

# Atlantic Crossings

750-938 North University Drive, Coral Springs, FL 33071

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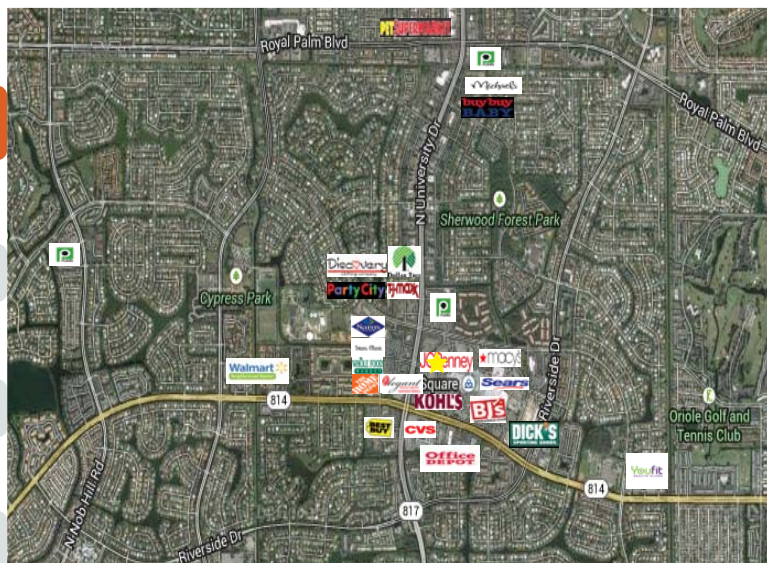


## Unique Attributes

- Second generation 1,187 sf salon space available adjacent to Whole Foods.
- Join Whole Foods, Stein Mart, Home Depot and Sam's Club.
- Regional site with excellent visibility, access and signage, located at the NWC of Atlantic Blvd. and University Drive, across the street from Coral Square Mall.
- Demographics within a 3-mile radius prove a growing population with a strong and stable household income.

|                     |   |
|---------------------|---|
| Size of Center      | 173,680 SF  |
| Daily Traffic Count | 86,000 VPD at the intersection of University and Atlantic |
| Parking             | 1,364 Spaces  |

## Area Map



## 2017 Demographics

|                                 | 1 MILE   | 2 MILES  | 3 MILES  |
|---------------------------------|----------|----------|----------|
| 2017 Estimated Total Population | 16,296   | 78,201   | 183,122  |
| Est. Annual Population Growth   | 1.3%     | 1.3%     | 1.5%     |
| Average Household Income        | \$87,473 | \$78,903 | \$70,052 |
| 2017 Estimated Households       | 5,631    | 28,292   | 68,337   |
| Average Age                     | 37.6     | 40.5     | 39.9     |

