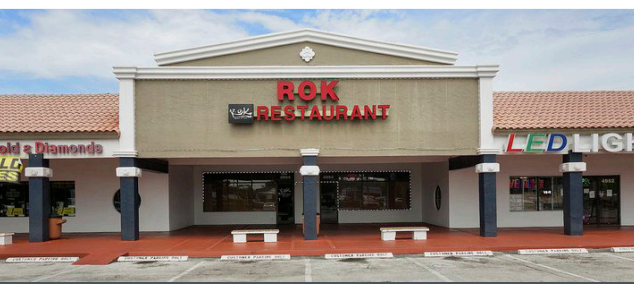


# University Shoppes

4938-4998 North University Dr, Lauderhill, FL 33321  
SEC of Inverrary Blvd & University Drive



**Population:**  
3 Miles: 199,729



**Average Household Income:**  
3 Miles: \$60,311



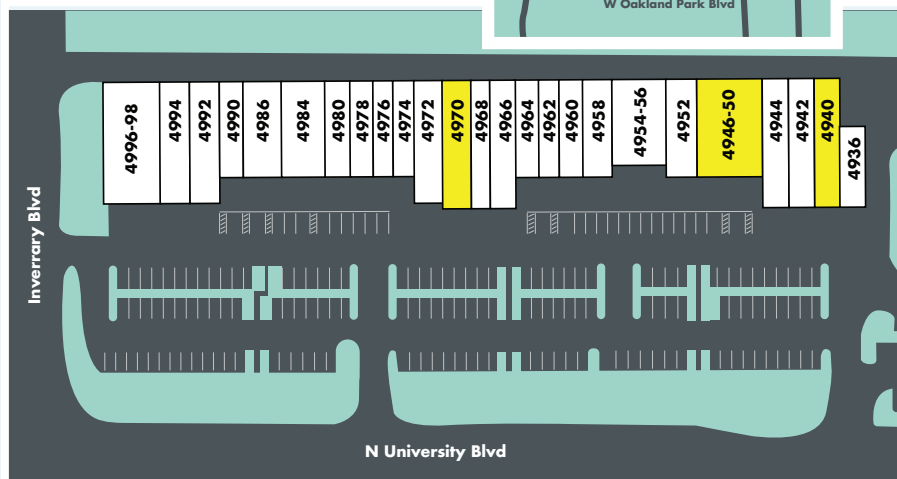
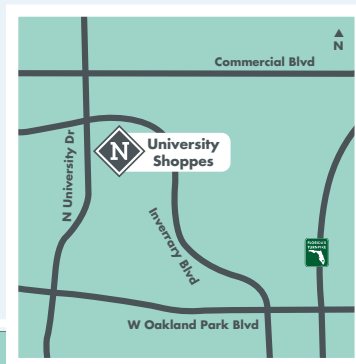
**Traffic Count:**  
54,000 Cars Per Day

### Lease Rate:



\$25 sqf  
modified gross

- Building Size – 50,797 Square Feet
- Excellent street visibility
- Join DaVita Dialysis, 1 Hour Med, and Rok Restaurant!



SUITE #	TENANT
4936	Sybil's Bakery
4940	Available Space: 2,014 sf
4942	Office Use
4944	Kim & Lee Bakery
4946-50	Available Space: 4,100 sf
4952	Smart Energy Solutions
4954-56	Kwon Family Rest.
4958	Reflections in Gold
4960	Tips and Clips
4962	Dr. Getz
4964	Church
4966	Manna Restaurant
4968	M&M Tutoring
4970	Available Space: 2,378 sf
4972	About Kitchen & Flooring
4974	United Protect Insurance
4976-84	Total Rental Care
4986-90	Cora Health Services
4992-94	Dr. Geller/Nochimson
4996-98	Liquidation Store

For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.