



CORAL SPRINGS, FLORIDA

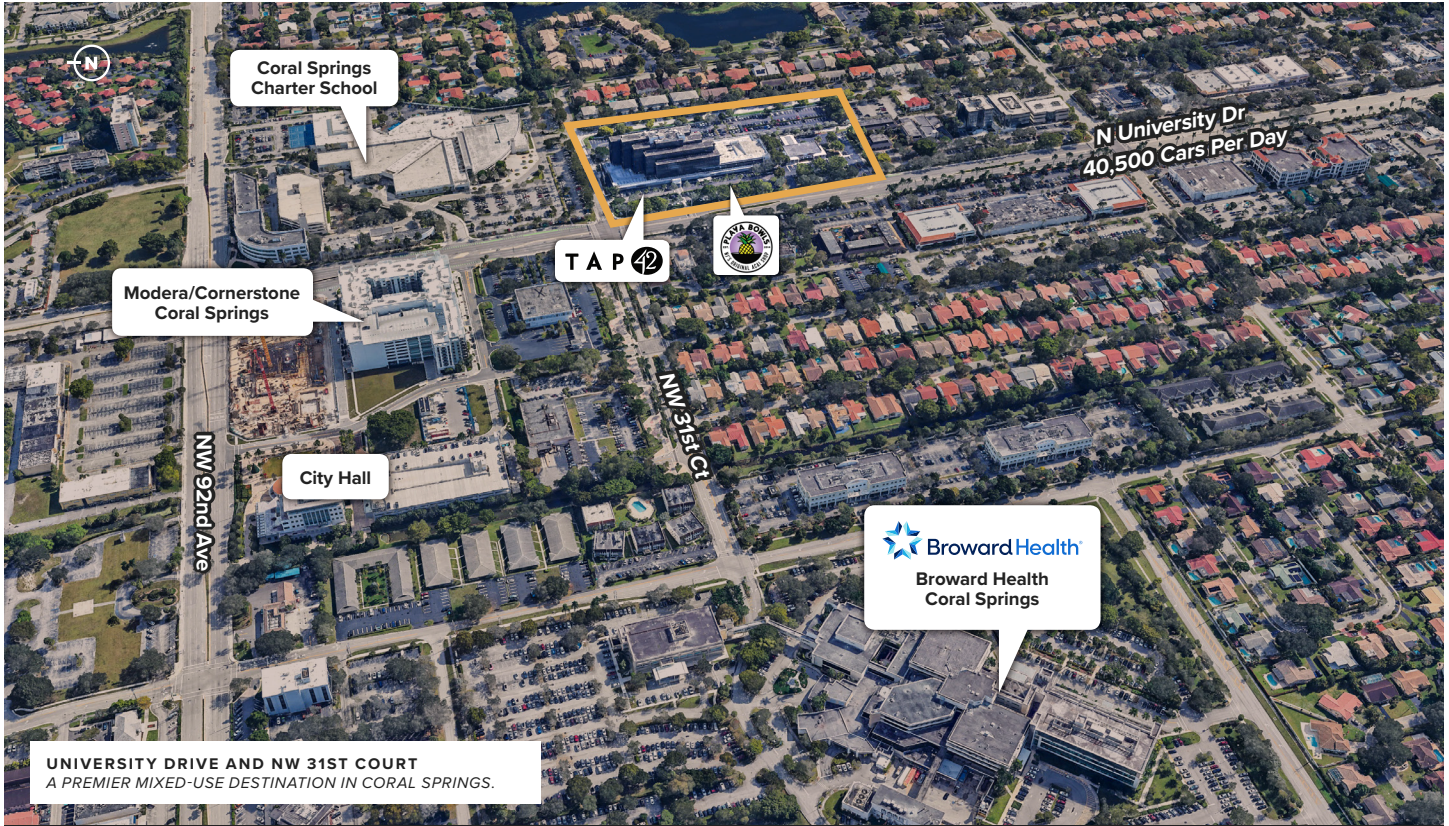
University Place at City Center

3111 N University Drive, Coral Springs, Florida 33065

LAT: 26.268682 | **LONG:** -80.249419

GLA: 200,000 SQ.FT

TRAFFIC COUNTS: 40,500 DAILY



Prime Retail Location

- University Place at City Center located at 3111 N. University Drive, just south of Sample Road.
- Positioned at the "Main & Main" intersection in Coral Springs, along one of Broward County's busiest north-south commercial corridors.
- Highly visible location on University Drive with strong traffic counts and excellent accessibility.

Built-In Daytime Population

- Office tenants within the building provide consistent daytime traffic.
- On-site restaurants and retail generate steady daily visitation.

Mixed-Use Environment

- Retail and restaurant space located on the ground floor of a 10-story, 205,000 SF mixed-use complex.
- Development spans seven acres in the heart of Coral Springs' central business district.

Anchor Tenant

- Anchored by **Tap 42**, a popular regional dining concept.
- Strong lunch and dinner traffic driver for the property.

NOW LEASING!



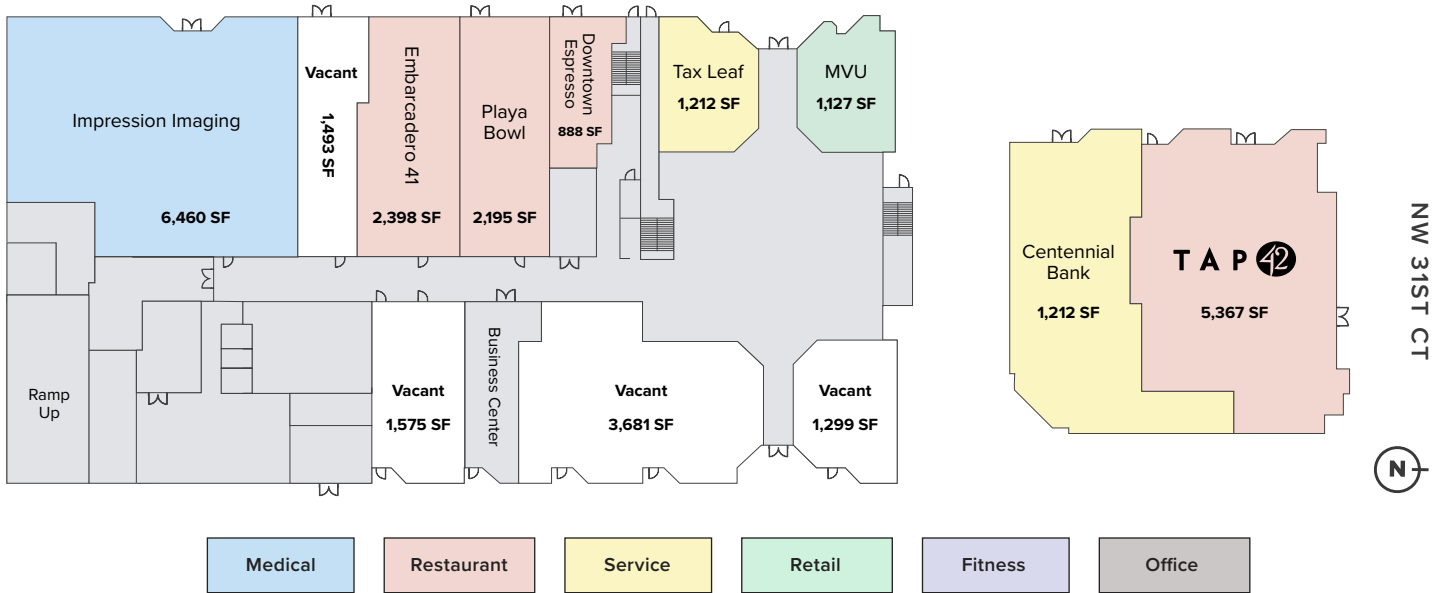
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UNIVERSITY PLACE AT CITY CENTER

Coral Springs, FL

N UNIVERSITY DR



National & Regional Key Tenants



Tenant Mix

- ◀ Balanced mix of food & beverage and service-oriented tenants.
- ◀ Includes Playa Bowls, Downtown Coffee, and Palms MRI.
- ◀ Creates consistent daily customer activity.

Residential Growth

- ◀ Strong surrounding residential density within a half-mile radius.
- ◀ Nearby developments include Modera Cornerstone, City Village, and Key International's redevelopment.

Area Traffic Drivers

- ◀ 122-room La Quinta Hotel and newly constructed Modera/Cornerstone mixed use development directly across the street.
- ◀ Within five minutes of Broward Health Coral Springs.
- ◀ Close to Broward Health and City Hall.

2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	26,083	158,552	358,569
Households	9,633	56,386	132,195
Average HH Income	\$98K	\$121K	\$123K
Median Age	38	40	41
Daytime Employment	19,547	102,884	229,400
Traffic Counts	40,500 Cars Daily		

For leasing information and availability contact:

Sandi Rogacki
(954) 821-4222 srogacki@woolbright.net

NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

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