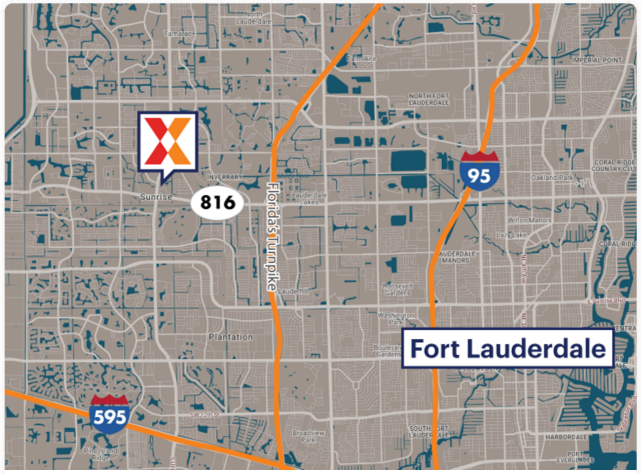
Sunrise Town Center

Broward County | Miami-Fort Lauderdale-West Palm Beach, FL | 110,109 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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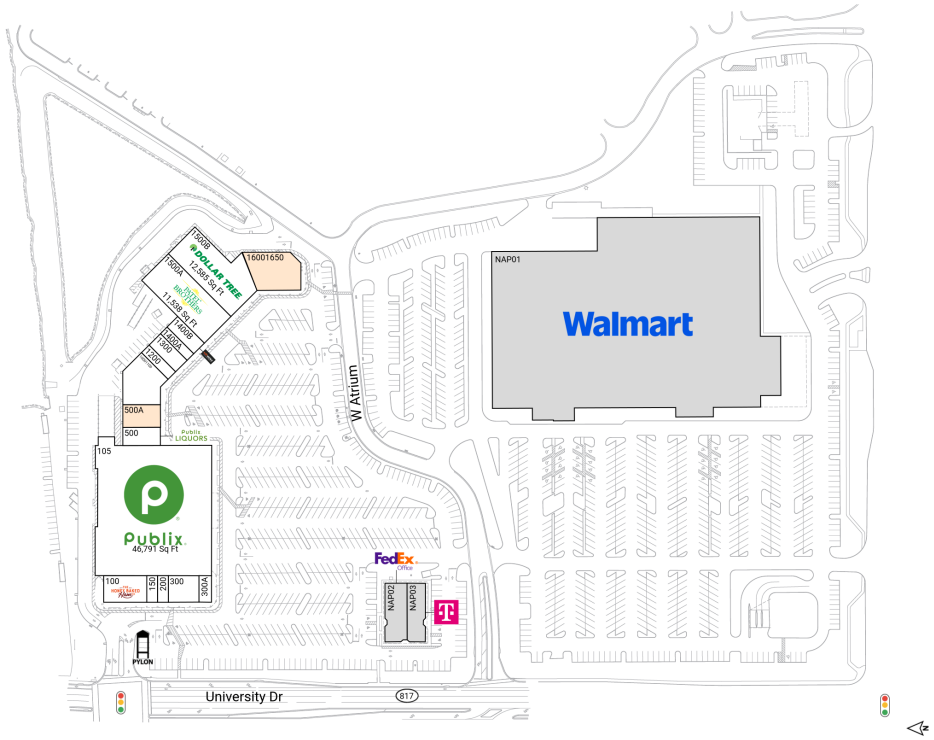
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Available Spaces

500A	3,500 Sq Ft	16001650	6,415 Sq Ft 360°

Current Tenants

Space size listed in square feet

100	HoneyBaked Ham	4,000
105	Publix	46,791
150	Maryln 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
1400B	HOTWORX	1,950
1500A	Patel Brothers	11,538
1500B	Dollar Tree	12,585
10001100	ABC 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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