

PRE-LEASING NOW!

COOPER CITY, FLORIDA

THE SHOPPES AT MONTERRA COMMONS



DIVERSIFIED
COMPANIES



- ◆ One of the Fastest Growing Areas of Broward County
- ◆ Over 53,000 cars per day
- ◆ 70,000 sf BrightStar Credit Union New Corporate Headquarters (250+ Employees)
- ◆ Signalized Ingress/Egress
- ◆ Drive-Thru End-Cap available
- ◆ Estimated Delivery Q4, 2021



FOR MORE INFORMATION

PLEASE CONTACT

Courtenay Yergens—cnergens@diversifiedcos.com

954-776-1005 ext. 200

Highly Concentrated Retail Market

COOPER CITY, FLORIDA



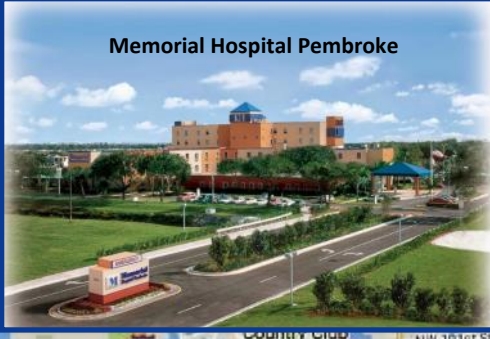
DIVERSIFIED COMPANIES






2019 Demographics	1-mile	3-mile	5-mile
Population	18,000	152,000	385,000
Average HH Income	103,000	79,000	78,000
Median Age	37	38	38

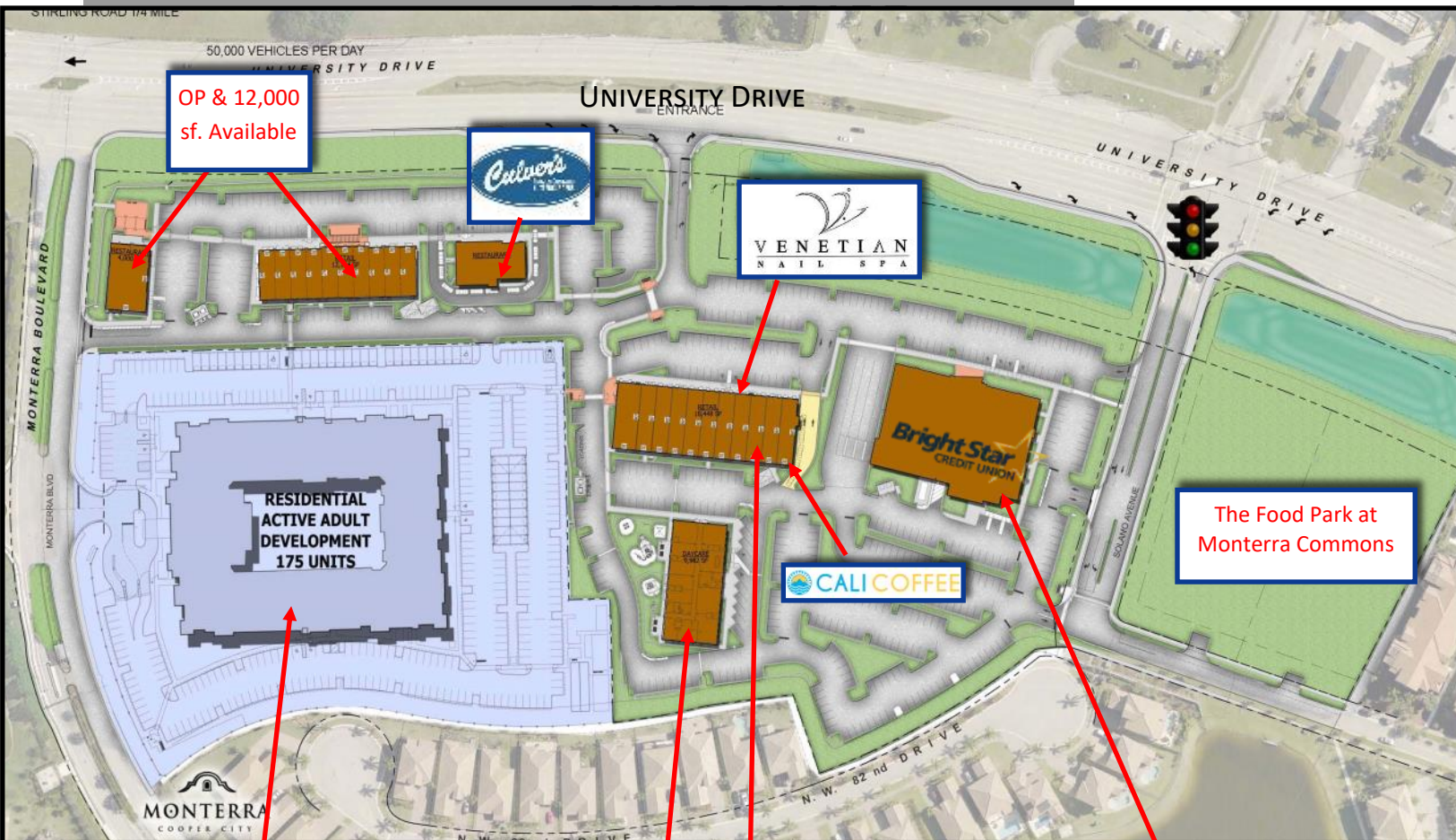
- ⇒ Monterra Cooper City is a master-planned community spanning 500+ acres in one of the most convenient locations in Southwest Broward County.
- ⇒ Positioned in the heart of Cooper City's A+ school district.
- ⇒ Easy access to the Florida Turnpike, 595, I-95, and I-75.
- ⇒ High residential density with 2,460+ new units recently completed.
- ⇒ Signalized intersection at site.
- ⇒ NOVA Southeastern University & Broward College campuses within 2 miles of site.
- ⇒ New 200-Bed NSU/HCA Teaching Hospital
- ⇒ Surrounded by medical & office employers.



-  Benefit from a High Traffic Location
- 53,000 cars-per-day on University Drive
 - 37,000 cars-per-day on Stirling Road
 - 34,000 cars-per day on Sheridan Street

	DAYTIME POPULATION		
	1 Mile	3 Mile	5 Mile
Employees	5,100	48,100	140,000
Businesses	600	6,000	16,700

INLINE RETAIL, ENDCAP DRIVE-THRU, & OUTPARCELS



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INFORMATION
954.776.1005 EXT. 200
EMAIL COURTENAY
YERGENS

