

MAGNOLIA SHOPPES

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

FOR LEASE



2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
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Property Highlights:

- Prime retail space that is part of a greater retail development with tenants including: Regal Cinemas, Moon Thai & Japanese, Club Pilates, Dollar Tree, Broward Health, Wells Fargo
- 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
- Nearby businesses include Target, Ross Dress for Less, Walgreens, Pollo Tropical, Subway, and Cleveland Clinic
- Surrounded by dense established residential communities

Population

1 Mile: 12,200

3 Miles: 118,080

5 Miles: 296,820

Avg. HH Income

1 Mile: \$174,830

3 Miles: \$158,260

5 Miles: \$139,505

Total Employees

1 Mile: 5,211

3 Miles: 53,310

5 Miles: 120,339

Traffic Counts

University Drive 28,500 VPD ±

Westview Drive 10,000 VPD ±

Sawgrass Expwy. 90,000 VPD ±



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