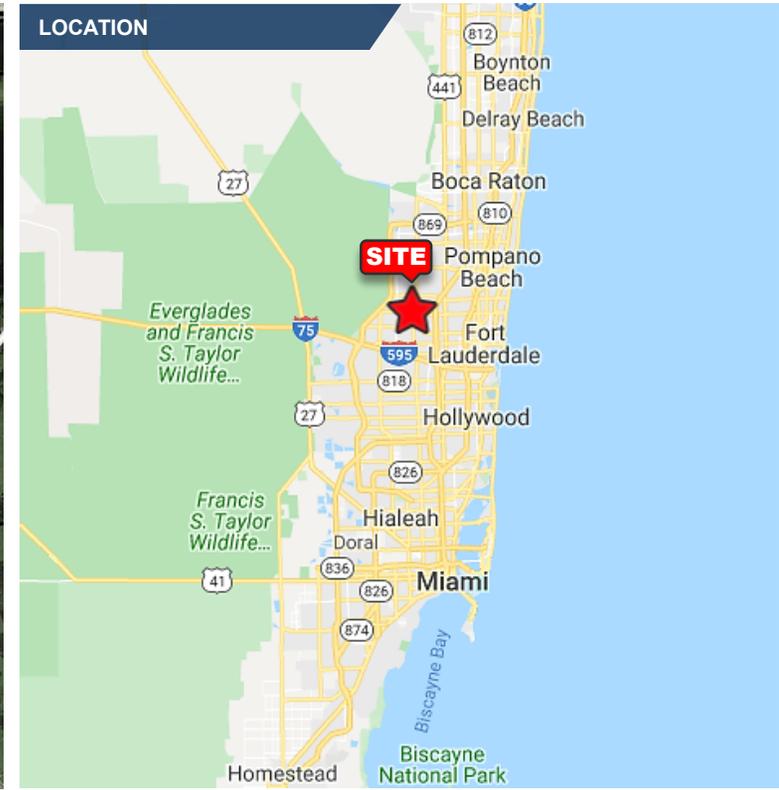


Springtree Plaza

📍 3551 & 3599 N University Dr. | Sunrise, FL 33351

100% LEASED



Highlights

- Freestanding Walgreens and Starbucks at prominent signalized intersection in Sunrise, FL.
- Nearby tenants include Walmart, Lowe's, and L.A. Fitness.

Property Overview

Lot Size: 3.52 acres

Traffic Counts

54,000 AADT along N University Dr.

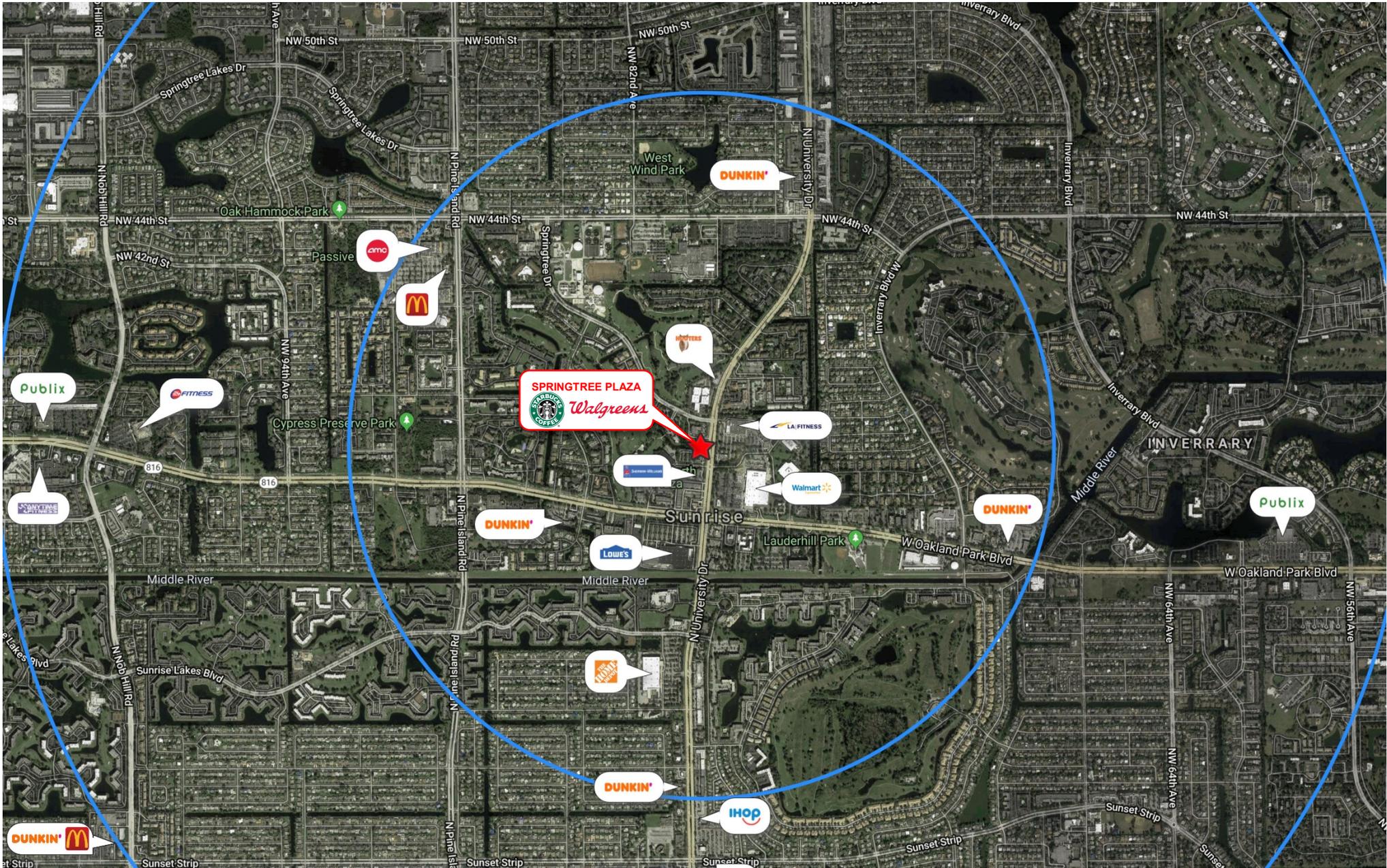
Demographics

	1 Mile	3 Miles	5 Miles
Population (2019)	21,833	91,831	197,176
Median HH Income (2019)	\$56,125	\$59,868	\$61,327

Springtree Plaza

📍 3551 & 3599 N University Dr. | Sunrise, FL 33351

100% LEASED



Springtree Plaza

📍 3551 & 3599 N University Dr. | Sunrise, FL 33351

100% LEASED



MORGAN

THE MORGAN COMPANIES
DEVELOPMENT ♦ CAPITAL ♦ PROPERTY

Charlotte, NC

13024 Ballantyne Corporate Place Suite 500
Charlotte, NC 28277
704.909.4500

Fort Lauderdale, FL

5900 N. Andrews Ave Suite 410
Fort Lauderdale, FL 33309
954.522.6010

www.themorgancos.com

For Information:

Tennant Gardner

704.909.4513

tgardner@themorgancos.com

The information in this document has been obtained from sources believed reliable. While Morgan Real Estate, Inc. does not doubt its accuracy, Morgan Real Estate, Inc. has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy and completeness. This offer is subject to errors, omissions, prior sale, or withdrawal without notice.