

INLINE RETAIL & OUTPARCELS NOW AVAILABLE

COOPER CITY, FLORIDA



DIVERSIFIED
COMPANIES



EXCLUSIVE OPPORTUNITY

LOCATED IN THE ONE OF THE FASTEST GROWING AREAS IN BROWARD COUNTY

*Exposure to over
53,000 cars-per-day
on University Drive!*

Parlay off the rapidly-growing market South of I-595 & West of Florida's Turnpike with Nova Southeastern University & Broward College campuses and the new 152-acre project, *College Crossings Two*.



FOR MORE INFORMATION

PLEASE CONTACT

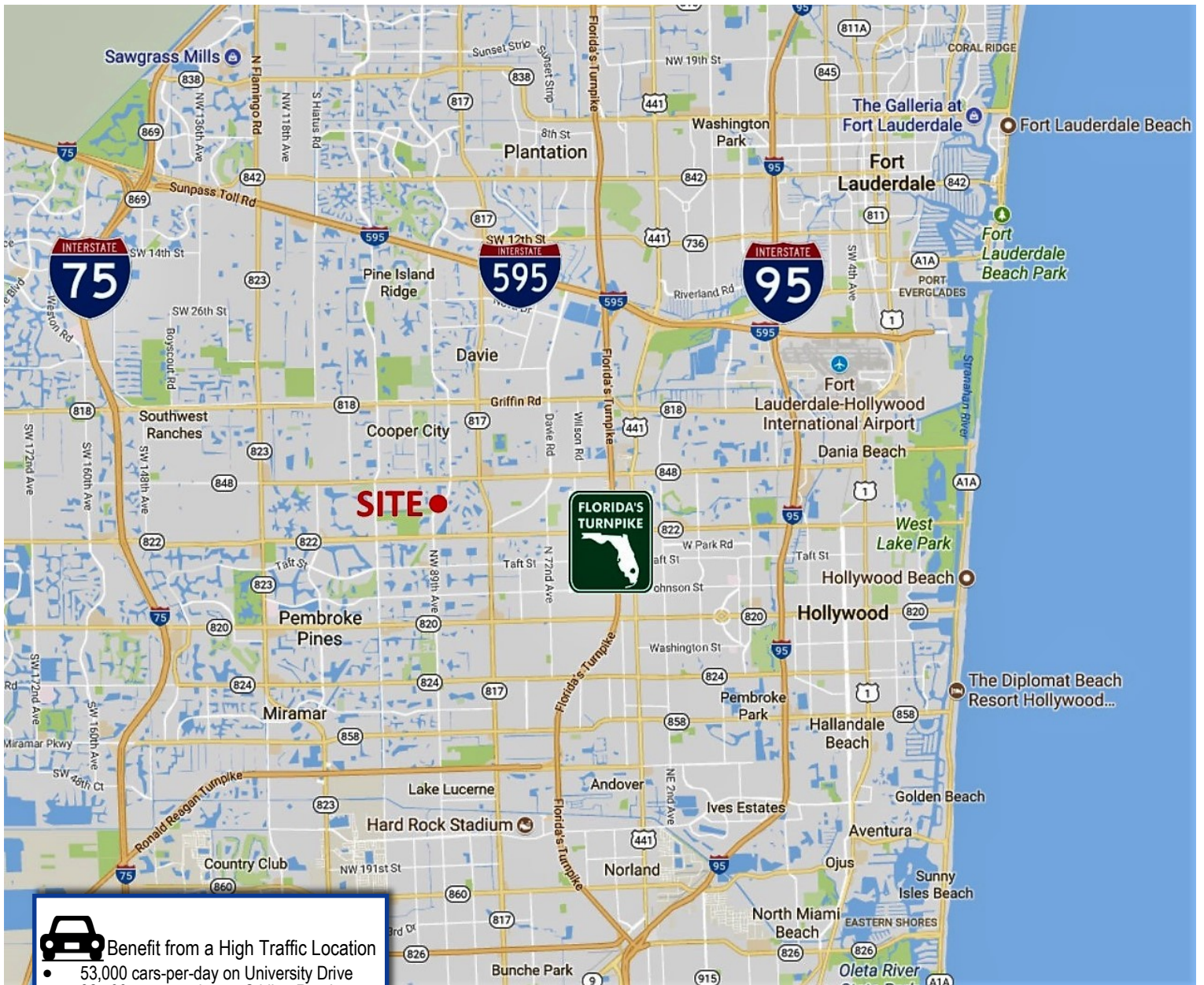
HOWARD LEFKOWITZ Howard@diversifiedcos.com


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- Monterra Cooper City is a master-planned community spanning 500+ acres in one of the most convenient locations in Southwest Broward County.
- Positioned in the heart of Cooper City's A+ school district.
- Easy access to the Florida Turnpike and I-75.
- High residential density with 2,460+ new units under construction.
- Signalized intersection at site.
- NOVA Southeastern University & Broward College campuses.
- Surrounded by medical & office employers.

2016 Demographics	1-mile	3-mile	5-mile
Population	17,550	152,130	386,769
Average HH Income	79,900	72,000	73,200
Median Age	37	38	38

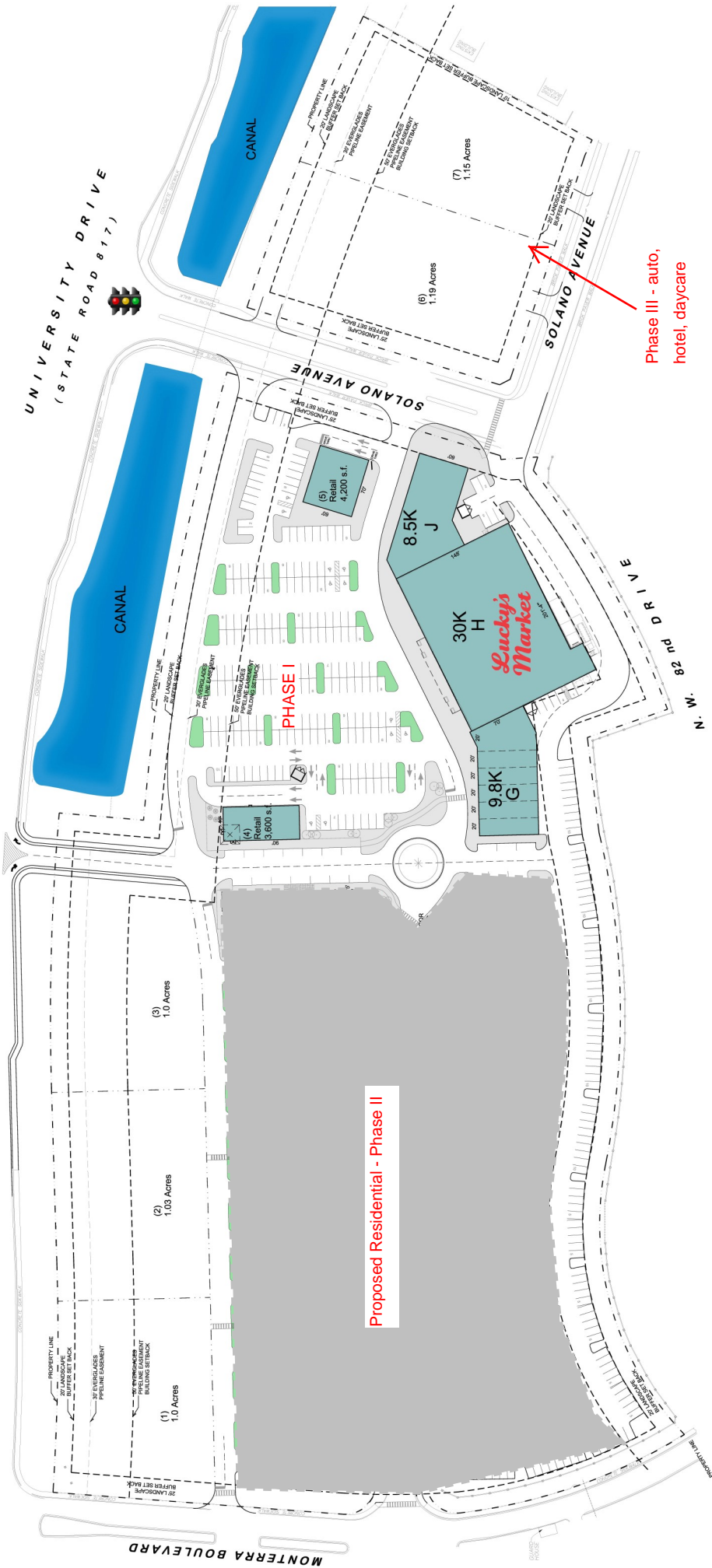


 Benefit from a High Traffic Location

- 53,000 cars-per-day on University Drive
- 32,500 cars-per-day on Stirling Road
- 32,500 cars-per day on Sheridan Street

UNIVERSITY DRIVE
(STATE ROAD 817)

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JOIN *Lucky's Market*

Lucky's Market is a natural grocery store originally started in Colorado with a wide selection of organic, gluten-free, and traditionally crafted food products.