



MONTERRA | ANCHORED BY *Lucky's Market*

N UNIVERSITY DRIVE & MONTERRA BLVD | COOPER CITY, FLORIDA
20-ACRE SITE PROJECT FOR MIXED -USE

DIVERSIFIED
COMPANIES

NOW PRE-LEASING NEW CONSTRUCTION | BETWEEN STIRLING RD & SHERIDAN ST



SURROUNDED BY SEVERAL NEW MULTI-FAMILY & SINGLE-FAMILY DEVELOPMENTS

- ✓ Prominent Frontage on University Drive | High Traffic Counts
- ✓ High Residential Density PLUS 2,460+ New Units!
- ✓ Phenomenal Access to Major Highways
- ✓ Signalized Intersection at Site
- ✓ High Daytime Demos
 - ✓ NOVA Southeastern University & Broward College Campuses
 - ✓ Surrounded by Medical & Office Employers
- ✓ Multiple Outparcels Available for Single or Multi-Tenant Users
- ✓ Big Box and In-line Storefronts Available

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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ONE OF THE FASTEST-GROWING AREAS IN BROWARD COUNTY!

Surrounding Retailers...



Parlay off the rapidly-growing market South of 595 & West of Florida's Turnpike with Nova Southeastern University & Broward College campuses, and the new 152-acre project, College Crossings Two that calls for 350 townhomes, 356 mid-rise units, 106 garden-style apartments and two hotels, totaling 189 rooms.

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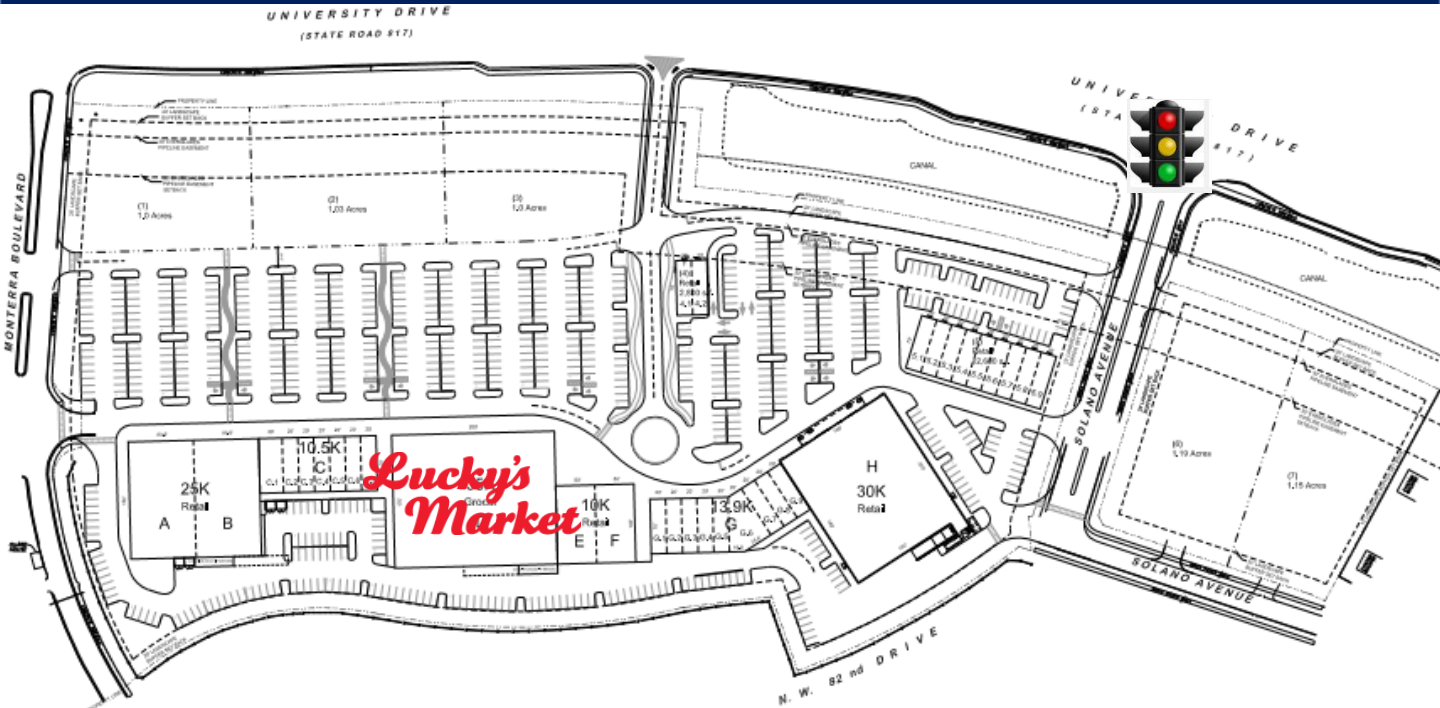


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IN-LINE SPACE, END CAPS & OUTPARCELS ARE STILL AVAILABLE!



OUT-PARCELS AVAILABLE | GROUND LEASE OR BTS
NOW PRE-LEASING END CAPS, BIG BOX & IN-LINE SPACES



Monterra | Cooper City is a master-planned community, by Mill Creek, spanning 500+ acres in one of the most convenient locations in Southwest Broward County. Located on University Drive between Stirling Road and Sheridan Road, Monterra enjoys easy access to the Florida Turnpike, I-75.

CALL TODAY TO SECURE SPACE AT MONTERRA

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