



LAUDERHILL, FLORIDA

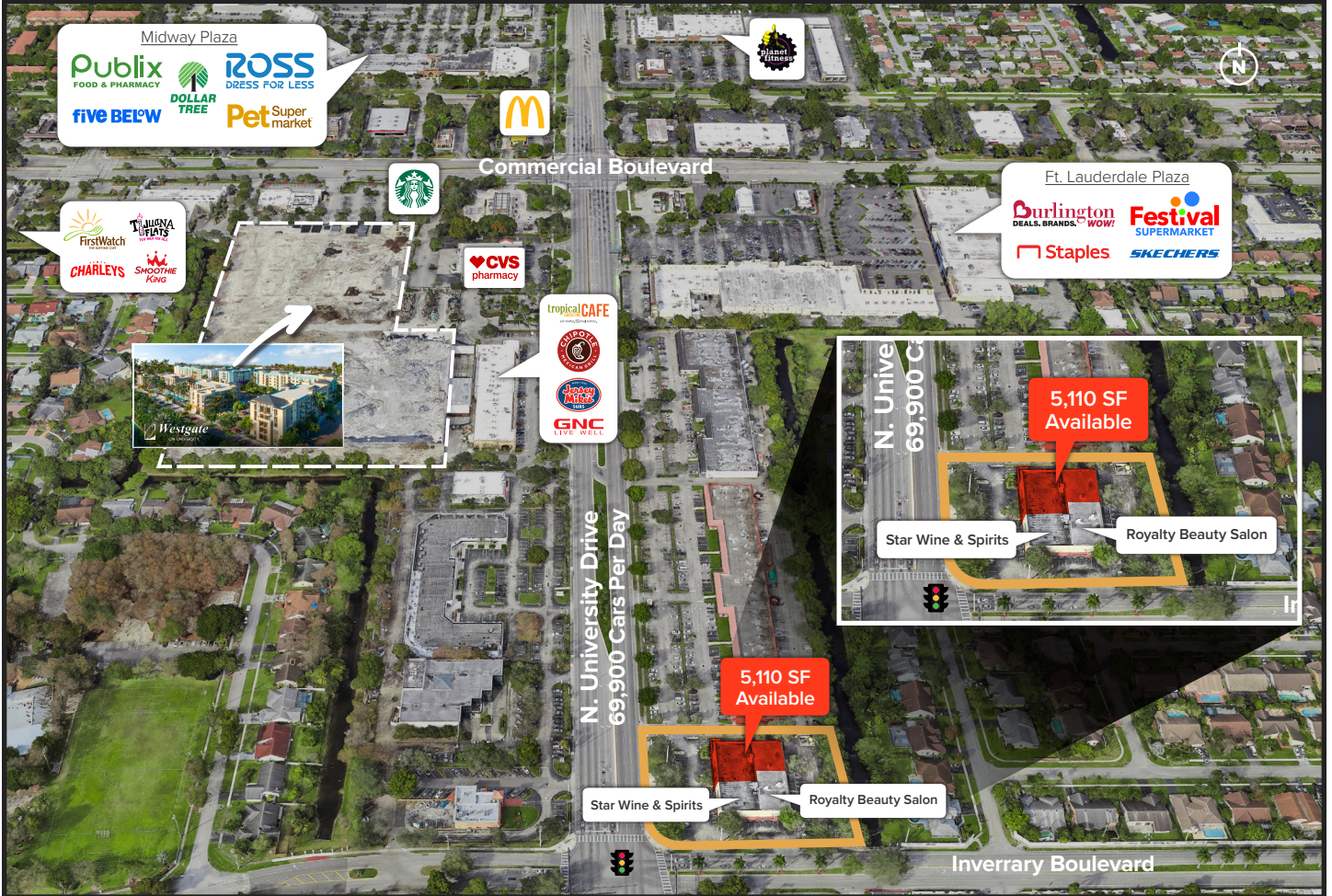
Crown Center

5000 - 5100 N. University Drive
Lauderhill, FL 33351

LAT: 26.260277 | LONG: -80.249170

GLA: 12,810 SQ. FT

TRAFFIC COUNTS: 69,900 DAILY



Crown Center is a 13,000 square foot strip center located on the northeast corner of N. University Drive and Inverrary Boulevard, along the border of Tamarac and Lauderdale.

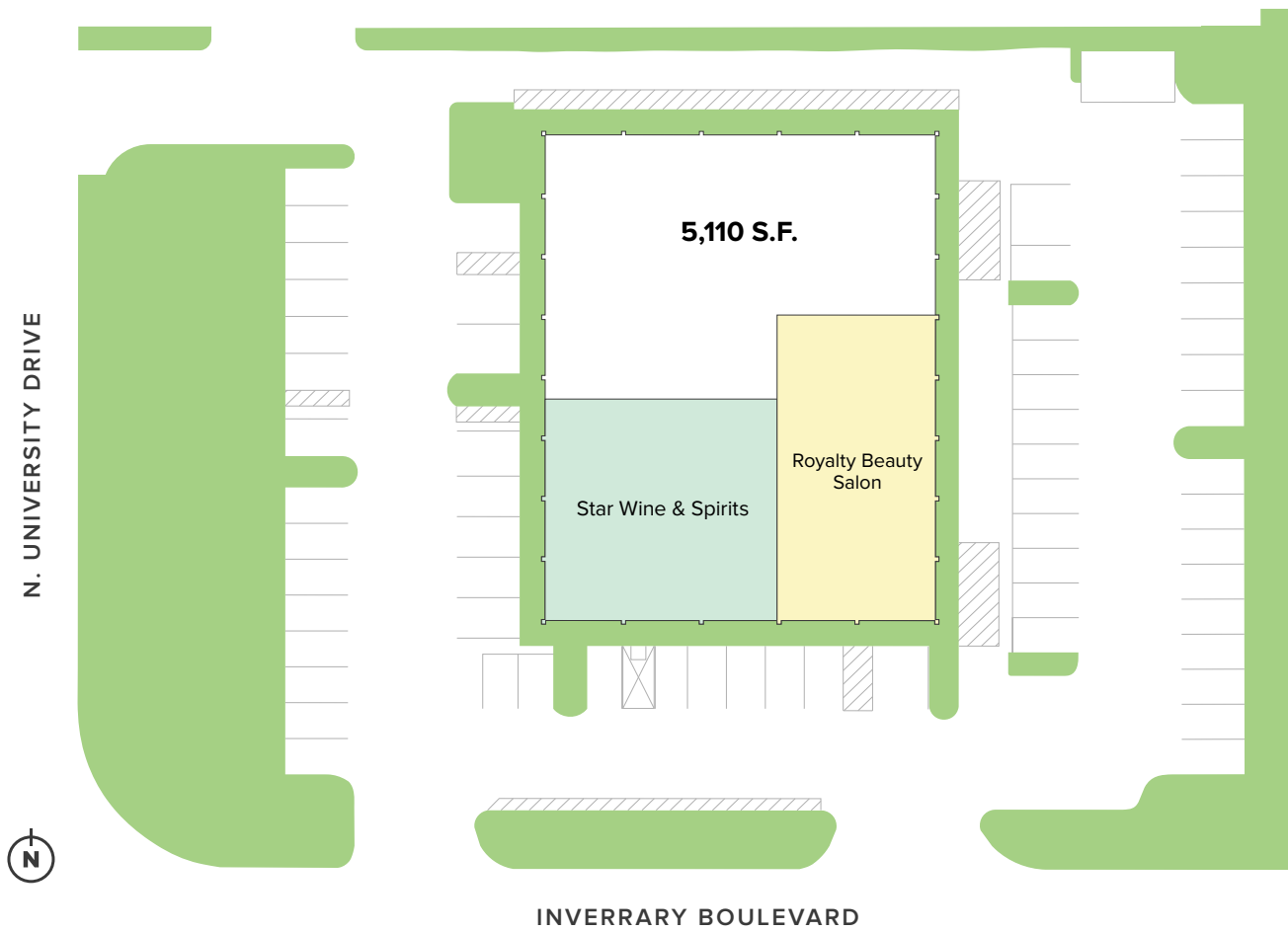
The Center serves over 459,000 residents within 5 miles and sees traffic counts upwards of 69,900 cars per day on busy N. University Drive. Currently 5,110 s.f. is available, which fronts N. University Drive and is centrally located at a signalized intersection for easy customer access.

Directly across the street is the brand-new **Westgate on University** luxury apartment complex which is home to thousands of residents. Given its proximity to the street, direct visibility to N. University Drive and demographic density, this unit is a rare availability in the market.

NOW LEASING!

Leasing Agent: **Jeff Kalil**
(954) 254-2292 | jkalil@woolbright.net

CROWN CENTER



Medical	Restaurant	Service	Retail	Fitness	Office
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2023 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	17,769	210,689	459,342
HOUSEHOLDS	6,087	81,999	177,950
AVERAGE HOUSEHOLD INCOME	\$119K	\$85K	\$95K
MEDIAN AGE	42	42	41
DAYTIME EMPLOYMENT	7,227	76,258	177,835
TRAFFIC COUNTS	69,900 Cars Daily		

NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net