



CORAL SPRINGS, FLORIDA

Pine Ridge Square

4601 - 4695 N. University Drive
Coral Springs, Florida 33067

LAT: 26.288205 | **LONG:** -80.248618

GLA: 117,744 SQ. FT

TRAFFIC COUNTS: 64,000 DAILY



Pine Ridge Square is a 117,744 square foot community shopping center located on the northeast corner of N. University Drive, one of the major retail corridors in Broward County, and Wiles Road in Davie, Florida.

The Center is anchored by Bed Bath & Beyond, The Fresh Market, Marshalls and Ulta Beauty. This densely populated trade area consists of over 139,000 people within a 3-mile radius with an impressive

average annual household income of over \$108,000 within a 1-mile radius. The traffic count at this intersection is 64,000 cars per day.

NOW LEASING!

Leasing Agent: Mike Mogerman

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2018 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	16,781	139,214	322,731
HOUSEHOLDS	5,762	46,903	114,786
AVERAGE HOUSEHOLD INCOME	\$108K	\$104K	\$91K
MEDIAN AGE	36.9	37.5	38.8
DAYTIME EMPLOYMENT	4,375	44,160	95,474
TRAFFIC COUNTS	64,000 Cars Daily		

Key Tenants

- ▶ The Fresh Market
- ▶ Marshalls
- ▶ Bed Bath & Beyond
- ▶ Ulta Beauty
- ▶ T-Mobile
- ▶ BB&T
- ▶ The UPS Store
- ▶ GNC
- ▶ Cricket Cleaners
- ▶ Just Brow

NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

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