



## Pre-Renovation Springtree Center: Anchor Space Available

A single story multi-tenant retail center designed in a L-shape configuration is divided into 21 bays ranging from 900 to 11,400 square feet. Springtree Center is in the pre-renovation process with a unique placement opportunity for an anchor store. The renovations will bring a modern appeal to the exterior with new facades, lush landscaping and more.

Located at the intersection of University Drive and Oakland Park Boulevard, known as the two primary retail and access arterials in West Broward County. Oakland Park Boulevard connects to major highways such as I-95 and the Sawgrass Expressway. University Drive is a primary retail center corridor in Western Broward County with national retailers in the immediate trade area such as Wal-Mart, Lowes, Home Depot, LA Fitness, Pet Supermarket and Walgreens.

For more information or to schedule a tour, please contact:

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900 to 11,400 SF  
of space for lease

3.47 acres  
of land area

104,500 cars  
passing daily on University Dr.  
and Oakland Park Blvd.

+/- 260 feet  
of prime street frontage



### ADLER REALTY SERVICES

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SUNRISE PROFILE:

Residential Population – 184,762  
 Households – 74,541  
 Families – 45,803  
 Median age – 40.7  
 Average Household Income – \$56,095  
 Total Businesses – 47,752

Data Note: Information is expressed within a 3-mile radius of the site.  
 177,699 average daily business population



# LOCATION

An incredible leasing opportunity at Sunrise's busiest crossroads.

- New renovations coming soon
- 900 to 11,400 SF available
- Anchor space opportunity available
- Strip center surrounds Valero Gas Station
- Conveniently located on the corner of West Oakland Park Blvd and North University Drive
- Located near various restaurants, banks, retail stores and more.

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