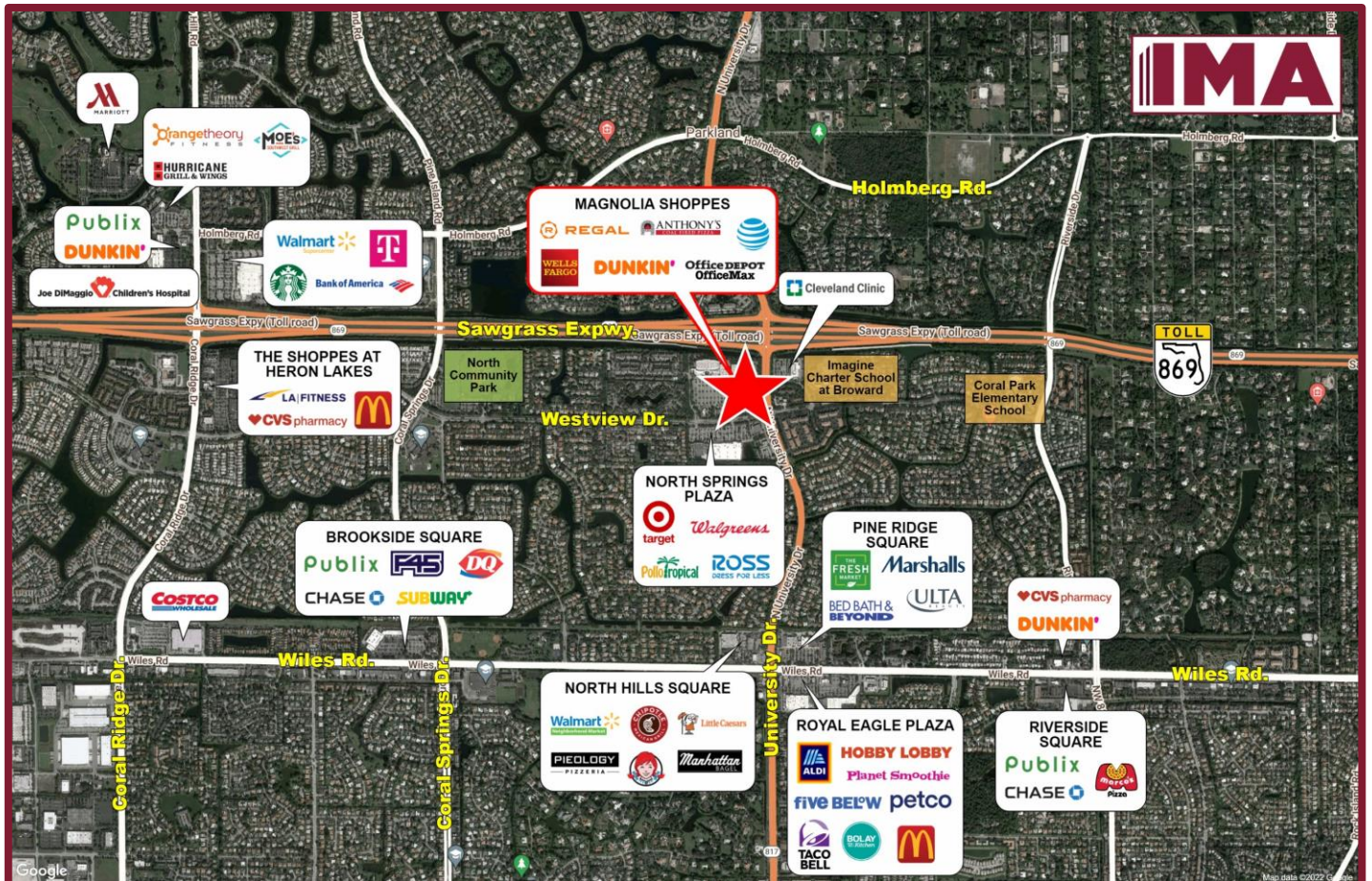


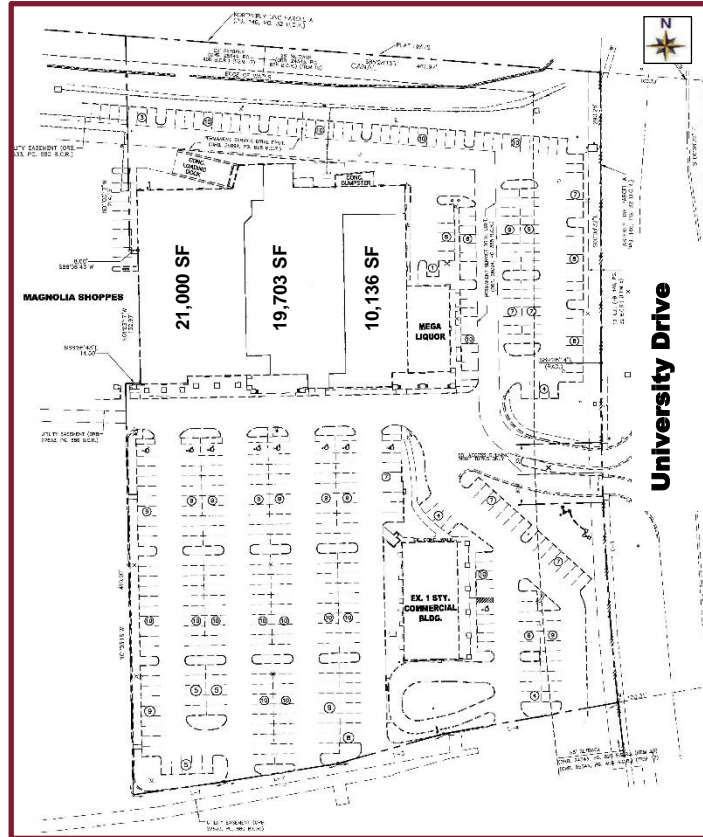
MAGNOLIA SHOPPES



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



MAGNOLIA SHOPPES



POPULATION: 1 Mile: 12,495 3 Mile: 116,902 5 Mile: 288,281

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$131,839 3 Mile: \$115,136 5 Mile: \$104,530

TRAFFIC COUNT:

- **University Drive:** 27,000± ADT
- **Westview Drive:** 11,000± ADT
- **Sawgrass Expressway:** 62,000± 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, Office Depot, 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



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