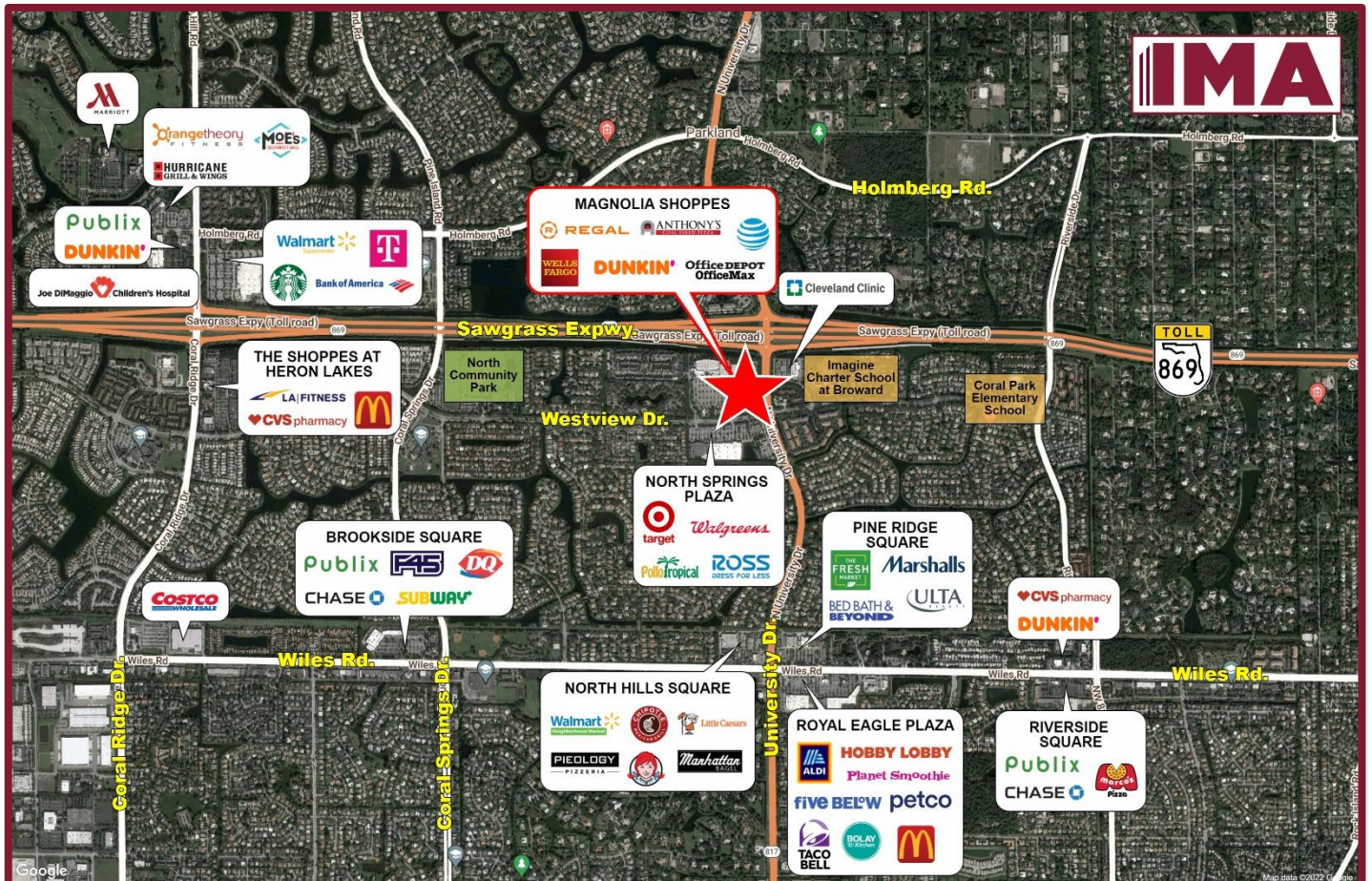


# MAGNOLIA SHOPPES

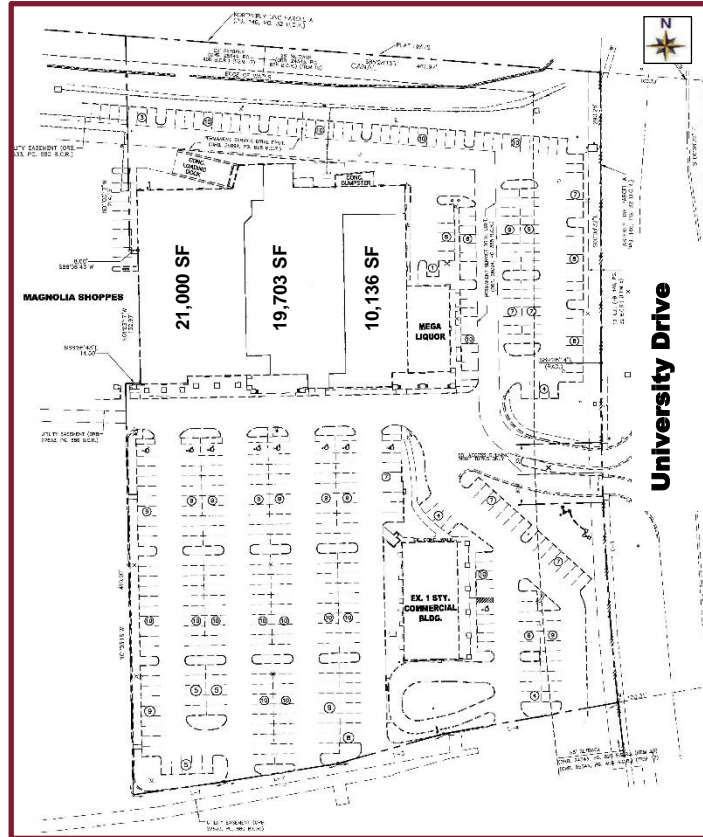


## University Dr. & Westview Dr., Coral Springs, FL





# MAGNOLIA SHOPPES



**POPULATION:** 1 Mile: 11,882    3 Mile: 115,160    5 Mile: 288,020

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$192,125    3 Mile: \$151,641    5 Mile: \$136,765

## TRAFFIC COUNT:

- **University Drive:** 27,000± ADT
- **Westview Drive:** 10,600± ADT
- **Sawgrass Expressway:** 71,000± ADT

## PROPERTY HIGHLIGHTS:

- Prime retail space that is a part of a greater retail development.
- Excellent access to local and commuter traffic at the intersection of N. University Drive and Westview Drive.
- Regional trade area with access to Sawgrass Expressway. Trade area includes Coral Springs, Parkland and beyond.
- Join Regal Cinemas, Planet Fitness, Anthony's Coal Fired Pizza, Dunkin', AT&T, Club Pilates, Broward Health Coral Springs.
- Nearby businesses include Target, Ross Dress for Less, Walgreens, Pollo Tropical, Wells Fargo & 7-Eleven.
- Surrounded by dense established residential communities.

## FOR LEASING INFORMATION

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

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