

## Available For Lease

### POPULATION

1 Mile – 19,249  
3 Mile – 162,787  
5 Mile – 415,429

### AVERAGE HOUSEHOLD INCOME

1 Mile – \$ 52,467  
3 Mile – \$ 58,943  
5 Mile – \$ 55,613

### AVERAGE DAILY TRAFFIC

53,645 University Drive

### PROPERTY FEATURES

Built in 1982

Signalized intersection

5.5 parking spaces per 1,000 sf

New Tenants Under Construction

- University Fitness (13,288 sf)  
- Opening this December!
- Physiotherapy Assoc. -  
Division of Stryker Corp. (2,800 sf)
- Milano's Café (4,550 sf)
- Direct Realty (1,200 sf)
- Brunch and Lunch  
Restaurant (2,070 sf)

### FOR LEASING INFORMATION CONTACT

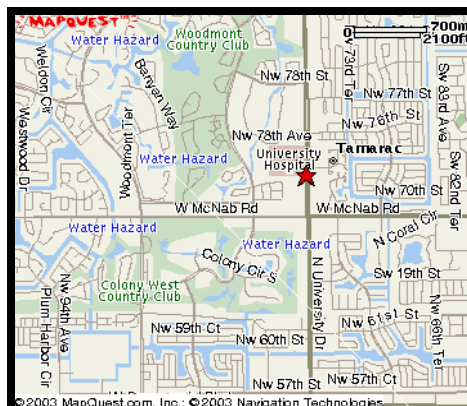
**Conrad C. Baker**  
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**(800) CBA – MGMT**

# NEW OWNERSHIP JEWELRY EXCHANGE SHOPPING CENTER

7118 - 7186 N. UNIVERSITY DRIVE  
TAMARAC, FLORIDA

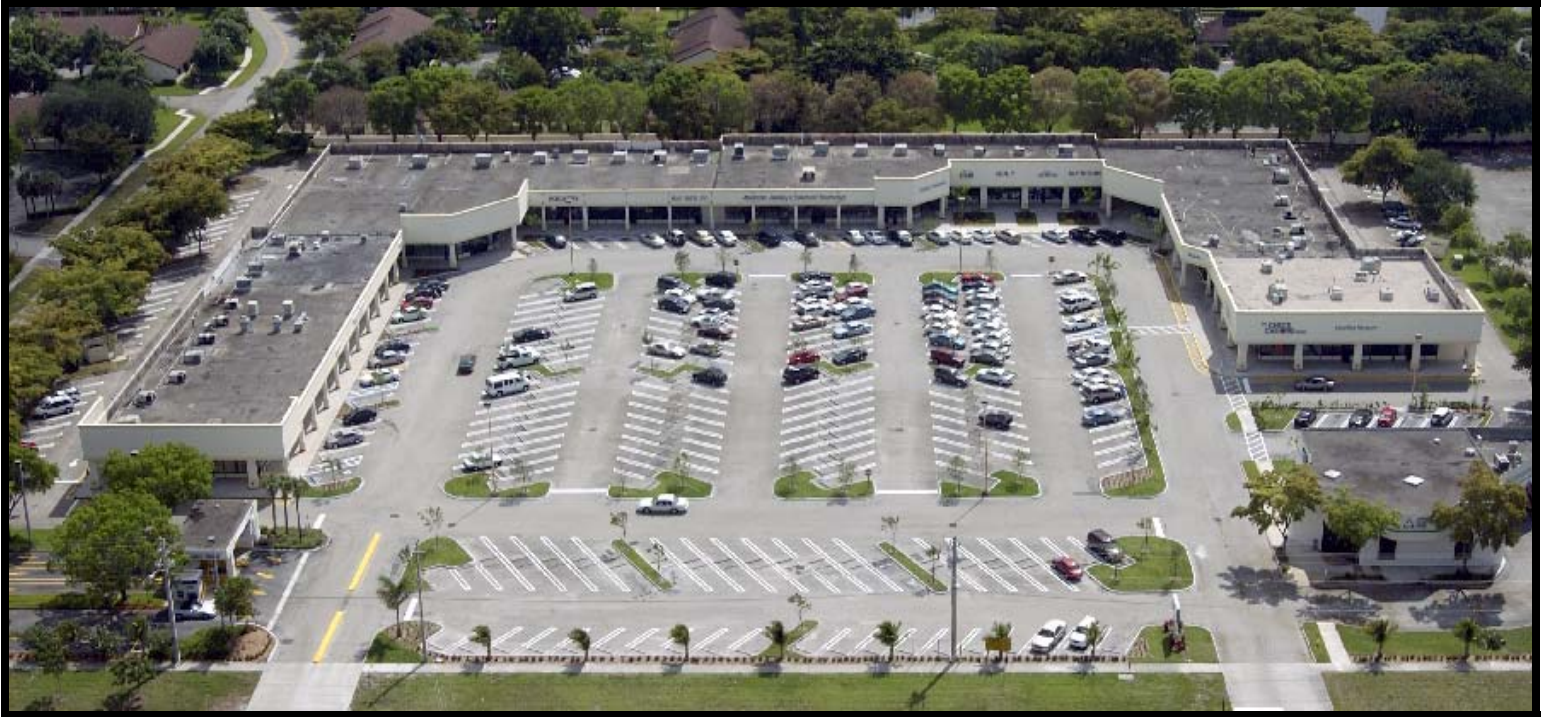


- ✓ **MAJOR SHOPPING CENTER RENOVATION**
  - New facade, landscaping, lighting, curbing and signage
  - Completion in May 2003
- ✓ **67,751 sq. ft. center with retail, office, and freestanding bank users**
- ✓ **Opposite University Hospital, newly renovated and expanded**
- ✓ **Adjacent Albertson's just completed 4 million dollar renovation**



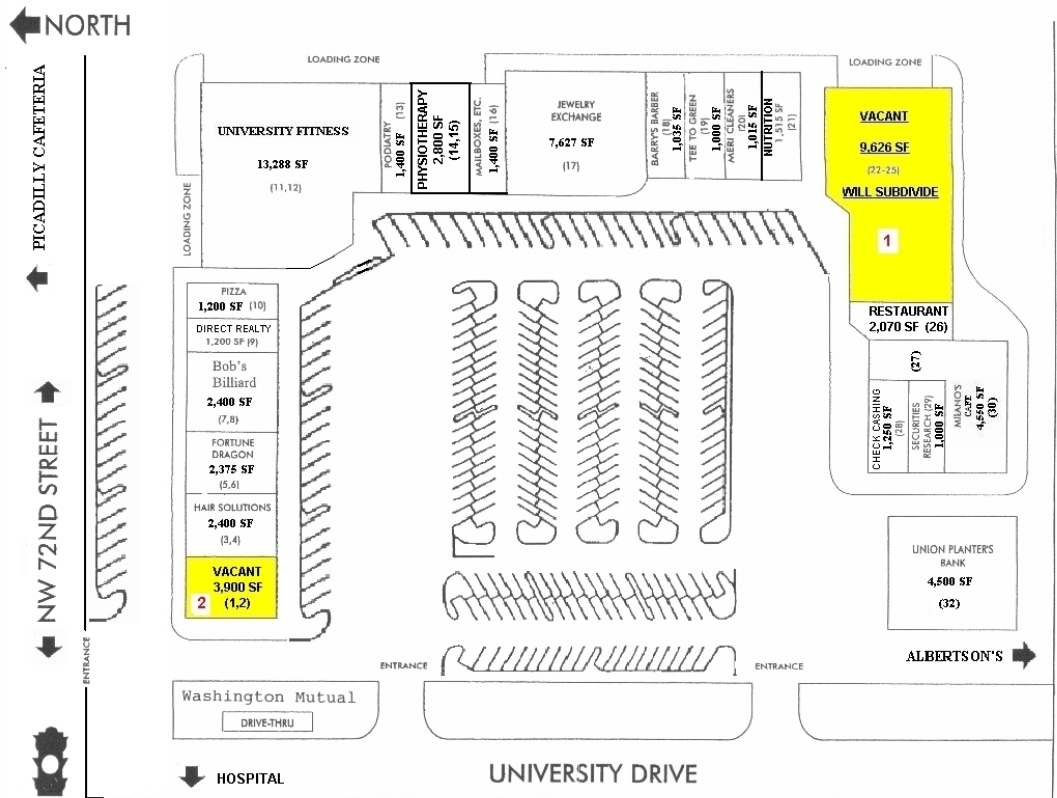
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# JEWELRY EXCHANGE CENTER TAMARAC, FLORIDA



**SUITES AVAILABLE**  
**FROM 3,900 TO 9,626 s.f.**

- 1) 9,626 s.f. (Will Subdivide)
- 2) 3,900 s.f.



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