



North Hills Square Shopping Center

4650 N. University Drive, Coral Springs, FL 33067

Coordinates:

Latitude: 26.2882

Longitude: -80.2525

Leasing Contact: Stephanie Karpinski | skarpinski@inlandgroup.com | 630.586.4745 | inlandgroup.com

Property managed by Inland Commercial Real Estate Services LLC



> Property Highlights

- Center Size: 63,829 SF
- Busy center in densely populated area on NWC of Wiles Road (27,000 AADT) & University Drive (29,000 AADT)
- Anchored by Walmart Neighborhood Market w/great mix of small shop tenants
- Strong population and high incomes makes this an excellent choice



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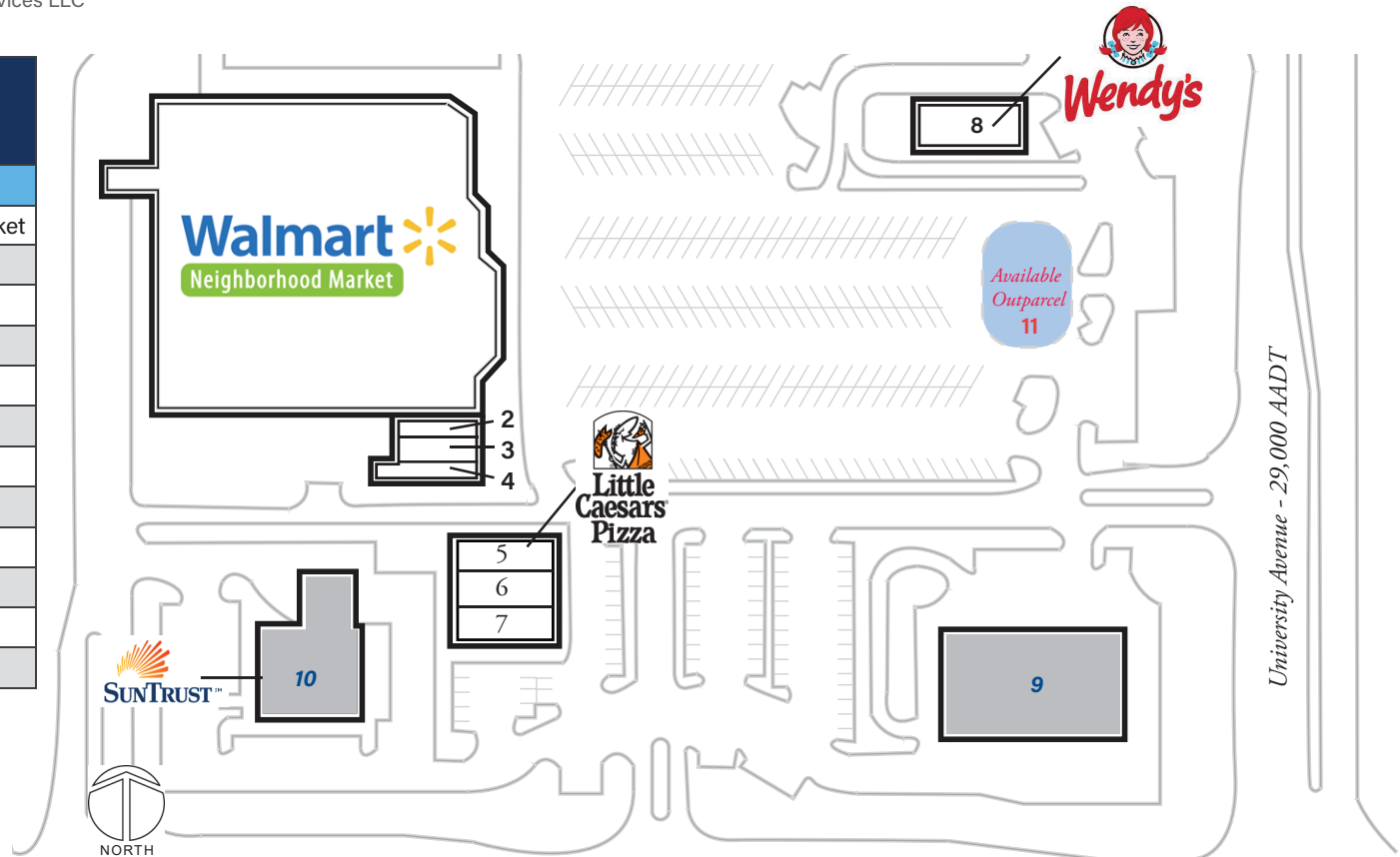
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Store Listing

Center Size: 63,829 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	52,024 SF	Walmart Neighborhood Market
2	1,200 SF	Real Estate II
3	1,200 SF	Mixed Martial Arts
4	1,600 SF	Main Street Barbershop
5	1,800 SF	Little Caesar's
6	805 SF	Mona's II
7	2,200 SF	Manhattan Bagel
8	3,000 SF	Wendy's
9		<i>University Wiles</i>
10		<i>Suntrust Bank</i>
11		Available Outparcel

Items in blue and italicized are owned by others.



Wiles Road - 27,000 AADT

11/2024

2024
Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	15,838	5,591	\$133,346
3 Miles	126,856	43,527	\$141,529
5 Miles	303,856	109,045	\$134,875



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