

Publix #1834 - Ramblewood Square

1203-1327 N University Drive
Coral Springs, FL 33071
Lat 26.244, Long -80.252

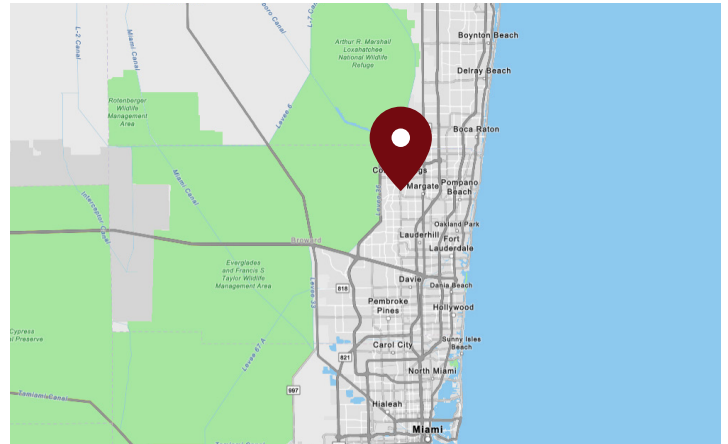
FOR LEASE



1,200 - 3,506 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by Publix Super Market and Ross Dress for Less
- Recently Redeveloped Plaza Completed in July 2023
- Situated at the Intersection of North University Drive and Ramblewood Drive in Coral Springs
- Adjacent to the Simon-Owned Coral Square Mall
- Combined Traffic Count: 62,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	21,699	195,340	391,824
Daytime Population	17,929	142,306	308,462
Total Households	6,341	72,161	148,152
Avg. HH Income	\$112,836	\$90,780	\$94,095

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Meredith Vogel

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980 North Federal Highway, Suite 434, Boca Raton, FL

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Suite	Tenant	Size
1285	Publix	54,964
1281	Ross	22,000
1327	T-Mobile	3,189
1325	OneMain Financial	2,761
1321	Vito's Gourmet Pizza	1,275
1319	The UPS Store	1,295
1317	Kumon of Margate West	1,275
1315	AVAILABLE	2,125
1313	AT&T	1,700
1309	LS Nails & Lash Spa	2,436
1297	Five Below	9,775

Suite	Tenant	Size
1293	Club Pilates	2,040
1291	Unavailable	2,040
1289	The Kebab Shop	1,700
1217	Starbucks	2,500
1213	3 Natives	1,400
1211	Aspen Dental	3,750
1205	Care Spot	2,916
1209	Chappy's Pool Store	1,044
1203	Men's Wearhouse	6,043
1251	Amscot	2,231
1255	Euros Barber Lounge	920

Suite	Tenant	Size
1257	VAP Group, Inc.	1,000
1259	AVAILABLE	3,506
1265	AVAILABLE	1,200
1267	J-Petal	1,300
1221	Dumpling King	2,300
1225	AVAILABLE	2,066
1229	Elements Massage	1,900
1233	Oasis Salt Therapy	1,500
1235	Wings Plus	2,517
TOTAL		147,177

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **298,200**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **5.66**

AVG. LENGTH-OF-STAY / VISIT

 **34 MIN**

TOP 3 DAYS



Saturday	306,266
Sunday	268,470
Friday	254,002

OF VISITS

TOP 3 HOURS

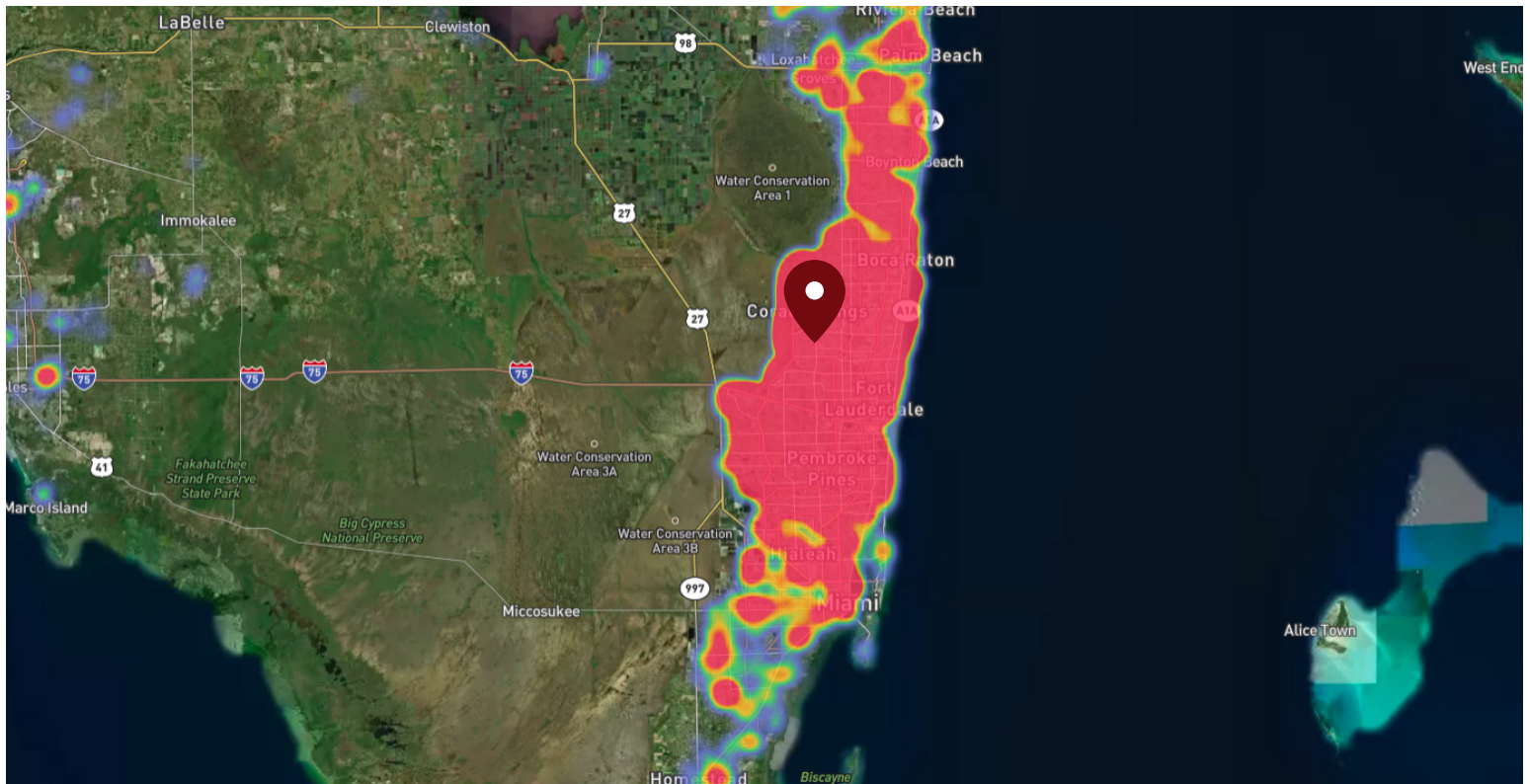


5-6 PM	254,870
6-7 PM	250,904
4-5 PM	240,775

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2023 - March 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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