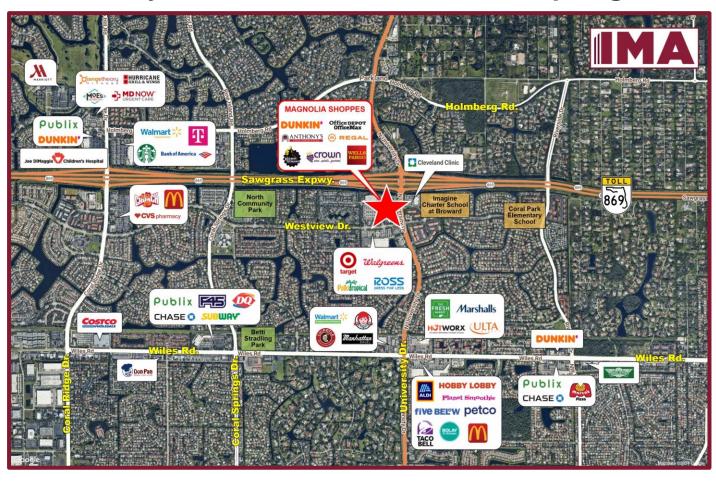
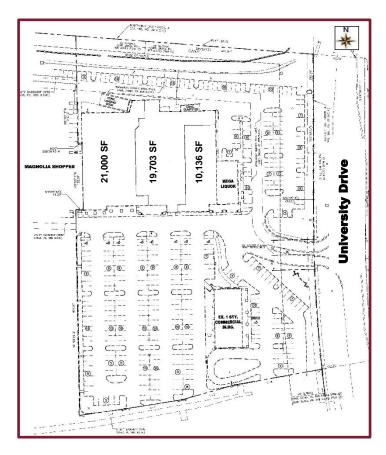
# **MAGNOLIA SHOPPES**



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



## **MAGNOLIA SHOPPES**



**POPULATION: 1 Mile: 11,819 3 Mile: 113,794 5 Mile: 286,169** 

**AVERAGE HOUSEHOLD INCOME: 1 Mile: \$182,412 3 Mile: \$151,323 5 Mile: \$138,244** 

#### **TRAFFIC COUNT:**

University Drive: 28,500± ADT
Westview Drive: 9,700± ADT

Sawgrass Expressway: 90,000± 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, Office Depot, 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, Subway, Cleveland Clinic
- Surrounded by dense established residential communities

### **FOR LEASING INFORMATION**



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