

**REDUCED PRICE:  
RARE FOR LEASE OR SALE  
UNIT AT UNIVERSITY PLACE**



**Office**

# University Place

**For More Information**

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## **OFFICE FOR SALE OR LEASE**

5220 South University Drive, Suite 107C | Davie, FL 33328

Total Available: **743 SF**  
Lease Rate & Type: **\$38.50 PSF, Net of Electric and Janitorial**  
Asking Sale Price: **\$425,000.00**

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**NAI** Miami  
Fort Lauderdale



# University Place

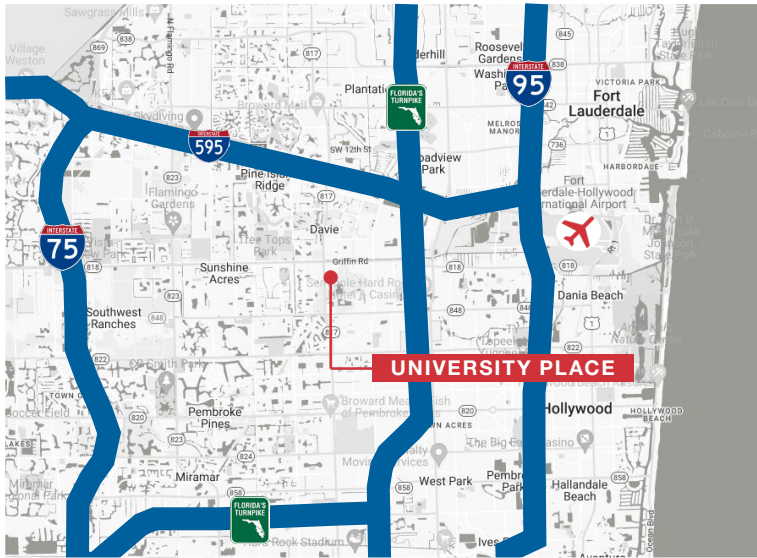
5220 South University Drive, Suite 107C | Davie, FL 33328

## Property Features

- 743 SF available
- Direct access from parking lot
- Private bath inside unit
- Kitchenette
- Ready for immediate occupancy

## Location Features

- Close to Florida's Turnpike with easy access to I-95 and I-75
- Easy access to Fort Lauderdale-Hollywood International Airport

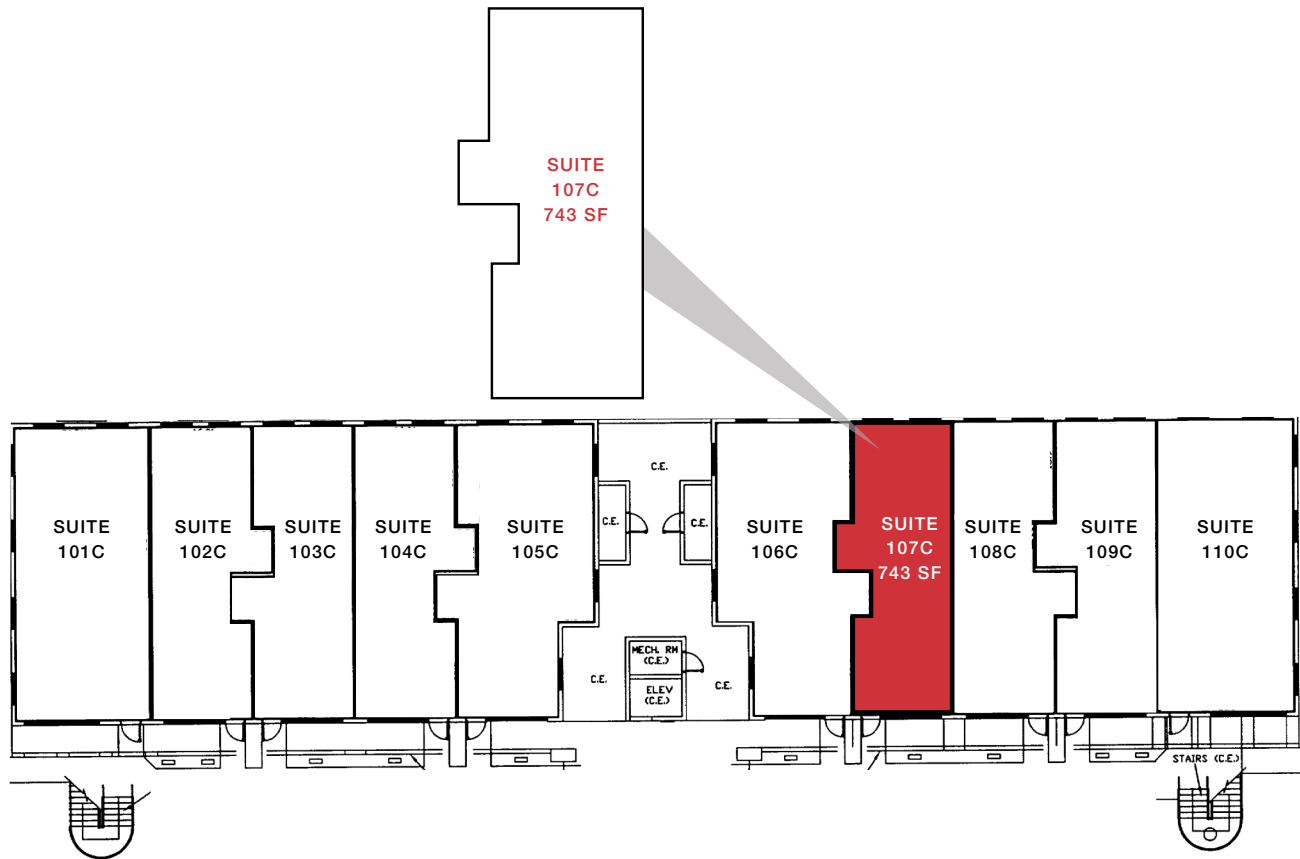


## Demographics

|                                                                                                                                                |  RADIUS |  TOTAL POPULATION |  AVERAGE HH INCOME |
|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  TRAFFIC COUNT - S UNIVERSITY DR<br>52,000 Vehicles Per Day | 1 Mile                                                                                     | 10,733                                                                                                 | \$117,257                                                                                               |
|  DISTANCE TO FLL INTERNATIONAL AIRPORT<br>± 9.4 Miles       | 3 Miles                                                                                    | 124,005                                                                                                | \$106,340                                                                                               |
|                                                                                                                                                | 5 Miles                                                                                    | 359,735                                                                                                | \$104,754                                                                                               |

# Floor Plan

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## For More Information

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