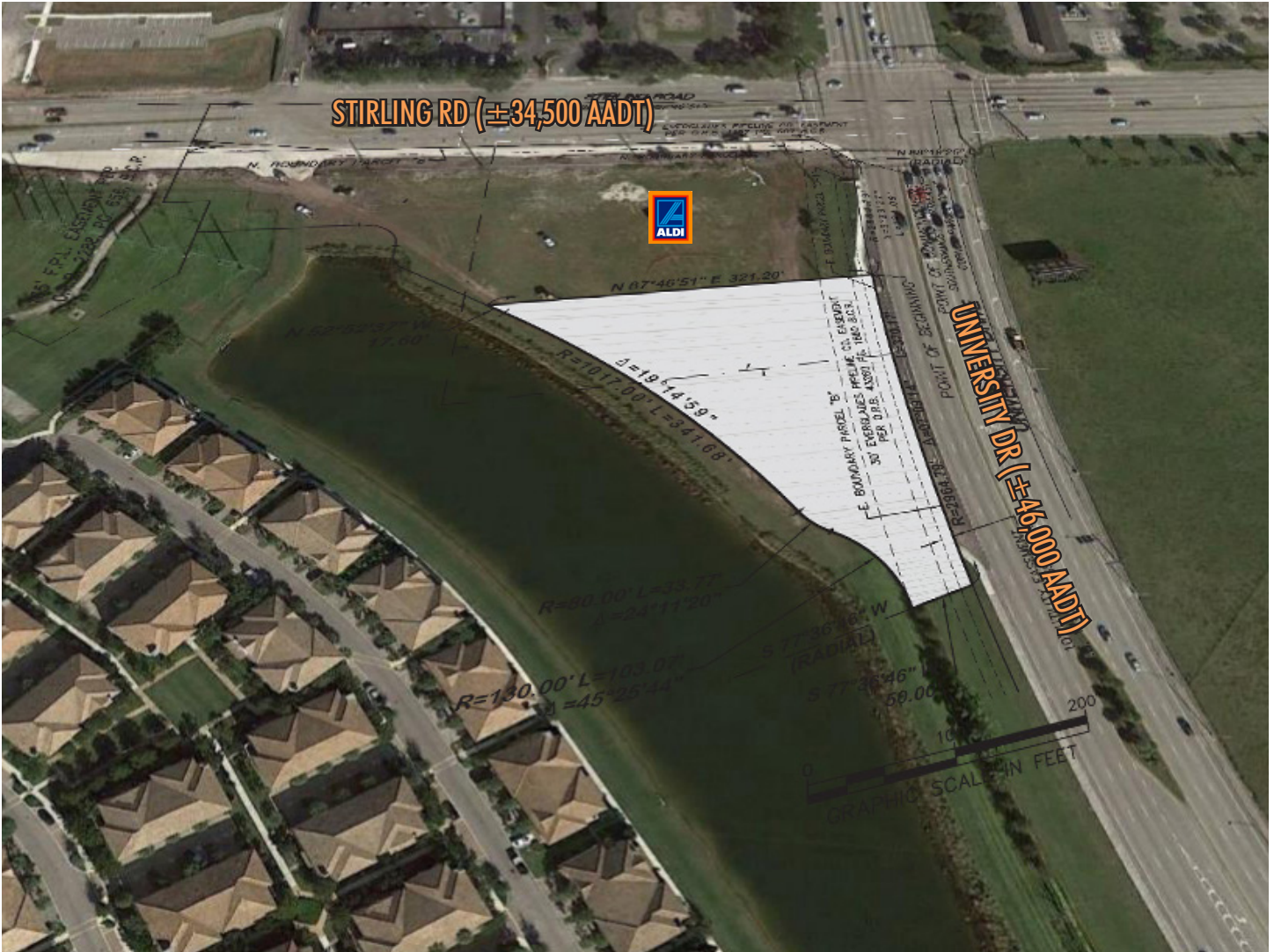


FOR SALE

± 1.4 Acre Parcel

STIRLING RD & UNIVERSITY DR, COOPER CITY, FL

RETAIL



CONTACT US

Paco Diaz

Senior Vice President
+1 305 381 6411
paco.diaz@cbre.com

Danny Diaz

Senior Associate
+1 305 381 6412
danny.diaz@cbre.com

CBRE Inc. Licensed Real Estate Broker

FOR SALE

± 1.4 Acre Parcel

STIRLING RD & UNIVERSITY DR, COOPER CITY, FL

RETAIL



PROPERTY INFO

- + ±1.4 acre plot of land located next to new Aldi development
- + Excellent frontage and exposure on N University Dr
- + PMUD zoning (allows most commercial uses)
- + Able to develop up to 5,750 SF on parcel
- + Active traffic count of ±46,000 AADT on University Drive
- + Easy access to Florida Turnpike and I-75
- + Average HH income of \$71,812 within 1-mile

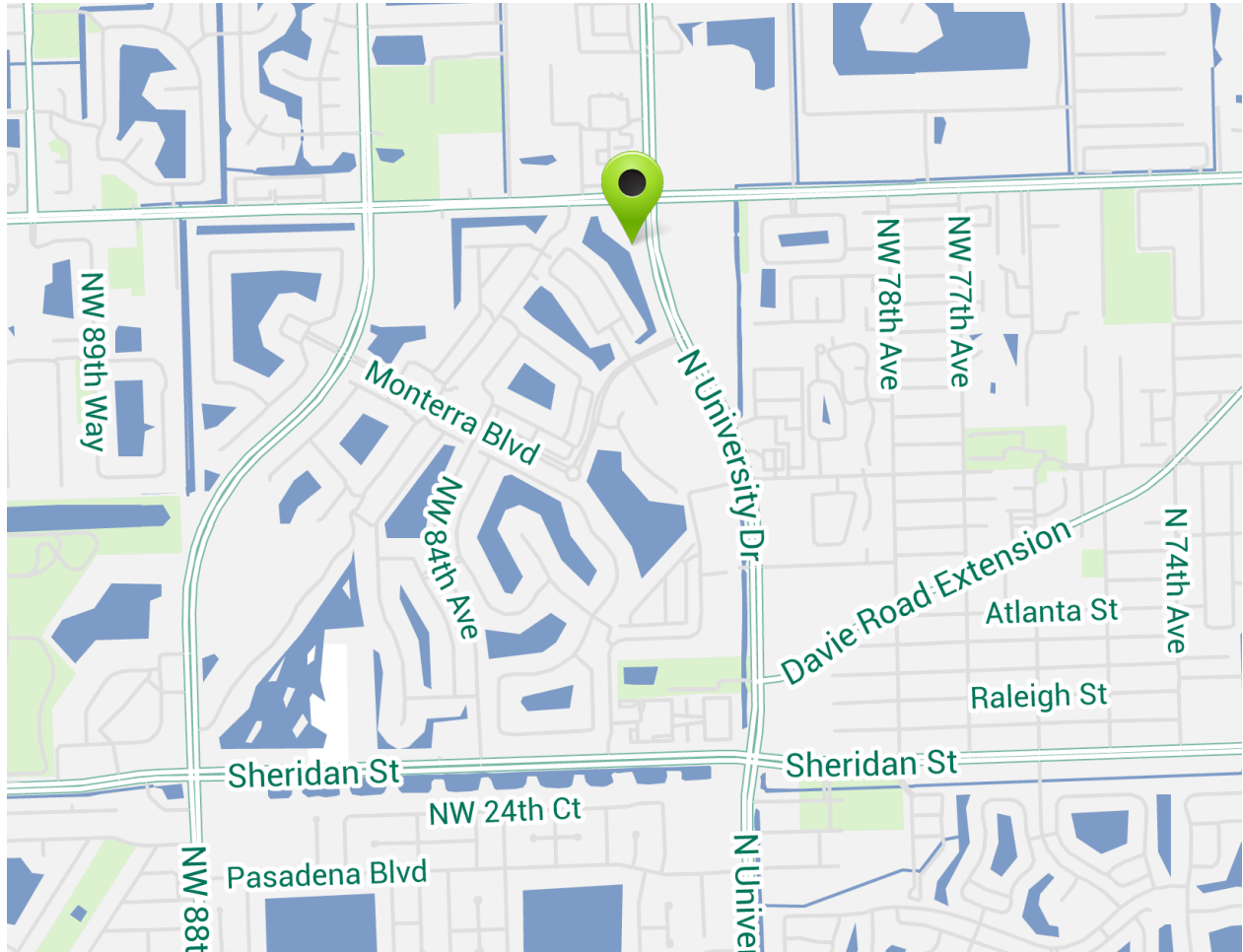


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RETAIL



2015 Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population 2015	11,912	126,515	356,013
Population 2020	13,234	134,466	377,567
Average Household Income	\$71,812	\$70,859	\$71,608
Median Age	34.8	38.0	38.4

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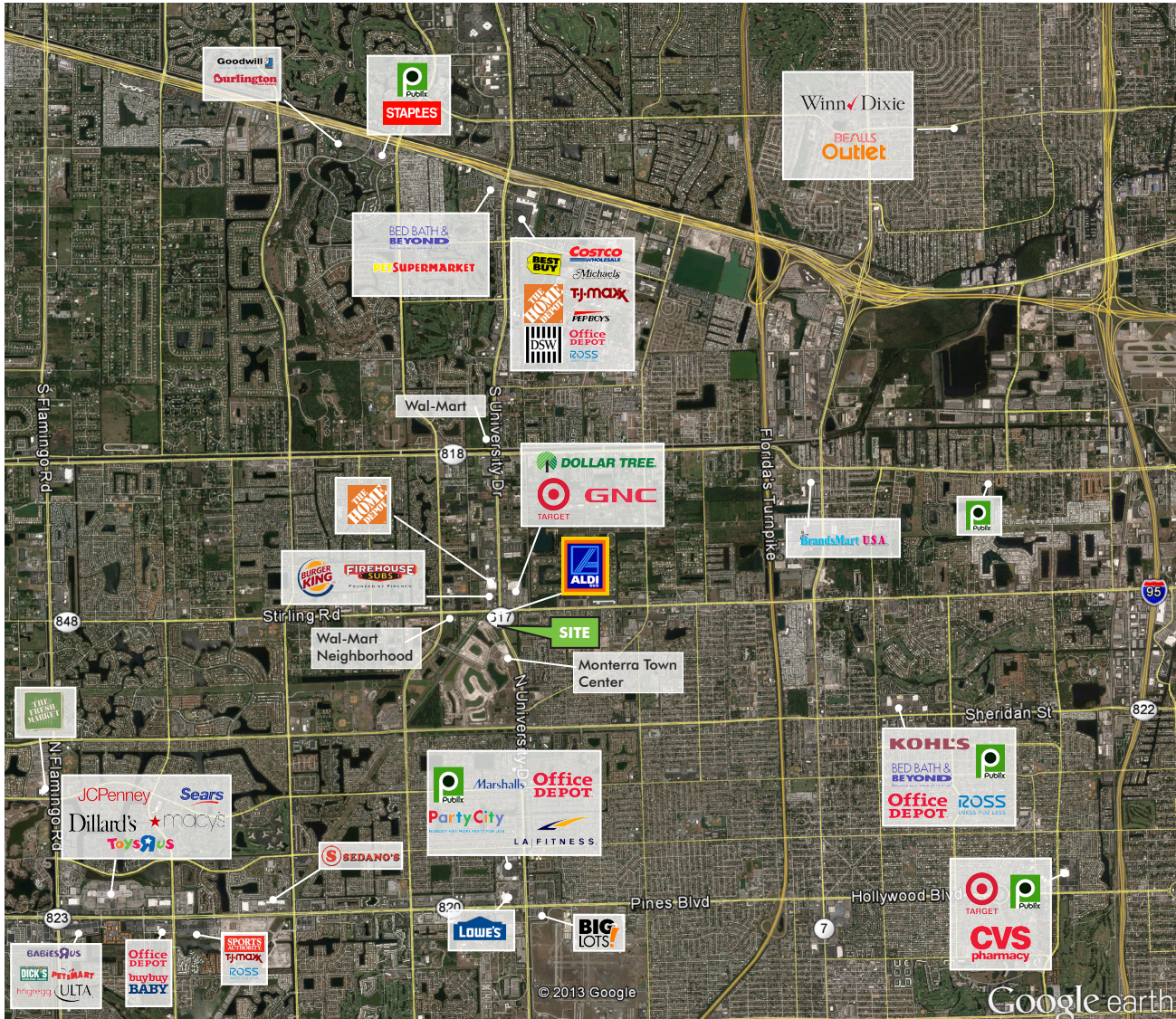
CBRE

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