



1,360 SF +/- (Contiguous up to 9,797 SF)
6001 – 6095 N. University Drive, Tamarac, Florida, 33321



University Drive Plaza

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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Property Features

The Rotella Group has been retained as the exclusive leasing agent for **University Drive Plaza**, located at **6001–6095 N. University Drive** in Tamarac, Florida. Ideally positioned at the corner of **61st Avenue and N. University Drive**, this well-located shopping center serves the surrounding communities of **Tamarac, Coral Springs, and Sunrise**.

*Join National Tenants **Applebee's** and **AutoZone***

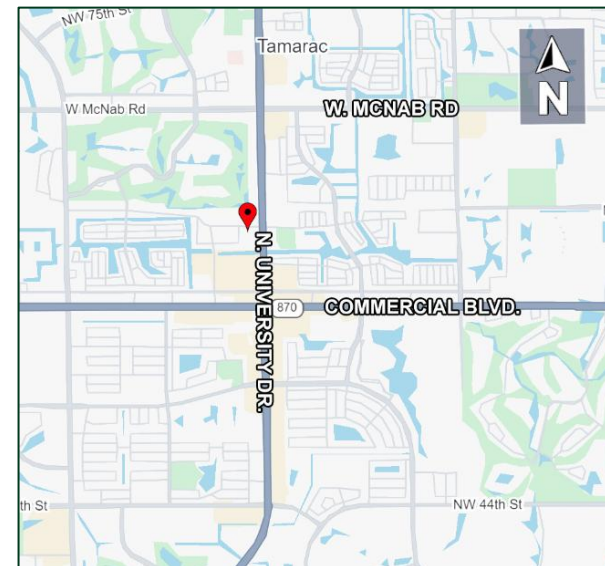
- Rentable SF:** 1,360 SF +/- (contiguous up to 9,797 SF)
Rental Rate: Call Broker
Highlights:
- The property is situated in a **thriving commercial environment**
 - **Great frontage**
 - **Monument / Pylon signage** available
 - Offers **ample on-site parking**
 - **24' clear height**

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	21,456	176,738	274,733
AVG HH INCOME	\$77,252	\$86,000	\$94,978
MEDIAN AGE	44.9	43.1	40.8
TOTAL BUSINESSES	932	6,246	10,435
TOTAL DAYTIME POPULATION	15,784	129,829	220,542

Source: Esri



AADT University Drive: 55,550



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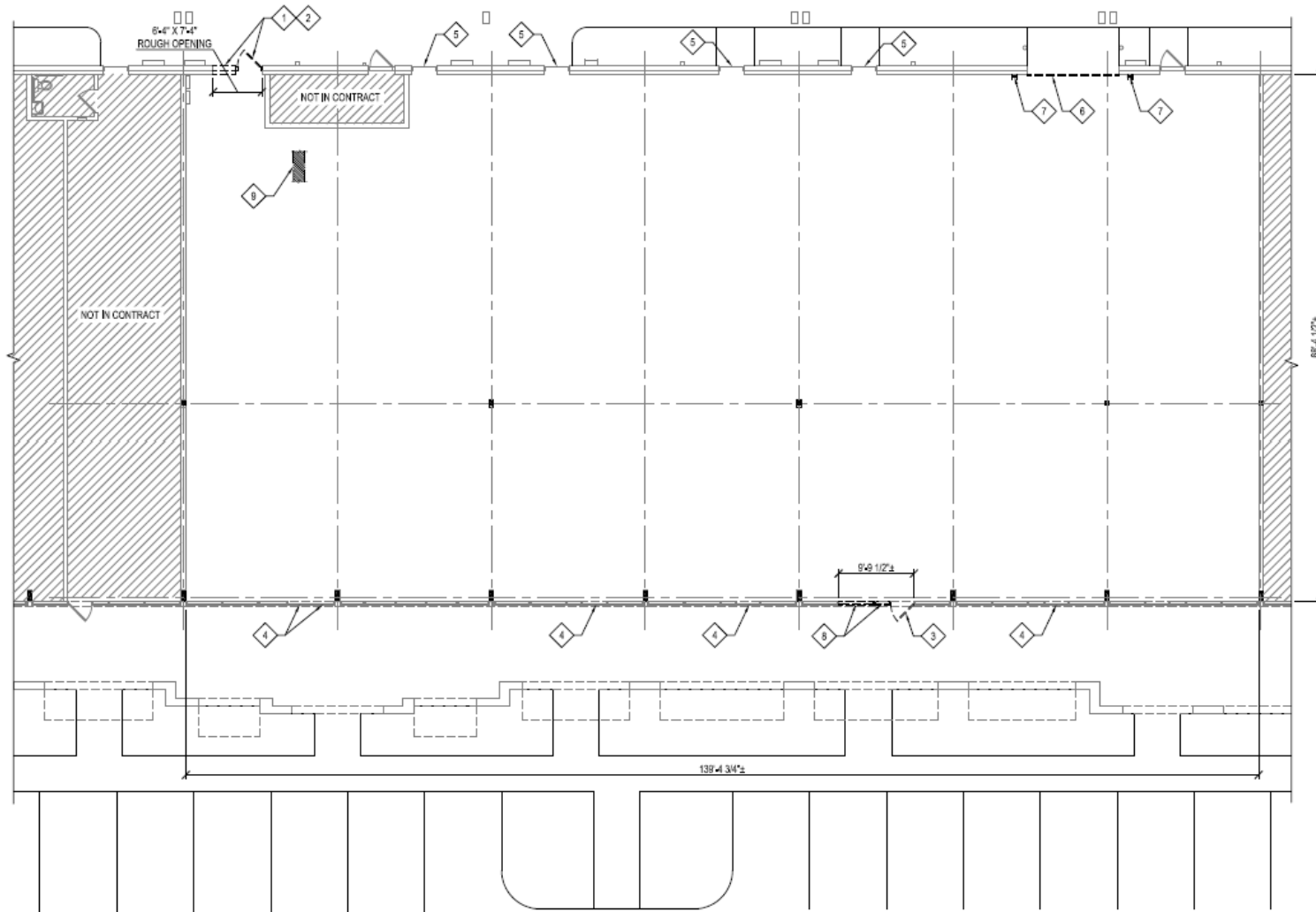


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Site plan



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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Commercial Real Estate Brokers

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