

# UNIVERSITY PARK PLAZA

DAVIE



University Park Plaza • 3350 S. University Drive • Davie, Florida

University Park Plaza is situated just one-half mile south of Interstate 595 at the northeast corner of University Drive and SW 36th Street, in the Town of Davie, Florida.

## Market

University Park Plaza is located in one of the fastest growing markets of Broward County. The excellent demographic mix includes the communities of Davie and Plantation, Florida. Over 50,000 students from eight universities including Nova Southeastern University attend classes within one mile of the site. Standards of income are high and consumer spending is particularly heavy in these affluent areas.

## Advantages

The quality local tenants and seasoned national retailers that comprise University Park Plaza enjoy the benefits of the rapidly expanding economic base of this shopping center's growing trade area.

## Join our upscale retailers

- Nova Southeastern University
  - Armadillo Café
  - Pier 1 Imports
  - NationsBank
  - Pizza Loft
  - Jerry's Patio Furniture
- and other retailers

Contact: **Jeff Brandon** Phone: 305-669-5686 • Fax: 305-669-5687 • Toll-Free: 888-233-6366

5761 Bird Road Miami, FL 33155

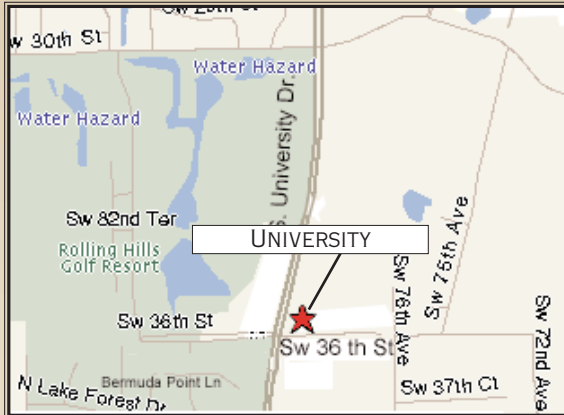
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| Description                                | 1 Mile   | 3 Mile   | 5 Mile   |
|--|----------|----------|----------|
| <b>Population</b>                          |          |          |          |
| 2007 Projection                            | 10,601   | 84,862   | 323,411  |
| 2002 Estimate                              | 9,971    | 79,800   | 299,439  |
| 2000 Census                                | 9,750    | 77,997   | 290,591  |
| <b>Housing Units</b>                       |          |          |          |
| 2007 Projection                            | 4,849    | 33,777   | 122,204  |
| 2002 Estimate                              | 4,528    | 31,824   | 114,007  |
| 2000 Census                                | 4,402    | 31,082   | 110,889  |
| <b>Population by Race</b>                  |          |          |          |
| White                                      | 86.27%   | 85.92%   | 76.62%   |
| Black                                      | 4.14%    | 5.34%    | 13.68%   |
| Asian / Pacific Islander                   | 4.26%    | 3.00%    | 2.91%    |
| Other Races                                | 5.33%    | 5.72%    | 5.72%    |
| Hispanic Population                        | 16.26%   | 18.96%   | 20.12%   |
| <b>2002 Estimated Households by Income</b> |          |          |          |
| \$150,000 or More                          | 1.33%    | 3.84%    | 3.57%    |
| \$100,000 - \$149,999                      | 5.37%    | 9.28%    | 8.60%    |
| \$ 75,000 - \$ 99,999                      | 10.40%   | 12.51%   | 12.27%   |
| \$ 50,000 - \$ 74,999                      | 22.16%   | 20.79%   | 22.42%   |
| \$ 25,000 - \$ 49,999                      | 37.04%   | 31.60%   | 31.63%   |
| \$ 15,000 - \$ 24,999                      | 13.54%   | 11.30%   | 11.41%   |
| Under \$15,000.00                          | 10.17%   | 10.68%   | 10.09%   |
| <b>2002 Estimated Income</b>               |          |          |          |
| Average HH Income                          | \$51,716 | \$63,500 | \$61,909 |
| Median HH Income                           | \$42,278 | \$46,917 | \$47,406 |
| Per Capita Income                          | \$23,905 | \$25,823 | \$23,824 |
| <b>2002 Estimated Age</b>                  |          |          |          |
| Median Age                                 | 35.04    | 37.90    | 37.33    |

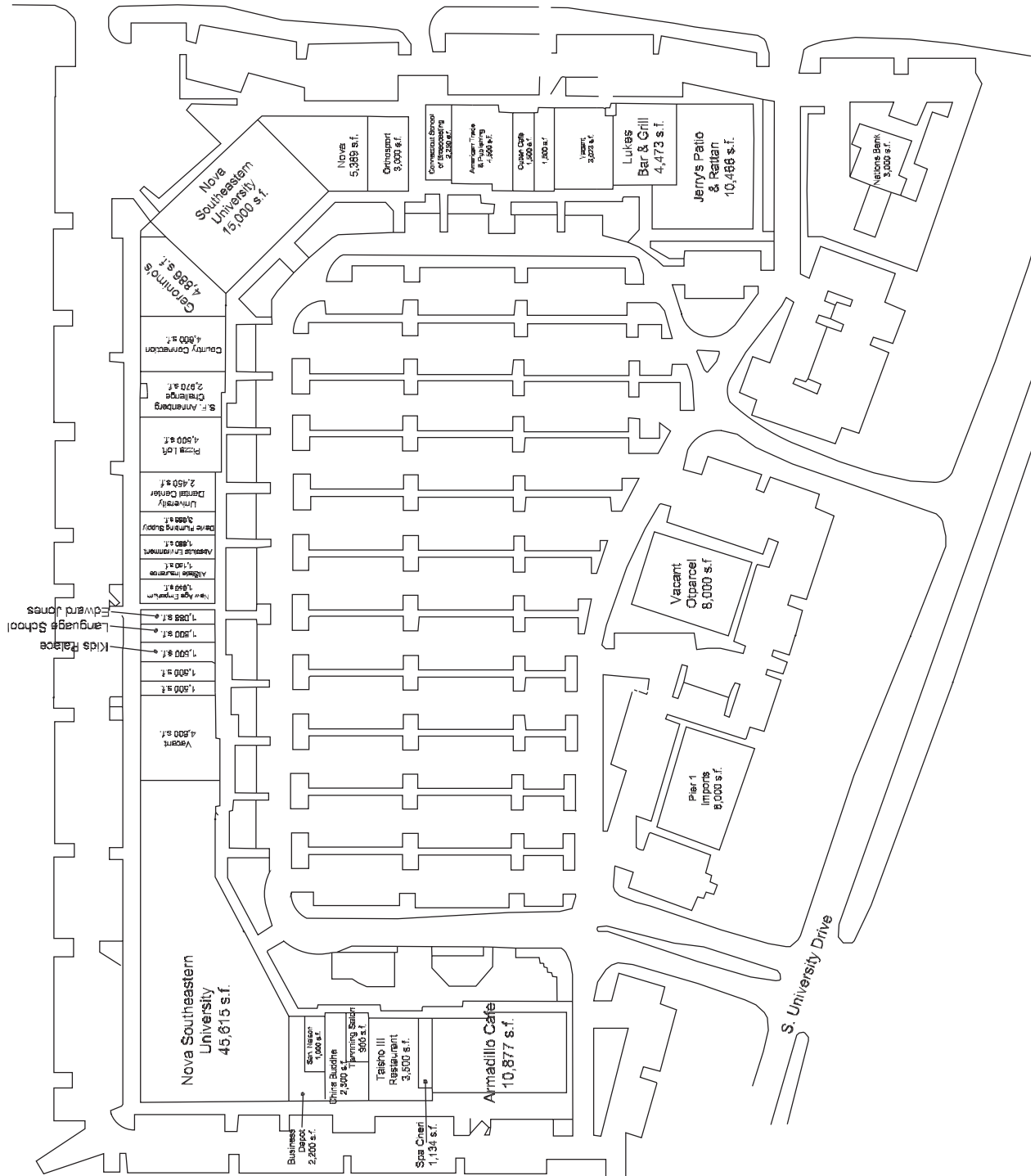
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S.W. 36th Street



S. University Drive

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