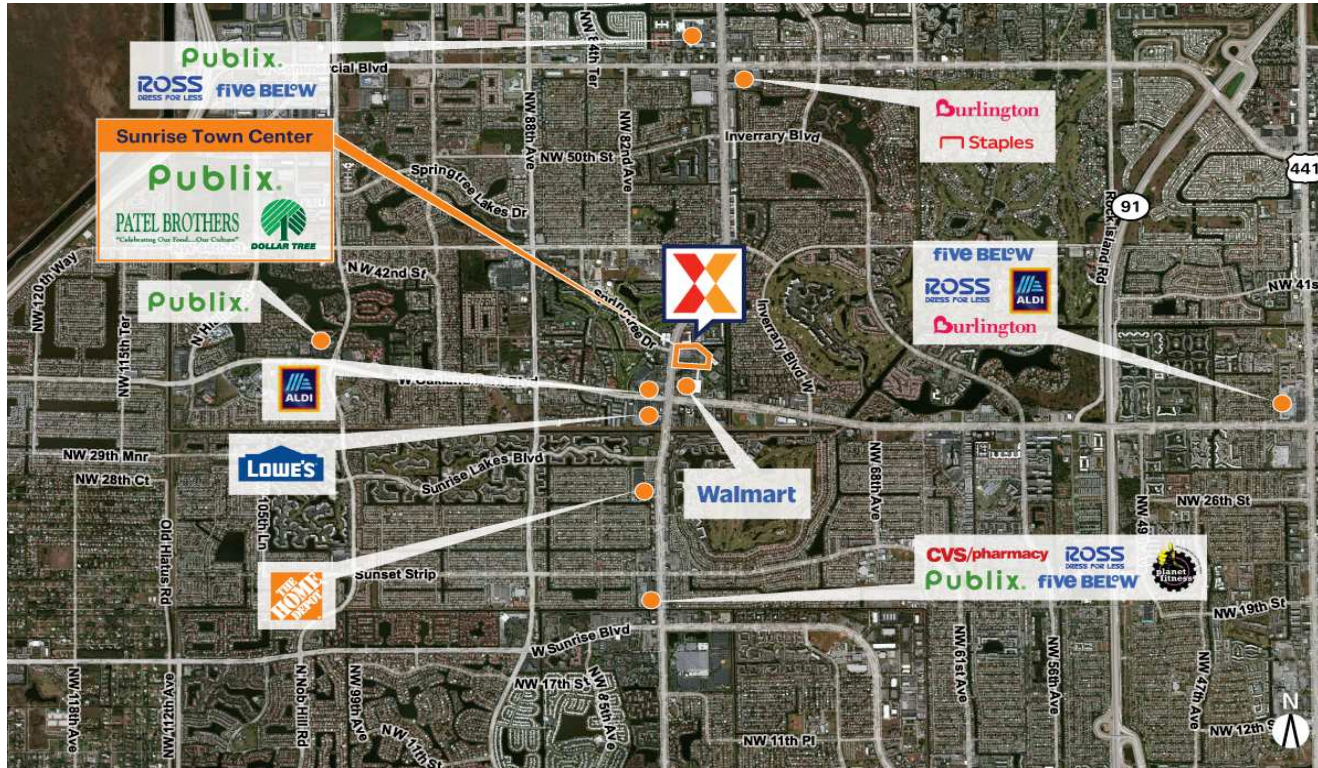


## Miami-Fort Lauderdale-West Palm Beach, FL

3426 North University Drive | Sunrise, FL 33351



**Center Size:** 110,109 SF



| Demographics                                                                        | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------------------------------------------------------------------------|----------|----------|----------|
|  | 24,080   | 210,758  | 451,530  |
|  | 10,192   | 83,567   | 173,580  |
|  | \$68,358 | \$80,628 | \$87,725 |

Highly trafficked center drawing an estimated 3.4M annual visits (Placer.ai 2024)

Surrounded by a dense population of 210K+ residents within a 3-mile radius

High visibility from 58K+ vehicles daily on N University Dr and 39K vehicles daily on W Oakland Park Blvd (Kalibrate 2021)

# Sunrise Town Center

Miami-Fort Lauderdale-West Palm Beach, FL

26.1677, -80.2562  
3426 North University Drive | Sunrise, FL 33351



1802

## Available Space

|          |          |
|----------|----------|
| 1400B    | 1,950 SF |
| 16001650 | 6,415 SF |

## Current Retailers

|          |                                       |           |
|----------|---------------------------------------|-----------|
| N.A.P    | Walmart                               | 0 SF      |
| N.A.P.   | FedEx                                 | 0 SF      |
| N.A.P.01 | T-Mobile                              | 0 SF      |
| 100      | Honey Baked Ham                       | 4,000 SF  |
| 105      | Publix                                | 46,791 SF |
| 150      | MarylIn Dominican Hair LLC            | 1,000 SF  |
| 200      | Fox Tax Services                      | 1,000 SF  |
| 300      | South Florida Home Dialysis Therapies | 4,000 SF  |
| 500-900  | Rainbow                               | 5,600 SF  |
| 1200     | V.K. Nails                            | 1,400 SF  |
| 1300     | Dental First Care                     | 2,100 SF  |
| 1400A    | Silkpress Express                     | 1,200 SF  |
| 1500A    | Patel Brothers                        | 11,538 SF |
| 1500B    | Dollar Tree                           | 12,585 SF |
| 10001100 | Ski First Beauty Supply               | 5,393 SF  |