







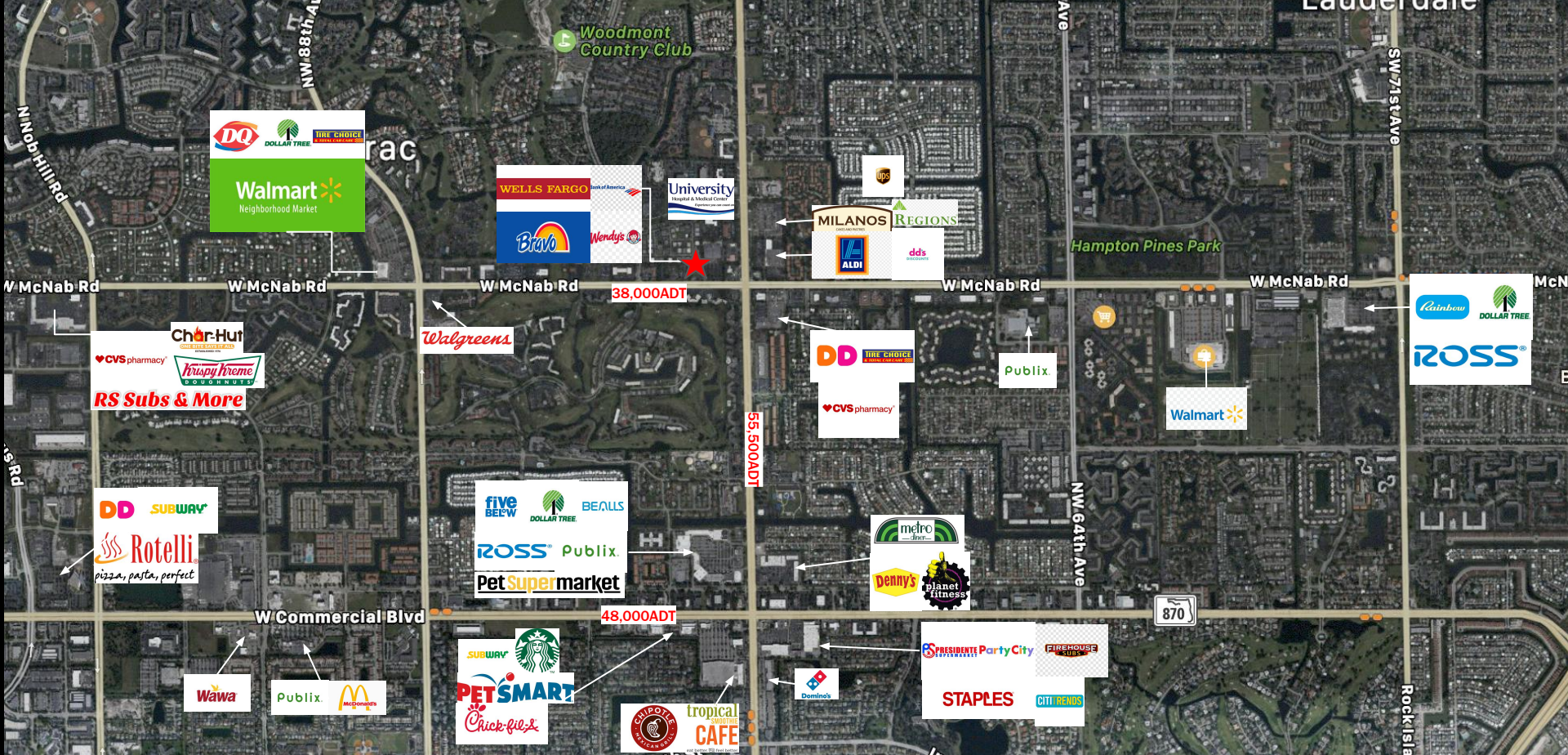
Address:
NWQ Mcnab Rd & University Dr, Tamarac FL

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PROPERTY HIGHLIGHTS & DEMOGRAPHICS

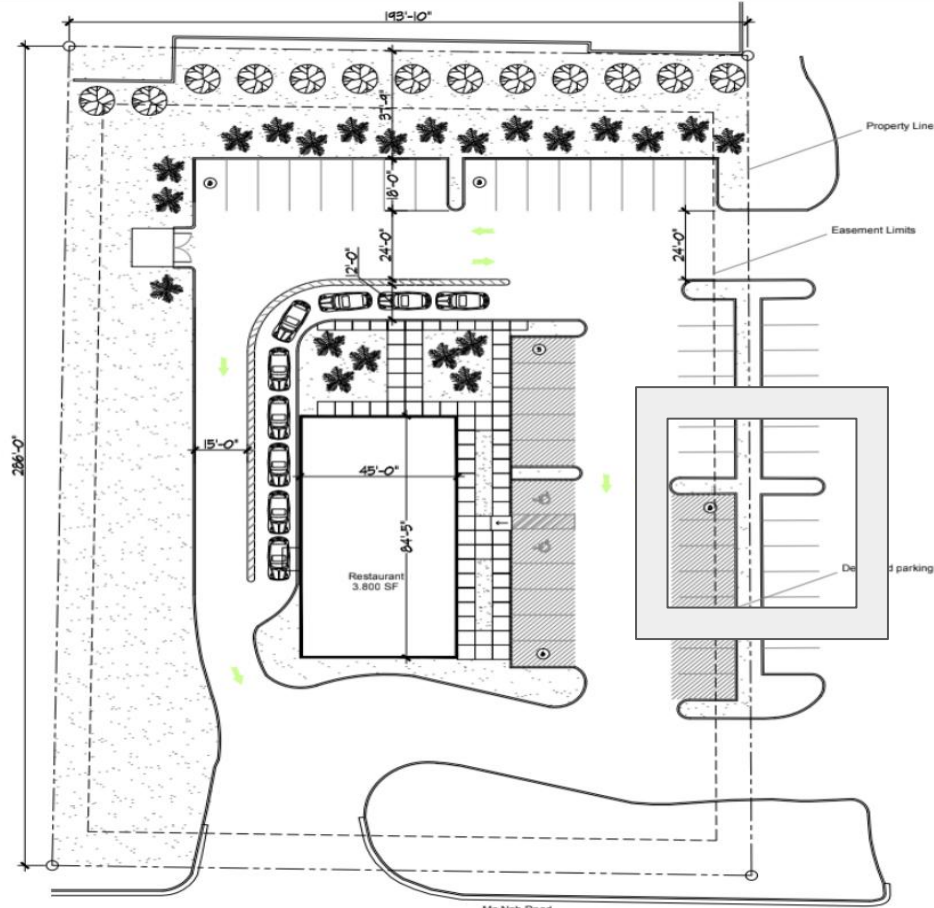
- ❑ +/- 1.29 Acres available next to Bravo Supermarket
- ❑ Dense population within the immediate trade area
- ❑ Full access on Mcnab Rd & University
- ❑ Ideal for a QSR
- ❑ 46,000 + Cars on University Dr
38,000 + Cars on Mcnab Rd
- ❑ Up to 3,800 SF Approved
- ❑ Zoned MU-C (Mixed-Use Corridor)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Households 	8,258	70,525	166,917
Population 	20,569	186,745	466,799
Avg Household Income 	\$68,827	\$80,204	\$80,050
Daytime Population 	16,477	148,697	442,246

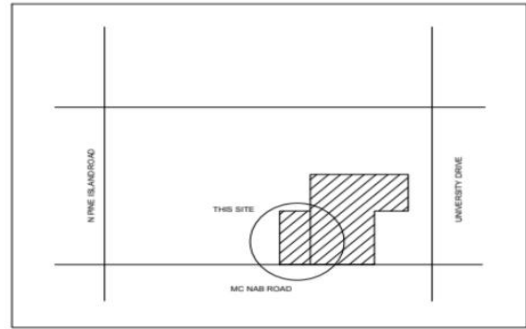


AERIAL – TRADE AREA





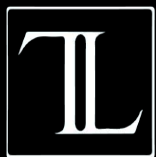
NOTE:
 THIS DRAWING IS CONCEPTUAL AND PREPARED FOR THE OWNER'S REVIEW. DTDI PREPARED THIS DRAWING WITHOUT THE BENEFIT OF A CERTIFIED BOUNDARY SURVEY, TRAFFIC IMPACT ANALYSIS, ZONING RESTRICTIONS, UTILITY AVAILABILITY, PLAT, PLAT RESTRICTIONS ETC. THIS SITE DESIGN IS NOT INTENDED AS A FINAL LAYOUT PERMIT OR TO BE USED FOR CONSTRUCTION.



LOCATION SCHEME
 NOT TO SCALE

CONCEPTUAL PLAN





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