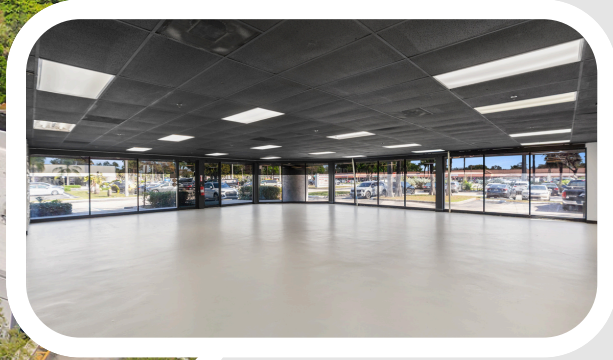


# RETAIL FOR LEASE



## GRAND CYPRESS PLAZA

 5101-5105 N UNIVERSITY DR, LAUDERHILL, FL 33351

### LOCATION DESCRIPTION

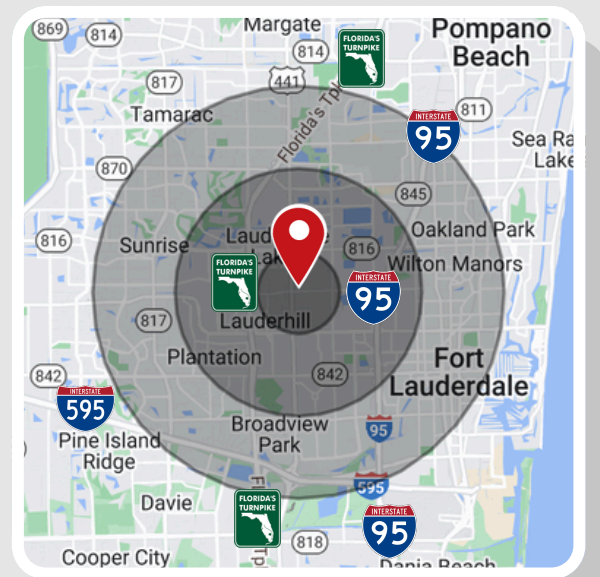
With ample parking, prominent corner frontage on University Dr, and 529 luxury units recently constructed directly adjacent, this location is ideal for a wide range of retail, medical, or professional office users seeking a move-in ready space with exceptional visibility and quality.

### HIGHLIGHTS

- Corner unit with great visibility from the street
- Panoramic windows surrounding the space with tons of natural light
- Large open area concept
- New coated flooring
- Freshly painted ceiling
- Ample on site parking
- 529 new construction luxury units adjacent to the plaza

### EXECUTIVE SUMMARY

Property Type	Retail
Lease Rate	\$17.50/SF + NNN
Space Size	+/- 3,462 SF
Traffic Count	+/- 60,000 VPD
Zoning	CG



# GRAND CYPRESS PLAZA



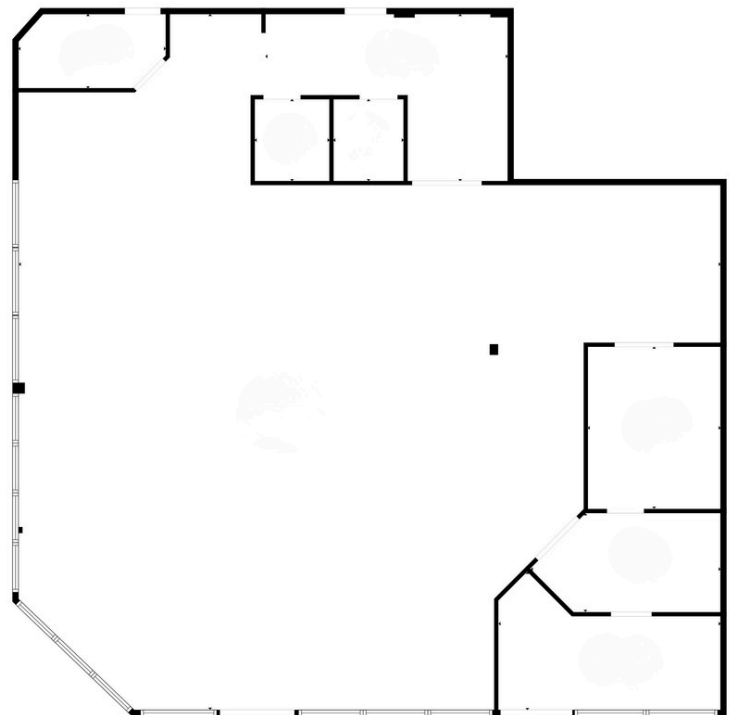
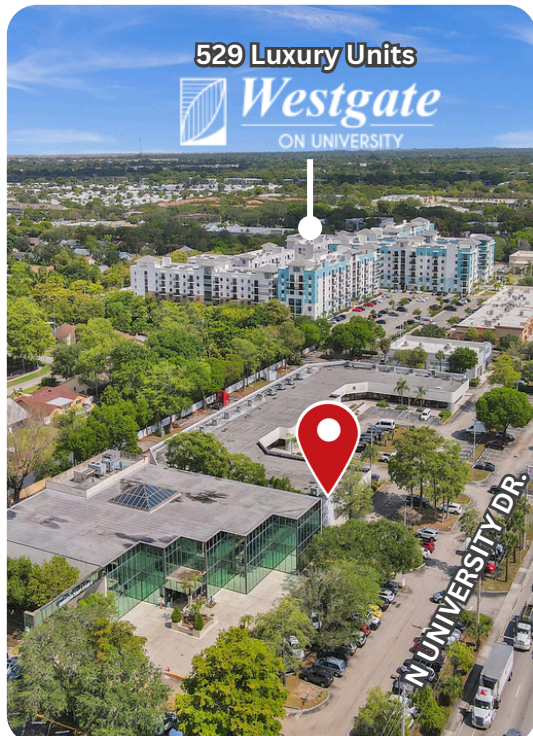
5101-5105 N University Dr,  
Lauderhill, FL 33351

## SPACE DESCRIPTION

Now Available: Prime corner retail space offering outstanding street visibility and exposure along a high-traffic corridor with nationally recognized tenants.

The unit has been fully revamped with freshly coated flooring, and a repainted ceiling creating a modern, move-in-ready space for the next tenant.

Featuring ample parking, prominent corner frontage on University Drive, and immediate adjacency to 529 newly constructed luxury residential units, this location is ideal for retail, medical, or professional office users seeking strong visibility, accessibility, and built-in foot traffic.



**PAUL JULIAN**  
3101 N Federal Hwy, Ste 502  
Oakland Park, FL 33306  
P: 954.372.7280  
info@LEVELrealty.com

*\*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

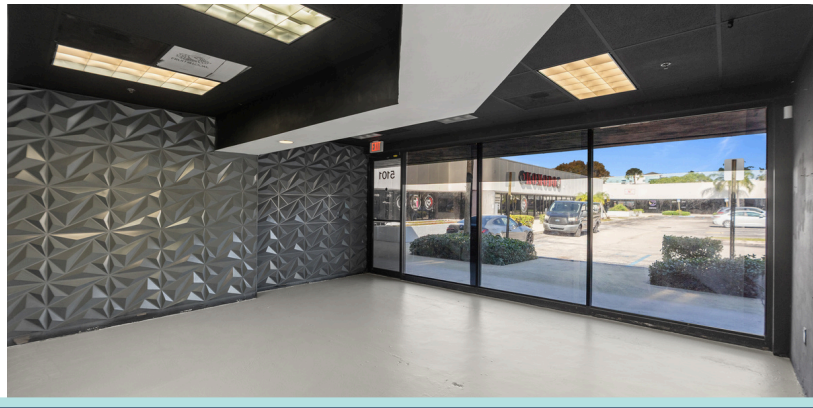
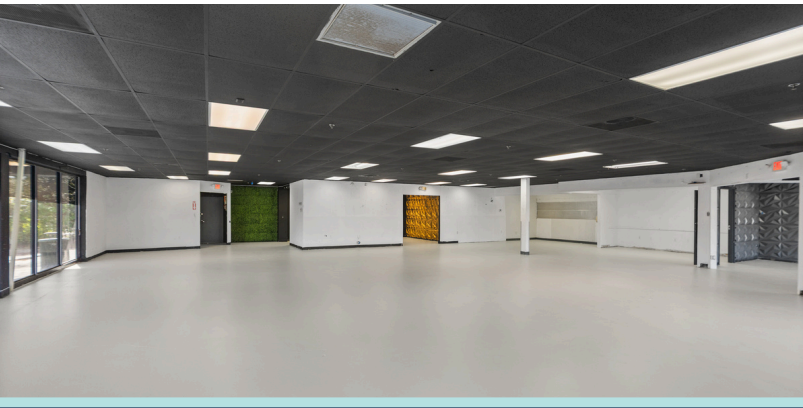
**\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**



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