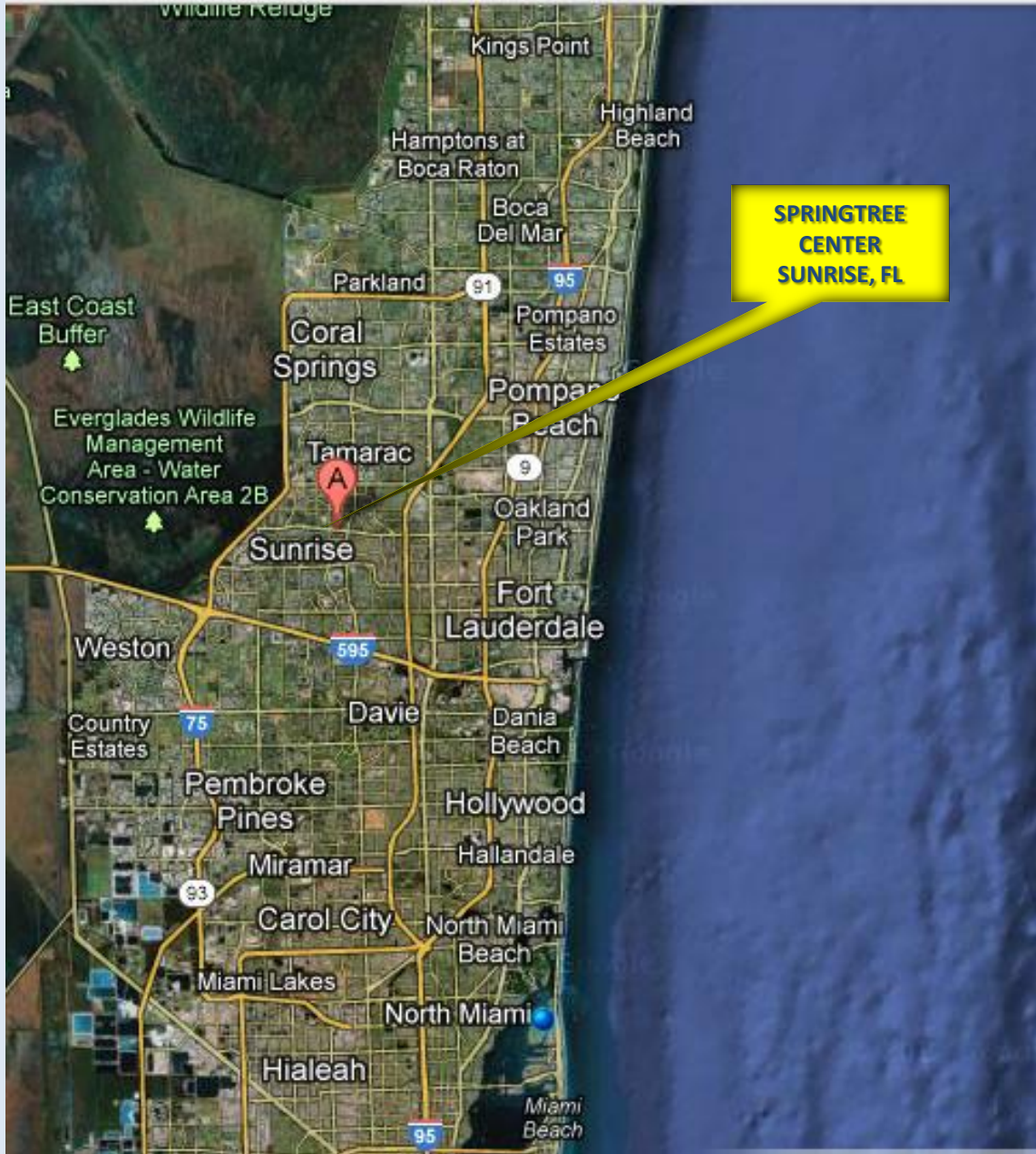


SPRINGTREE CENTER – SUNRISE FLORIDA



PROPERTY DETAILS

Strategic Location:

The property is strategically located at the intersection of University Drive and Oakland Park Boulevard. University Drive is the primary retail corridor in western Broward County with many national retailers in the immediate trade area including Wal-Mart, Lowes, Home Depot, LA Fitness, Pet Supermarket and Walgreens.

Excellent Trade Area Demographics:

The property serves a densely populated, in-fill trade area of Sunrise with barriers to entry for future commercial development. There are 18,909 people within a one mile radius and 184,581 within a three mile radius. Additionally, the area has attracted younger families with a median age of 41.37 within a three mile radius.

High Traffic Intersection:

Springtree Center is located at the intersection of University Drive (60,500 cars/day) and Oakland Park Boulevard (44,000 cars/day), the two primary retail and access arterials in west-central Broward County. Oakland Park Boulevard maintains interchanges at I-95 and the Sawgrass Expressway, and University Drive is a major north/south artery in this region

SPRINGTREE CENTER – SUNRISE FLORIDA



UNIVERSITY DRIVE
60,500 CARS/DAY

OAKLAND PARK
BOULEVARD
44,000 CARS/DAY

SPRINGTREE
CENTER
SUNRISE, FL



Baby Love Inc



Namkane Oriental Market



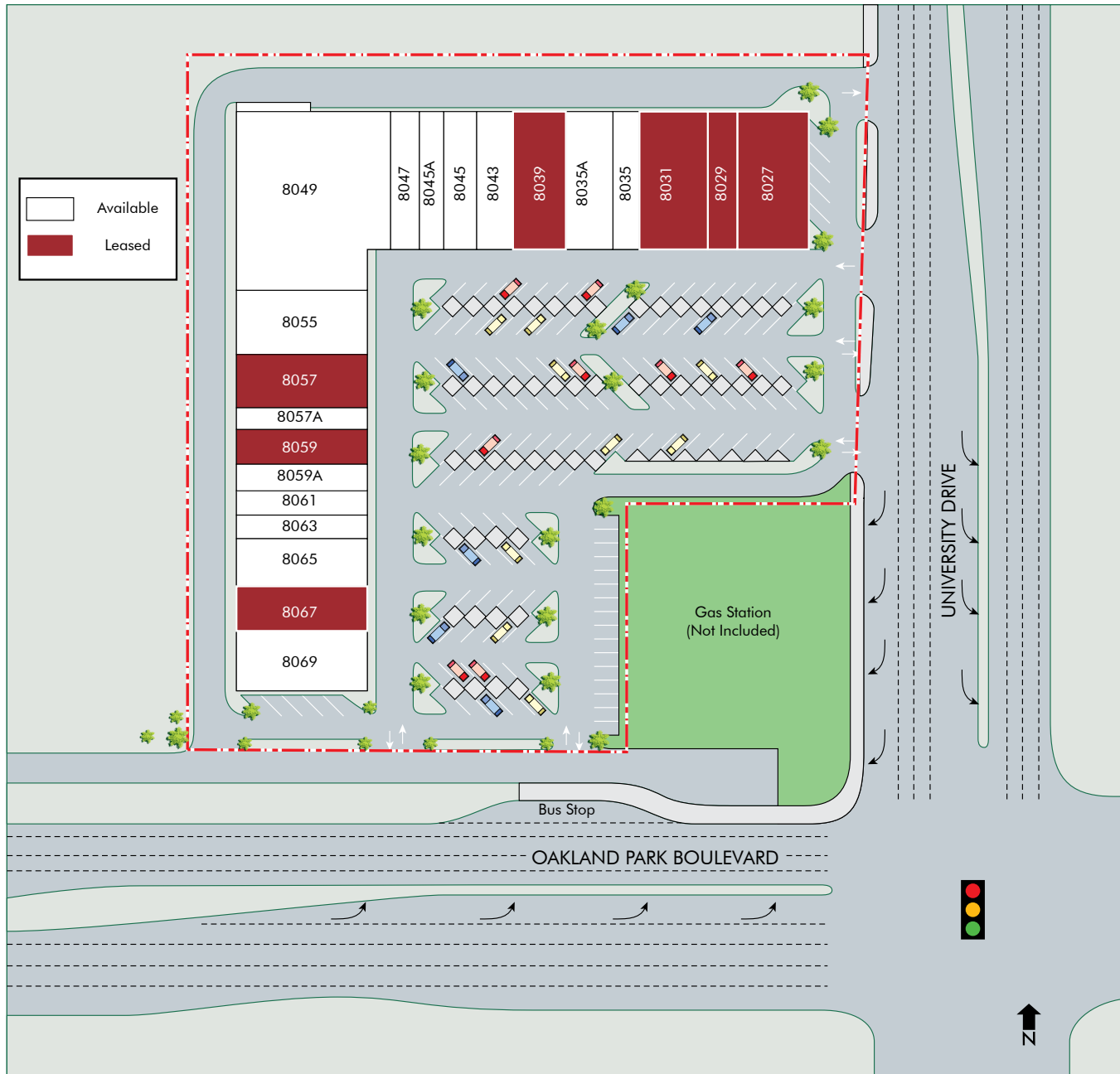
Google earth

Eye alt 2782 ft

Imagery Date: 3/26/2011

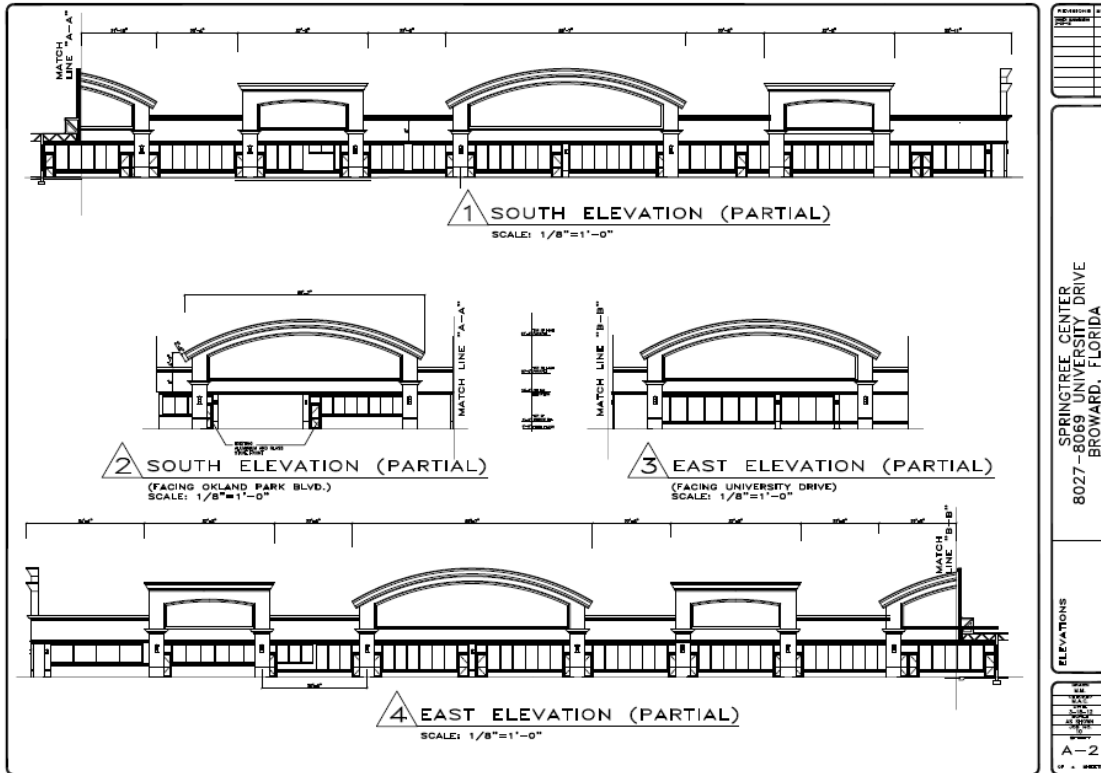
© 2012 26°10'02.16" N 80°15'2

SITE PLAN



SPRINGTREE CENTER – SUNRISE FLORIDA

PROPOSED DETAILED ELEVATIONS



BUILDING AND SITE DESCRIPTION

Location

8027 – 8071 W. Oakland Park Boulevard
Sunrise, Florida 33351

Description

The property consist of a single story multitenant retail center designed in an L-shape configuration demised into 21 bays ranging in size from 900 to 11,400 SF

Year Built

1978

Access

There are two vehicle ingress and egress points on University Drive and a shared frontage road on Oakland Park Boulevard. The frontage road provide vehicular ingress and egress for Springtree Center and the gas station

Frontage

The primary frontage +/- 266 feet is along University Drive, north/south; with additional frontage of +/- 260 feet on Oakland Park Boulevard, east/west; both arteries are major six-lane roadways in Broward County.

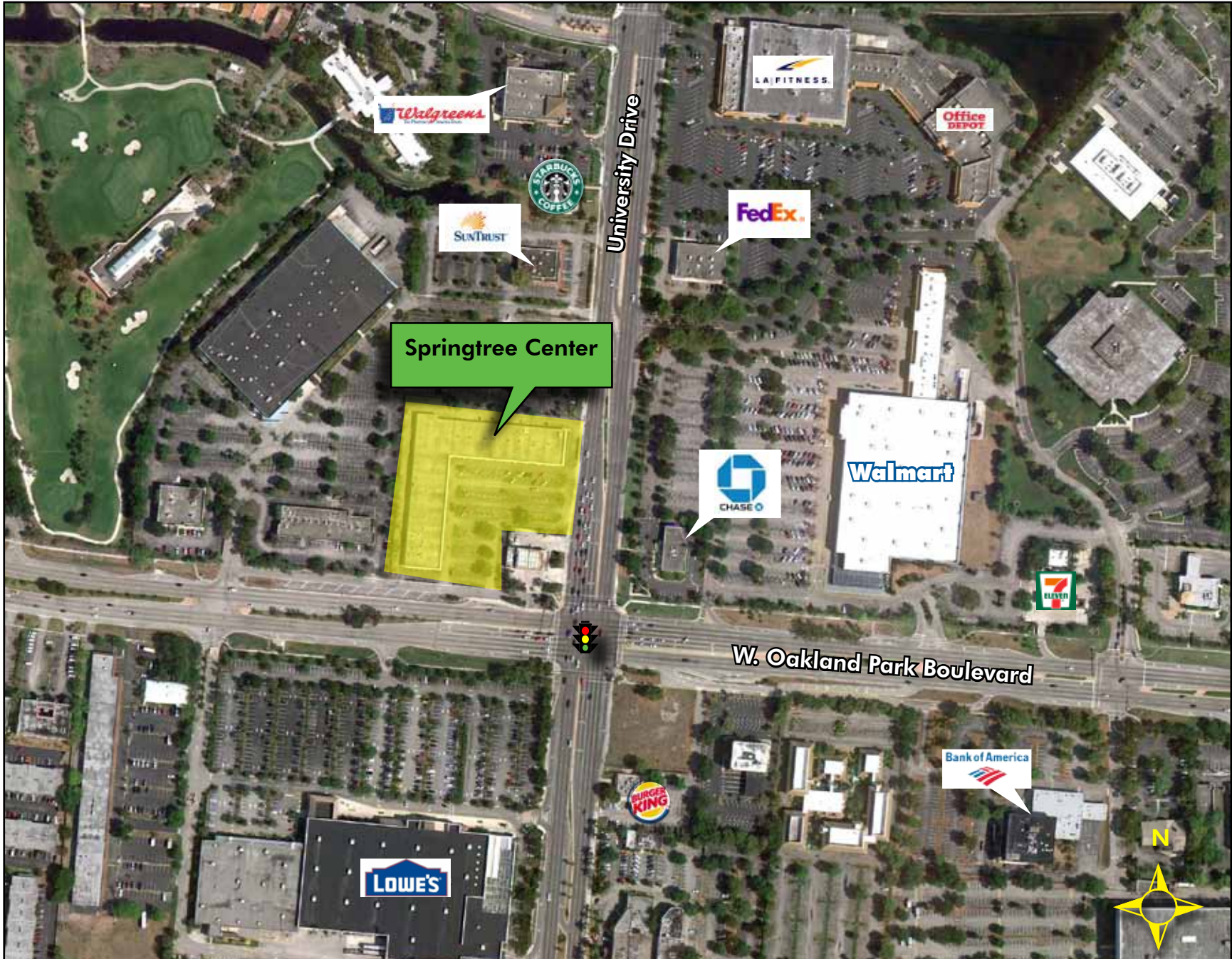
Land Area

151,123 SF or 3.47 acres

GLA

46,760 SF

AERIAL OF PROPERTY (ZOOMED IN)



SPRINGTREE CENTER – SUNRISE FLORIDA

PROPOSED DETAILED ELEVATIONS



RENOVATION DETAILS

The property is **under renovations** to bring a more modern appeal to the exteriors including the following:

- New Facades
- New A/C Units
- New Landscaping

SPRINGTREE CENTER – SUNRISE FLORIDA



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2010 Estimated Population	18,909	184,581	396,619
2015 Projected Population	19,342	188,436	407,016
2000 Census Population	18,416	181,030	384,846
1990 Census Population	15,795	150,925	316,966
Growth 2000 - 2010	2.68%	1.96%	3.06%
Growth 2010 - 2015	2.29%	2.09%	2.62%
2010 Estimated Median Age	45.04	41.37	40.12
2011 Median housing Value	\$120,823	\$152,968	\$171,097
2011 Average Housing Value	\$130,950	\$163,513	\$186,262
2011 Estimated Average Household Income	\$45,994	\$57,233	\$61,793