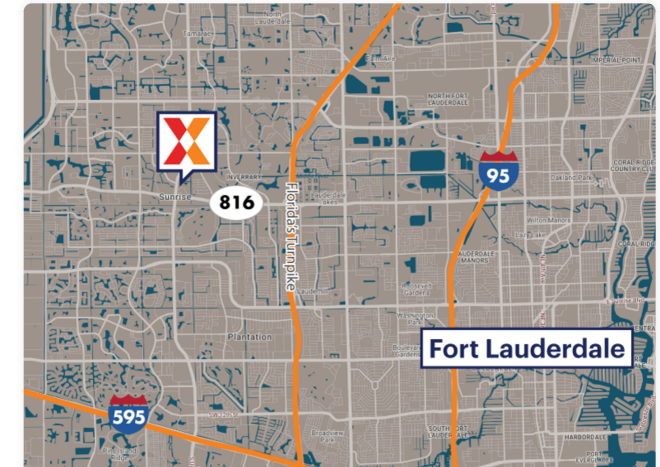


# Sunrise Town Center

 Broward County  Miami-Fort Lauderdale-West Palm Beach, FL  101,472 Sq Ft

**3426 North University Drive | Sunrise, FL 33351**

**26.1689, -80.2547**



| Demographics | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------|----------|----------|----------|
| Population   | 24,866   | 219,592  | 470,169  |
| Daytime Pop. | 20,166   | 169,855  | 405,129  |
| Households   | 10,607   | 87,099   | 180,928  |
| Income       | \$79,852 | \$89,018 | \$97,731 |

Source: Synergos Technologies, Inc. 2024

Redevelopment underway with new Publix coming 2027

Highly trafficked center drawing an estimated 3.5M annual visits (Placer.ai 2025)

Surrounded by a dense population of 219K+ residents within a 3-mile radius

High visibility from 51K+ vehicles daily on N University Dr and 39K+ vehicles daily on W Oakland Park Blvd (Kalibrate 2022)

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## Available Spaces

|       |             |          |             |
|-------|-------------|----------|-------------|
| 500A  | 0 Sq Ft     | 16001650 | 6,415 Sq Ft |
| 1400B | 1,950 Sq Ft | 360°     |             |

## Current Tenants

Space size listed in square feet

|          |                                       |        |
|----------|---------------------------------------|--------|
| 100      | HoneyBaked Ham                        | 4,000  |
| 105      | Publix                                | 46,791 |
| 150      | MaryIn Dominican Hair LLC             | 1,000  |
| 200      | Fox Tax Services                      | 1,000  |
| 300      | South Florida Home Dialysis Therapies | 3,027  |
| 300A     | South Florida Home Dialysis Therapies | 973    |
| 500      | Publix Liquor                         | 2,100  |
| 1200     | V.K. Nails                            | 1,400  |
| 1300     | Dental First Care                     | 2,100  |
| 1400A    | Silkpress Express                     | 1,200  |
| 1500A    | Patel Brothers                        | 11,538 |
| 1500B    | Dollar Tree                           | 12,585 |
| 10001100 | Ski First Beauty Supply               | 5,393  |
| NAP01    | Walmart                               | 0      |
| NAP02    | Fedex Office                          | 0      |
| NAP03    | T-Mobile                              | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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