

**Point Location Available!**

**OUTSTANDING  
LEASING OPPORTUNITY  
Up to 5,800 Square Ft Available**

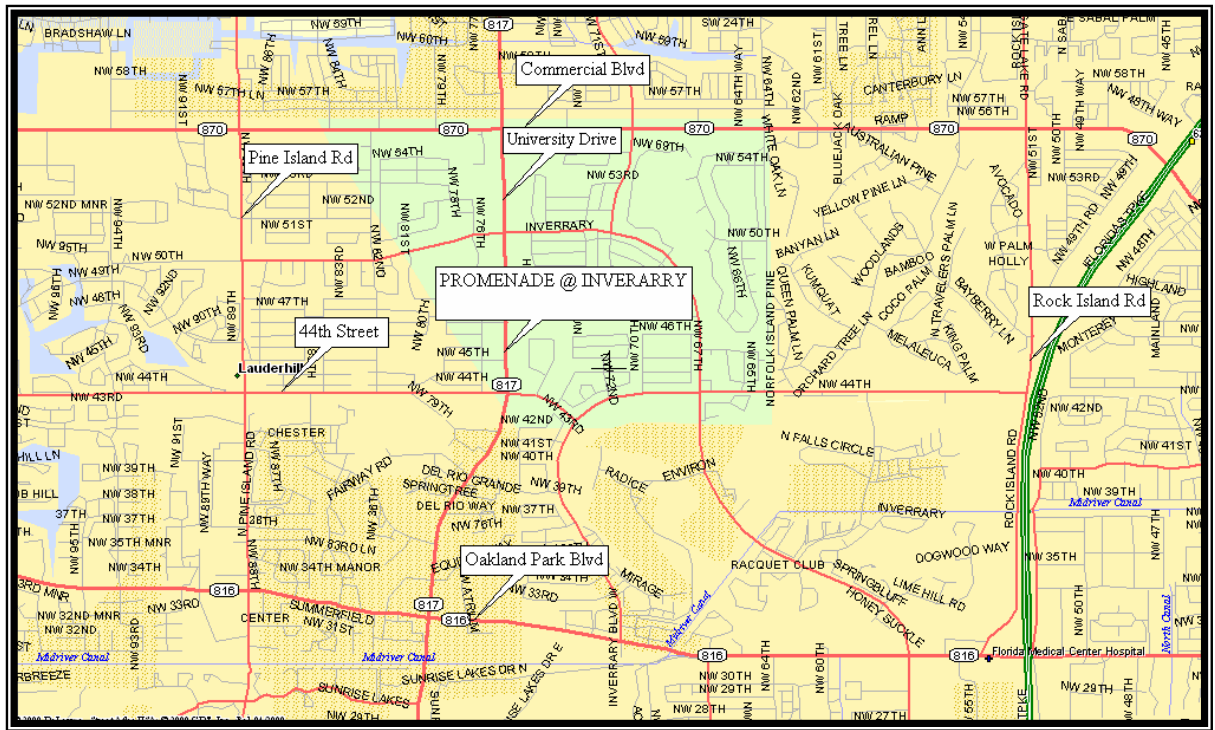


**Promenade at Inverrary  
4400 N. University Drive  
Lauderhill, Florida**

- Exceptionally Competitive Rates
- Traffic Count - 57,000 cars per day
- 1/4 Mile of Frontage on University Drive - Excellent Access
- Uniquely Designed 120,000 Square Feet Mixed-Use Center
- Amenities Include: Private Restrooms, Ceiling Fans, Lofts and Individually Controlled Air Conditioning
- 24 Foot Ceilings, Covered Walkways
- Short Term Leases Available
- On Site Management
- Immediate Occupancy

**SEVELL REALTY PARTNERS**

**COMMERCIAL REAL ESTATE SERVICES**



## DEMOGRAPHICS

## 1-MILE RANGE

## 3-MILE RANGE

## 5-MILE RANGE

**POPULATION**

**16,889**

**163,852**

**409,892**

**MEDIAN AGE**

**47.0**

**42.0**

**40.1**

**AVG. HOUSEHOLD INCOME**

**\$47,359**

**\$54,048**

**\$52,363**

**FOR INFORMATION CALL**

**TEL (800)860-1379**

**FAX (561)241-4700**

**VISIT OUR WEB SITE AT [WWW.SEVELLREALTY.COM](http://WWW.SEVELLREALTY.COM)**

**BROKER PARTICIPATION INVITED-CALL FOR DETAILS**

**SEVELL REALTY PARTNERS, INC.  
2295 CORPORATE BOULEVARD NW, SUITE 131  
BOCA RATON, FLORIDA 33431**

NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE/LEASE OR WITHDRAWAL WITHOUT NOTICE

LICENSED REAL ESTATE BROKER

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