



FranklinStreet

Offering Memorandum



3500 N University Dr, Cooper City, FL 33024

2023 Year Built - Single Tenant

10,000 GLA | Avg HHI \$99,749 within a 1 - mile radius | Broward MSA

CONTACT US

JUSTIN WALKER (LEAD)

Senior Director

954.487.1097

justin.walker@franklinst.com

KAYLN KNITOWSKI Senior

Associate

954.312.1676

kaylan.knitowski@franklinst.com

DAN DRATCH

Regional Managing Director

954.312.1677

dan.dratch@franklinst.com

ALEC LAU

Senior Associate 954.487.1934

alec.lau@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

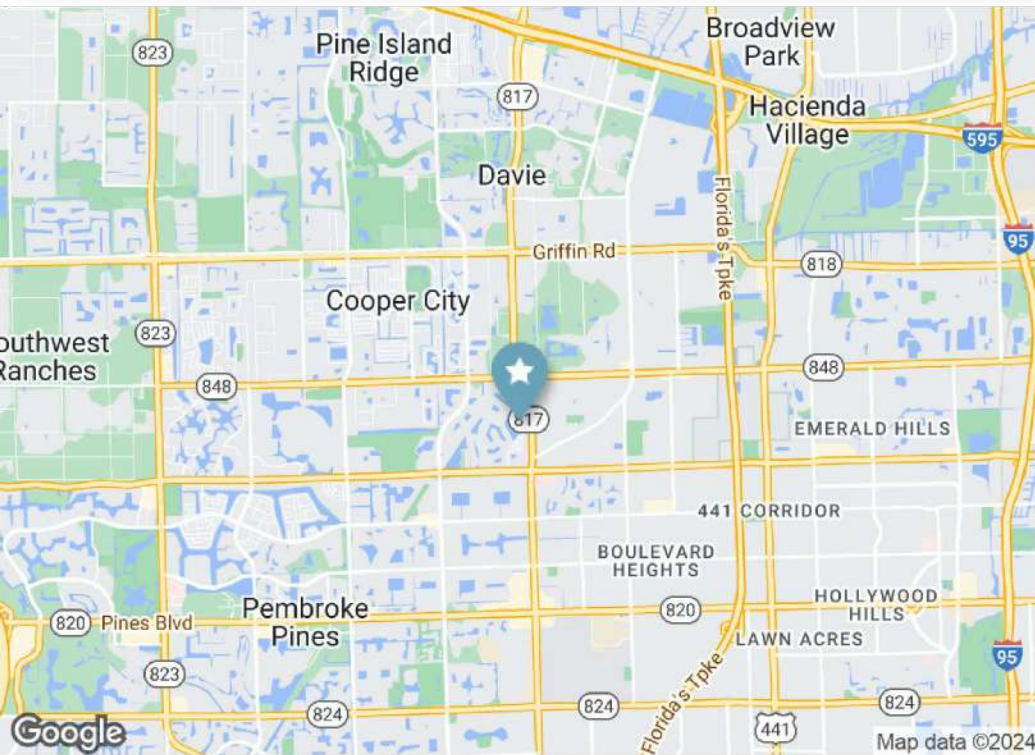
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take

TABLE OF CONTENTS



4 PROPERTY INFORMATION

11 LOCATION INFORMATION

14 SALE COMPARABLES

19 MARKET OVERVIEW

27 DEMOGRAPHICS

1

PROPERTY INFORMATION

Offer Summary 5

Property Details 6

Tenant Overview 7

Income 8

Property Photos 9

Property Photos 10



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA
3500 N University Dr, Cooper City, FL 33024
2023 Year Built

THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA

3500 N University Dr, Cooper City, FL 33024
2023 Year Built

Sale Price:	\$5,250,000
Cap Rate:	6.86%
NOI:	\$360,000
Price Per SF:	\$525.00



OFFER SUMMARY

Investment Highlights

- Outstanding credit behind Double Net Lease (NN) with landlord only responsible for roof and structure
- Gross Leasable Area 10,000 SF - The property sits on 5.3 acres of land that is managed and operated by The Shoppes at Monterra Commons
- Outparcel to Shoppes of Monterra Commons with neighboring nationally credited tenants including Bright Star Credit Union Headquarters, Huey Magoos, Cali Coffee, and The Learning Experience, among others
- Lease term is for 20 years with a one (1) x 10-year option period, lease commences in Q4 of 2023
- 12% rent increases once every five (5) years including the option period
- The Learning Experience has 460+ locations nationwide and an A+ rating by the BBB
- The building borders the west side of N University Dr and south of Stirling Rd with strong demographics
- National tenants within minutes of the property include Publix Supermarket, ALDI's supermarket, Home Depot, and Walgreens, amongst many others.
- The site has excellent exposure and frontage on N University Drive – totaling traffic counts exceeding 44,000 vehicles per day

PROPERTY DETAILS

Building Name	The Learning Experience - The Shoppes at Monterra Commons
Property Type	Retail
APN	514104030095
Building Size	10,000 SF
Acreage	0.38 Acres

Franklin Street is pleased to present The Learning Experience in Cooper City (Broward MSA), FL. This investment offering is an opportunity to acquire a freestanding Learning Experience education center at Shoppes at Monterra Commons. The property sits on 5.3 acres of land that is managed and operated by The Shoppes at Monterra Commons. This Learning Experience child care center has a brand new 20-year lease term and will commence in Q4 of 2023. The tenant has 12% increases in their lease agreement once every five (5) years and in addition, has one (1) x 10-year renewal option. The Learning Experience Corp. chain was created in 1980 by the Weissman family, who saw an opportunity to enter a market that had not fully been exploited. The Learning Experience is headquartered in Deerfield Beach, Florida, and currently has over 460+ locations nationwide. The site has excellent exposure and frontage on N University Drive – totaling traffic counts exceeding 44,000 vehicles per day. The property borders the west side of N University Dr and south of Stirling Rd with strong demographics. This high-affluent area with an average of \$99,749 household income within a 1-mile radius of the site, proves the trade area is poised for great shopping experiences, dining, and modes of entertainment. The Shoppes at Monterra Commons is surrounded by national tenants including Publix Supermarket, ALDI's supermarket, Home Depot, and Walgreens, amongst many others. Moreover, approved projects are being built directly next to the property with hundreds of multifamily units as well as newly constructed hospitals - Memorial Hospital Pembroke (486 Beds) to the south and a new NSU/HCA Teaching Hospital (200 Beds) to the north.



TENANT OVERVIEW

THE LEARNING EXPERIENCE

For over three decades, the visionary founders of The Learning Experience®, the Weissman family, have been dedicated to making a positive impact on the lives of children by introducing groundbreaking care and early education programs across the United States. Their unwavering commitment to excellence has made them an industry leader, and they stand out as one of the fastest-growing early education and childcare franchises in the nation.

With a stellar track record of success for both students and franchisees, The Learning Experience has truly set the standard for quality education and childcare services. As a significant national tenant, they have established a formidable presence with an impressive network of over 450 locations, either currently operational or in various stages of development, spanning across 31 states.

The Learning Experience's remarkable growth is reflected in its financial success, having achieved a great 210% increase in revenue over the past five years. This incredible feat is complemented by a consistent five-year annual revenue growth rate of 45%, a testament to their ability to deliver exceptional educational and childcare services while fostering a thriving franchise community.



# of Locations:	460+
# of Employees:	666+
Guarantee:	Corporate Guarantee
BBB Rating:	A+
Revenue:	\$21.94 Million
Website:	www.thelearningexprience.com
Industry:	Childcare

INCOME



Industry
Childcare

Company Website
www.thelearningexprience.com

Lease Type
Double Net Lease (NN)

Guarantor
Corporate Guarantee

GLA
10,000 SF

Original Lease Term
20 Years

Rent Increases
12% once every five (5) years

Renewal Options
One (1) x 10 year option

Rent Commencement Date
11/1/2023

Rent Expiration Date
10/31/2038



THE LEARNING EXPERIENCE

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country.

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term	1 to 5	\$36.00	\$360,000	\$30,000	-
Primary Term	6 to 10	\$40.00	\$403,200	\$33,600	12%
Primary Term	11 to 15	\$45.00	\$451,584	\$37,632	12%
Primary Term	16 to 20	\$51.00	\$505,774	\$42,148	12%

OPTION RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
1st Renewal Term	21 to 25	\$57.00	\$566,467	\$47,206	12%
2nd Renewal Term	26 to 30	\$63.00	\$634,443	\$52,870	12%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

PROPERTY PHOTOS





2

LOCATION INFORMATION

Aerial 12

Area Overview 13



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA
3500 N University Dr, Cooper City, FL 33024
2023 Year Built

AERIAL

A 10 Miles From...
Fort Lauderdale
International Airport

A 13 Miles From...
DOWNTOWN
Fort Lauderdale
14+ Million SF of Office Space

A 3.5 Miles From...
Hard Rock Hotel Casino
Three hotel towers - The Guitar Hotel,
Oasis Tower & Hard Rock Hotel
3 million to 4 million visitors a year



N University Drive
VPD: 44,000



MONTERRA **Rental Community**

A luxurious apartment community that offers one, two, and three bedroom floorplans, incredible amenities, and an ideal location.

THE LEARNING EXPERIENCE At Monterra Shopping Center

AREA OVERVIEW

ABOUT COOPER CITY

COOPER CITY MSA:

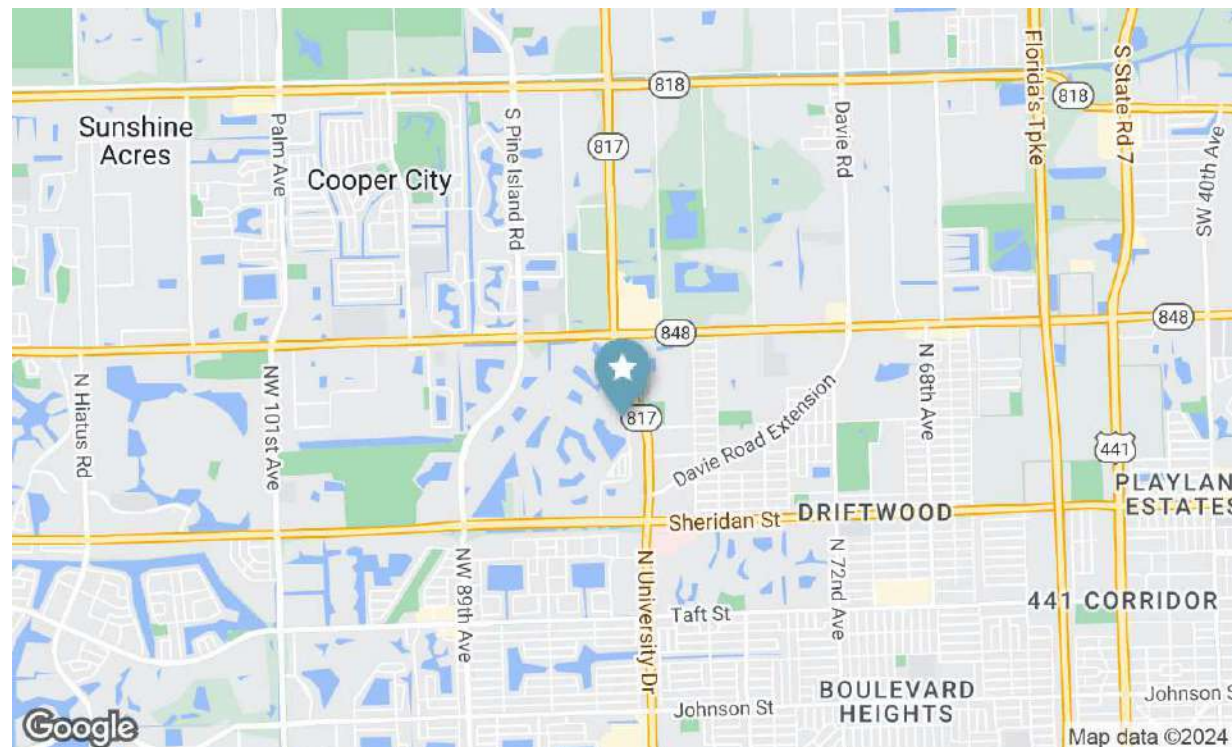
Located approximately fifteen miles southwest of Fort Lauderdale, Cooper City is one of the best places to live in Florida. Living in Cooper City offers residents a sparse suburban feel with lots of restaurants, coffee shops, and parks. With three elementary schools, one middle school, and one high school, as well as several private and religious-affiliated schools, and an abundance of parks, recreational facilities, and programs for all ages, Cooper City has long been known as an excellent place to "grow families."

ROBUST AND GROWING AREA:

This 8.5 square mile bedroom community has the fourth-highest median household income in Broward County. With an estimated population of 35,853, and growing. There's roughly a total of 143,00 households in a five-mile radius.

UNPARALLELED ACCESS TO MANTY ATTRACTIONS:

Heading roughly due east from Cooper City, beachgoers can take their pick of Fort Lauderdale's beaches, which extend northward, or Hollywood's beaches to the south. From Cooper City, Stirling Road or Griffin Road offer the most direct routes to nearby beaches. Numerous parks and sports complexes in the city offer great recreational activities. The parks have huge playgrounds ideal for children and the sports complexes have basketball, volleyball, and tennis courts. Forest Lake Park and Ted Ferone Park are the perfect places to go on a picnic with family and friends.



3

SALE COMPARABLES

Sale Comparables 15



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA
3500 N University Dr, Cooper City, FL 33024
2023 Year Built

SALE COMPARABLES



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PI

3500 N University Dr
Cooper City, FL 33024

Cap Rate: 6.50%



THE LEARNING EXPERIENCE

1087 Wellness Way
Oviedo, FL 32765

Cap Rate: 6.40%



THE LEARNING EXPERIENCE

9225 Hickory Street
Frisco, TX 75034

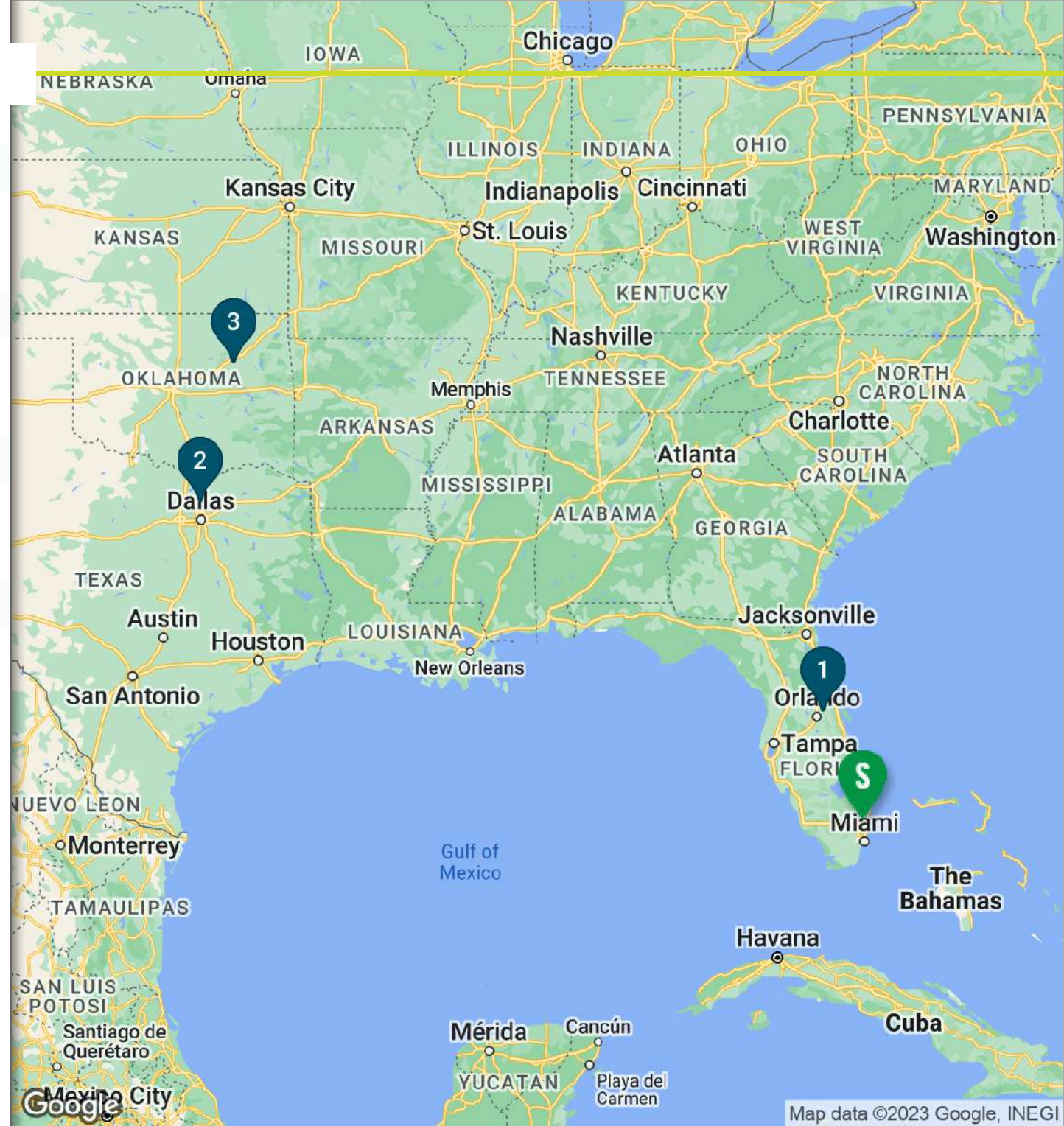
Cap Rate: 6.25%



THE LEARNING EXPERIENCE

406 W 121st St
Jenks, OK 74037

Cap Rate: 6.60%



SALE COMPARABLES



S

THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA

3500 N University Dr, Cooper City, FL 33024

Sales Price: \$5,538,461

Building SF: 10,000 SF

Lot Size: 2.57 Acres

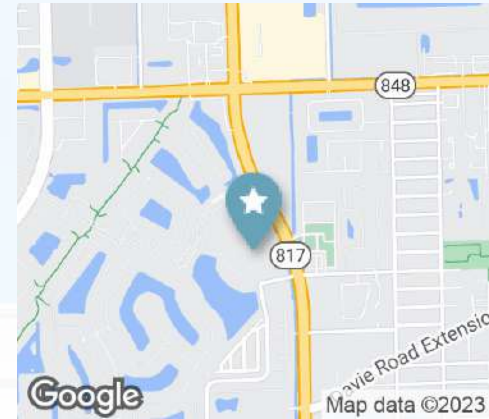
Price PSF: \$553.85

Sale Date: -

Year Built: 2023

Property Type: Retail

Occupancy: 100.00%



1

THE LEARNING EXPERIENCE

1087 Wellness Way, Oviedo, FL 32765

Sales Price: \$4,770,000

Building SF: 10,000 SF

Lot Size: 1.2 Acres

Price PSF: \$477.00

Sale Date: 03/31/2022

Year Built: 2021

Property Type: Retail

Occupancy: 100.00%

The sale of this property was for a Double Net Lease (NN) single-tenant property. It sold for \$476.50/psf for 10,000 sf of space. The tenant signed a 17-year lease with two (2) x five (5) year options and a 12% rent increase every 5 years.



2

THE LEARNING EXPERIENCE

9225 Hickory Street, Frisco, TX 75034

Sales Price: \$5,970,000

Building SF: 10,000 SF

Lot Size: 1.87 Acres

Price PSF: \$597.00

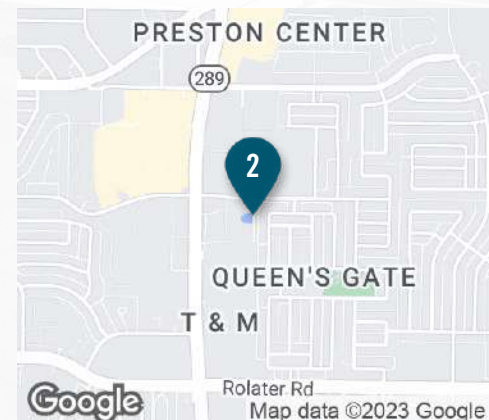
Sale Date: 03/22/2023

Year Built: 2022

Property Type: Retail

Occupancy: 100.00%

The sale of this property was for a Absolute Triple Net Lease (NNN) single tenant. It sold for \$596.80/psf for 10,000 sf of space.



SALE COMPARABLES



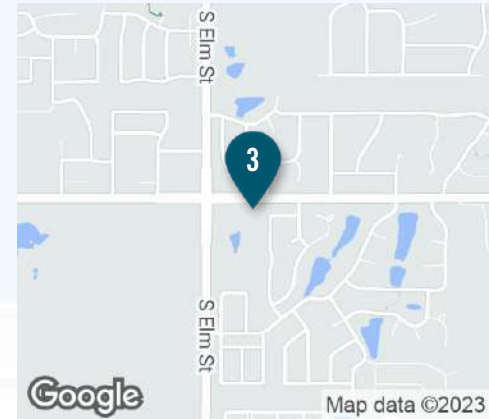
3

THE LEARNING EXPERIENCE

406 W 121st St, Jenks, OK 74037

Sales Price:	\$4,620,000	Lot Size:	1.12 Acres	Year Built:	2021
Building SF:	10,000 SF	Price PSF:	\$462.00	Property Type:	Retail
		Sale Date:	04/01/2022	Occupancy:	100.00%

The sale of this property was for an Absolute Triple Net Lease (NNN) single-tenant property. It sold for \$462/psf for 10,000 sf of space. The tenant signed a 16-year lease with two (2) x five (5) year options and a 10% rent increase every 5 years.



SALE COMPARABLES

PROPERTY NAME		SALES PRICE	BLDG SF	LOT SIZE	PRICE/SF	CAP RATE	YEAR BUILT	SALE DATE
S	THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA							
	3500 N University Dr Cooper City, FL 33024	\$5,538,461	10,000 SF	2.57 Acres	\$553.85	6.50%	2023	-
1	THE LEARNING EXPERIENCE							
	1087 Wellness Way Oviedo, FL 32765	\$4,770,000	10,000 SF	1.2 Acres	\$477.00	6.40%	2021	03/31/2022
2	THE LEARNING EXPERIENCE							
	9225 Hickory Street Frisco, TX 75034	\$5,970,000	10,000 SF	1.87 Acres	\$597.00	6.25%	2022	03/22/2023
3	THE LEARNING EXPERIENCE							
	406 W 121st St Jenks, OK 74037	\$4,620,000	10,000 SF	1.12 Acres	\$462.00	6.60%	2021	04/01/2022
		SALES PRICE	BLDG SF	LOT SIZE	PRICE/SF	CAP RATE		
TOTALS/AVERAGES		\$5,120,000	10,000 SF	1.4 ACRES	\$512.00	6.42%		

4

MARKET OVERVIEW

Broward Market 20



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA
3500 N University Dr, Cooper City, FL 33024
2023 Year Built

MARKET OVERVIEW – BROWARD MSA

BROWARD IS BUSINESS FRIENDLY AND HAS A SOLID INTERNATIONAL PRESENCE

In addition to being ranked among the top locations in the country for entrepreneurial activity, Greater Fort Lauderdale is home to a number of corporate headquarters and major operations including American Express, AutoNation, Alcatel Lucent, Citrix Systems, DHL Americas, Embraer, Ford, and Microsoft, just to name a few. These companies have found the benefits of growing in a region with a business-friendly environment, low tax environment. Broward County businesses can take advantage of one of the most sophisticated and diverse international infrastructures in the world. South Florida has the third largest consular corps in the United States, with approximately 70 consulates and 25 foreign trade offices from the major countries in Latin America and the Caribbean as well as Europe and Asia.

A STRONG WORKFORCE

South Florida (Miami-Dade, Broward and Palm Beach Counties) is the 7th largest metropolitan statistical area (MSA) in the nation. The region has a combined population of over 5.5 million, roughly one-third of Florida's total population. As a result, Greater Fort Lauderdale/Broward County's diverse and well educated workforce can meet the needs of any business. In fact, the State of Florida has been ranked among the top three states for workforce in the nation, according to CNBC's America's Top States for Business.



AN OUTSTANDING INFRASTRUCTURE

With convenient transportation facilities including a world-class international airport with connections to major U.S. and foreign destinations, one of the world's busiest seaports and high-speed global telecommunications connections, Greater Fort Lauderdale/Broward County provides a 21st century infrastructure.

UNPARALLELED QUALITY OF LIFE

Top employees--those who can choose to live anywhere they want to enjoy a great quality of life--often settle in Greater Fort Lauderdale/Broward County because it provides a desirable lifestyle better than any other place. From sandy beaches to smooth golf greens, from professional sports to top museums and outdoor family festivals, South Florida offers an unmatched and attractive quality of life. Shopping, dining and a variety of housing options in both urban and suburban locations add to the region's appeal as a great place to live, work and play.

MARKET OVERVIEW – BROWARD MSA

TARGETED INDUSTRY CLUSTERS

ADVANCED MATERIALS & HIGH TECH MANUFACTURING

Manufacturing companies in Greater Fort Lauderdale produce mobile devices, aircraft parts, medical instruments, pharmaceuticals, jewelry, yachts, newspapers, concrete, software and many other products. One of the region's strongest high-wage sectors, manufacturing accounts for 72,000 jobs in the Miami-Fort Lauderdale metro region, according to the Manufacturers Association of Florida.

AEROSPACE & AVIATION

Greater Fort Lauderdale's aviation industry is a multibillion-dollar sector, including airlines, general aviation, airports, airframe and engine manufacturers, component parts suppliers, and allied industries such as banking and insurance, and government agencies. Its hub is Fort Lauderdale-Hollywood International Airport (FLL), which has an annual economic impact of \$10.6 billion. Over the decades, the airport has grown into a major transportation complex that now provides more than 135,000 direct and indirect jobs.

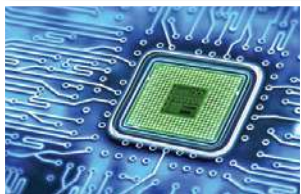
CLOUD TECHNOLOGY & MOBILE COMMUNICATIONS

As worldwide demand grows for advanced mobile devices and applications, Greater Fort Lauderdale is home to a strong and growing cluster of cloud technology/mobile communications companies serving consumer, business and governmental customers.

Key players include:

- BlackBerry, a worldwide designer and manufacturer of wireless communications devices and services, has a major facility in Sunrise.
- FoxConn, which manufactures wireless communication, computer and consumer electronic products in its Sunrise facility.

Throughout the Greater Fort Lauderdale region, innovative IT companies are making their mark on the technology sector while gaining new customers in their chosen markets. For example, Peak 10 Data Center Solutions has a centrally located 66,000-square-foot data center – one of the region's largest Category 5 rated commercial facilities.



LIFE SCIENCES

Greater Fort Lauderdale provides a stimulating and supportive business environment for life science companies, including medical device and pharmaceutical manufacturers as well as providers of laboratory and clinical trial services. In the life sciences, Greater Fort Lauderdale is located at the heart of a dynamic regional cluster with convenient access to collaborative initiatives and partnerships. To the north are Scripps Florida, Max Planck Florida Institute, Torrey Pines Institute for Molecular Studies, and Oregon Health & Science University's Vaccine and Gene Therapy Institute. In Greater Fort Lauderdale, Nova Southeastern University is expanding its research facilities and to the south, the University of Miami's Miller School of Medicine is investing in bioscience research and commercialization programs. South Florida is home to more than 1,500 bioscience businesses and institutions that employ more than 26,000 people and generate over \$4 billion in sales, according to recent surveys.

MARINE INDUSTRY

Known as the "Yachting Capital of the World," Greater Fort Lauderdale enjoys a thriving recreational marine industry. In fact, Broward leads the state, according to the Marine Industries Association of South Florida (MIASF). With economic output of \$8.8 billion in Broward County and more than 110,000 jobs, the marine sector is one of the area's largest business and employment drivers.

INTERNATIONAL TRADE AND LOGISTICS

With Fort Lauderdale-Hollywood International Airport and Port Everglades, businesses in Greater Fort Lauderdale enjoy fast and convenient connections to world markets. A diverse, multilingual workforce, and convenient office and warehouse facilities support the flow of international goods and services. In addition, Greater Fort Lauderdale is home to many organizations that assist importers, exporters and international service providers. International business (trade plus foreign direct investment) supports nearly one in six jobs in the state and accounts for one-sixth of the state's economic output. Most of the state's exports and imports came through the Miami Customs District, which includes Port Everglades and Fort Lauderdale-Hollywood International Airport. The district's trade reached \$120.4 billion in 2013 – 12th highest in the nation.

BROWARD MARKET

MARKET OVERVIEW – BROWARD MSA



QUALITY OF LIFE

Known as the “Venice of America” with more than 300 miles of navigable inland waterways, Greater Fort Lauderdale offers world-class arts and culture, diverse recreational activities, and an enviable climate with temperate year-round weather.

Greater Fort Lauderdale boasts 23 miles of sun-kissed beaches along the shores of the Atlantic Ocean. Hollywood, Dania Beach, Deerfield Beach, Pompano Beach, Lauderdale-by-the-Sea, and Fort Lauderdale, are proud to have been continuously certified as Blue Wave Beaches by the Clean Beaches Council of Washington DC since 1999.

The area is a shopping and dining mecca. Renowned Las Olas Boulevard offers 17 blocks of enchanting sidewalk cafes, world class shopping, internationally acclaimed art galleries, exciting nightlife, and fine dining establishments. This popular area includes over 30 al fresco dining options, 10 major international art galleries, 2 world class museums, a historic hotel, and 65 apparel, gift and specialty shops for discerning shoppers.



LAS OLAS BEACH



BROWARD CENTER FOR THE PERFORMING ARTS



SOUTH FLORIDA SYMPHONY ORCHESTRA



MUSEUM OF DISCOVERY & SCIENCE

ARTS & CULTURE

Since the 1990s, more than \$200 million has been invested in new cultural facilities serving Greater Fort Lauderdale. Recent capital project activity includes a \$25 million Museum of Discovery and Science expansion project, \$14 million Lauderhill Cultural Center and Broward County Central Broward Branch Library project, \$25 million Young At Art Museum and Broward County Library project, and a \$5 million Amphitheater at the ArtsPark at Young Circle. The Lauderdale Lakes Library and Educational and Cultural Center also recently opened.

The Broward Center for Performing Arts has two theaters with more than 3,000 seats that have year-round world-renowned performances. There are an estimated 10,000 artists, 4,100 arts-related businesses and 550 not-for-profit cultural organizations in Greater Fort Lauderdale.

Led by music director and conductor Sebrina María Alfonso, the **South Florida Symphony Orchestra** (www.southfloridasymphony.org) brings world-class musicians and performances to the region. Founded in 1997 as the Key West Symphony Orchestra, the organization expanded in 2010 to include the entire South Florida region. The symphony's goal is to provide an enriching cultural experience and to provide educational programs that build an appreciation of classical music in the next generation of performers and concert-goers.

The Museum of Discovery and Science recently opened EcoDiscovery Center, a 31,000-square-foot addition that includes interactive technology exhibits and a new habitat for river otters. The museum's mission is to provide experiential pathways to lifelong learning in science for children and adults through exhibits, programs and films. Founded in 1976 as The Discovery Center, the nonprofit Fort Lauderdale facility includes a wide variety of exhibits and the AutoNation IMAX Theater, home of the largest movie screen in South Florida.

In 2018 Museum of Science and Discovery opened a 27,000 square foot science park outside The Science Park is part of the final phase of the museum's \$35 million expansion

MARKET OVERVIEW – BROWARD MSA



BB&T CENTER



OCEANFRONT GOLF COURSE



SEMINOLE HARD ROCK HOTEL AND CASINO

SPORTS, RECREATION & ENTERTAINMENT

Professional football, baseball, hockey, basketball and soccer are readily accessible to Greater Fort Lauderdale sports fans. In Sunrise, **BB&T Center** is home to the **National Hockey League's Florida Panthers** and Fort Lauderdale is home to the Fort Lauderdale Strikers professional soccer team.

Just to the south, the **National Football League's Miami Dolphins** play at **Hard Rock Stadium**. A short drive down I-95 in downtown Miami is **American Airlines Arena**, home court for the Miami Heat, who captured the 2012 and 2013 NBA championships. Fans can also enjoy the Miami Marlins baseball team (World Series champions in 1997 and 2003) and the Fort Lauderdale Strikers professional soccer team.

The **BB&T Center**, located in Sunrise, is one of the preeminent sports and entertainment venues in Florida, and among the best in the world, with more than two million customers entering its doors each year. Host to more than 200 events annually, the BB&T Center annually ranks among the top 10 venues in the United States.

Located at the **Seminole Hard Rock Hotel & Casino** in Hollywood with easy access to major interstates I-95 and I-75, Hard Rock Live is Hollywood's premiere live music venue. The 5,500-seat arena gives loyal fans an intimate and authentic experience in a spectacular state-of-the-art facility. This venue has attracted more than 1.5 million people since its opening in 2005, and has regularly hosted South Florida's greatest variety of musical acts, top comedians, major sporting events, UFC matches and charity galas.

Broward County is a golfer's paradise. Lush links and loads of courses combined with easy accessibility, comparatively low green fees, unmatched settings and year-round play make Greater Fort Lauderdale a hole-in-one for golfers. More than 40 courses offer options for players of all skill levels and include exclusive private clubs, premier municipal facilities maintained to the highest standards, and resort courses designed by luminaries such as Joe Lee, Bruce Devlin, Robert Von Hagge, Rees Jones, Raymond Floyd, Robert Trent Jones, and Tom and George Fazio.

Central Broward Regional Park is a 110-acre multipurpose facility designed to serve 7 of the county's 31 municipalities. The site is the only one in the region capable of hosting major cricket competitions, thanks to its state-of-the-art field house, 5,000 covered seats, and professionally maintained cricket pitch - the only cricket stadium in the United States certified by the International Cricket Council (ICC).

NOVA SOUTHEASTERN UNIVERSITY

Nova Southeastern University is the nation's ninth largest independent university, with 27,000 students; more than 162,000 alumni; a sprawling, 314-acre Fort Lauderdale-Davie campus; and a presence in nine countries around the world. Professional schools include business and entrepreneurship, computer and information sciences, education and human services, law, pharmacy and psychology, among others. NSU is a pioneer in the area of distance education with its first such programs initiated in 1972.



NOVA SOUTHEASTERN'S
HUIZENGA BUSINESS SCHOOL

FLORIDA ATLANTIC UNIVERSITY

FAU is a leading state research university with campus locations in Greater Fort Lauderdale and its flagship campus in nearby Boca Raton. The university serves 30,000 students throughout its six-county service region in southeast Florida. Students choose from more than 170 degree programs and faculty researchers utilize more than 40 research centers.



FLORIDA ATLANTIC UNIVERSITY

BROWARD COLLEGE

Broward is Greater Fort Lauderdale's oldest and largest institution of higher learning, serving approximately 60,000 students annually. Broward College has one of the most diverse student populations in the U.S. with students representing an estimated 150 nations.



BROWARD COLLEGE

KAPLAN UNIVERSITY

Headquartered in Greater Fort Lauderdale, Kaplan is one of the largest for-profit providers of postsecondary education in the U.S. Kaplan is a national leader in delivering accredited higher education online through innovative and proven technologies. It offers certificate and degree programs both on campuses and online, in business, criminal justice, fashion design and graphic arts, health care, information technology and paralegal studies.



KAPLAN UNIVERSITY

MARKET OVERVIEW – BROWARD MSA



FORT LAUDERDALE INTERNATIONAL AIRPORT



FORT LAUDERDALE EXECUTIVE AIRPORT



PORT EVERGLADES

Greater Fort Lauderdale's transportation infrastructure provides an excellent platform for sustained business success in serving regional, U.S. and international markets.

- One of the nation's leading airports (Fort Lauderdale-Hollywood International Airport) and nearby Miami and Palm Beach International Airports for domestic and international service
- One of the world's busiest cruise and cargo ports, providing ocean freight service to global locations
- Comprehensive fiber-optic network & regional connections to one of the Internet's few global network access points
- Convenient commuter transit services

FORT LAUDERDALE INTERNATIONAL AIRPORT (FLL)

Centrally located halfway between Miami and Palm Beach Counties, Fort Lauderdale-Hollywood International Airport (FLL) is a major passenger and cargo hub offering a low-cost structure to airlines, tenants and passengers. FLL also plays a major economic role in the region, contributing more than \$10.6 billion to the economy and providing more than 135,000 direct and indirect jobs. FLL currently ranks 21st in total passenger traffic among U.S. airports and 13th in terms of origin and destination passengers. With more than 600 flights a day, FLL offers nonstop service to more than 100 U.S. and international destinations, including Canada, Europe, The Bahamas, the Caribbean, Mexico and Latin America. In 2013, FLL served 23.5 million passengers, including 3.7 million international passengers. FLL is also a major air cargo hub, with more than 94,000 tons passing through the airport annually.

FORT LAUDERDALE EXECUTIVE AIRPORT

Centrally located just minutes from downtown, Fort Lauderdale Executive Airport (FXE) offers easy access to I-95 and Florida's Turnpike. Six full-service, fixedbase operators provide fueling, maintenance, management and professional services to Fortune 500 companies and small businesses alike. With a 24-hour FAA air traffic control tower, instrument landing system and U.S. Customs & Border Protection Service, FXE handles more than 160,000 takeoffs and landings per year, making it the eighth-busiest General Aviation center in the United States. It is home to more than 700 aircraft, including 115 jets and 37 helicopters. In addition to its aviation operations, Fort Lauderdale Executive Airport features a 200-acre Industrial Airpark with more than 1.5 million square feet of prime office, warehouse and manufacturing space.

PORT EVERGLADES

Located In the heart of Greater Fort Lauderdale, Port Everglades is one of the world's busiest cruise ports. The port recently completed a \$54 million construction project to fully renovate, expand and update four cruise terminals. Port Everglades is also a leading container port in Florida and the region's main seaport for receiving petroleum products, including gasoline and jet fuel. A foreign-trade zone and available office space make Port Everglades a highly desirable business center for world trade. Port Everglades generates approximately \$28 billion worth of business activity annually supporting 224,054 Florida jobs, including 13,322 people who work for companies that provide direct services to Port Everglades. Port Everglades has embarked on several cargo-related expansion projects. A new Intermodal Container Transfer Facility will make it possible for cargo containers to be directly transferred between ships and railcars, and port officials are working with the U.S. Army Corps of Engineers to deepen and widen the port's navigational channels to accommodate the larger ships that will transit the expanded Panama Canal.

Sources:

Greater Fort Lauderdale Alliance, Broward County Transportation, and Visit Florida
<http://www.porteverglades.net/about-us/>

BROWARD MARKET

MARKET OVERVIEW – BROWARD MSA



PLANTATION WALK

700 Luxury apartments, 160,000 class A Office Square Feet, 200,000 Retail Square Feet development.

Developed by Encore Real Estate Plantation Walk a \$350 million development will become home to 700 residences at The Rise Plantation. This modern style of living combining work and play will also include 160,000 square feet of class A office space set to include major companies such as Aetna's headquarters operating out of 85,000 square feet. 200,000 sq ft of Retailers are also expected including a specialty grocer as well as other health and wellness options.

Source: plantationwalk.com



BROWARD DEVELOPMENTS

METROPICA DEVELOPMENT

Metropica – the new development located in West Broward – is master planned on a 65-acre site. The project is funded for approximately \$1.5 billion and will be a mixed-use development. It will be located in the core of Sunrise's western corridor. As one of the nation's largest projects in progress, the community will be a destination as well as a complete experience. It will feature 2,250 residential units, its own park, and approximately 650,000 square feet of office space.

With it's first tower completed, the development is now boasting a 28-story tower with one-bedroom units starting at \$460,000, two-bedroom units at \$480,000, and three-bedroom units \$580,000. The penthouses range from \$1.1 million and up for 1,900 square feet of luxury living.

Metropica will be adding a new upscale retail and entertainment atmosphere that totals approximately 485,000 square feet. Although the development will be across the street from Sawgrass Mills Mall, Metropica will add to the area's already desirable destination. Between the shopping experience and the BB&T Center, west Broward will be a hot spot for locals and tourists alike. Metropica is expected to be finished in 2021.

Source: Miami.Curbed.com

FLAGLER VILLAGE

Flagler Village is located in downtown Fort Lauderdale. What was once a neglected warehouse and residential district, has been reborn into what is rapidly becoming Fort Lauderdale's trendiest spot.

Encore is also working on The Rise Flagler Village in downtown Ft Lauderdale a 30 story 348 unit rental apartment project. Gallery at FATVillage is also working on a 14 story, 168 unit project including 4,000 square feet of ground floor retail space and nearly 200 parking spots. These are only two examples of 1,889 apartments at five major Flaglar Village Developments scheduled for completion in 2019 and 2020. Flagler Village is also home to the All Aboard Florida's Brightline train station. Brightline offers a faster way to travel to and from Miami, West Palm Beach and Orlando.

Sources:

<https://therealdeal.com/miami/2017/12/13/broward-approves-relateds-mixed-use-project-in-flagler-village/>
<https://flaglervillagefortlauderdale.com/>
https://therealdeal.com/miami/issues_articles/filling-up-flagler-village/

MARKET OVERVIEW – BROWARD MSA

DANIA POINTE

Dania Pointe is a 102-acre premier mixed-use development with almost 1 million square feet of retail and restaurants in addition to 500,000 – 1,000,000 square feet of prime, class A office space, hotels, luxury apartments and public event space. With 1,600 linear feet of frontage on I-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe's sophisticated mix of shop, work, live, play and stay options will make it Broward County's preeminent lifestyle destination.

Up to 1,000 residential units, 300 hotel rooms in 2 hotel towers the hotel will feature signature restaurants on the ground floor, spilling out onto an entertainment plaza.

Source: <https://daniabeachfl.gov/2709/Dania-Pointe>



HARD ROCK HOTEL & CASINO

This guitar shaped hotel is only part of a \$1.5 billion complex being built at the tribe's flagship Hollywood property, a project that will also include 638 hotel rooms in the guitar tower, plus 168 rooms in the pool tower overlooking a private cabana area with a 10 Acre Lagoon style pool. A larger casino and a new entertainment venue A 6,500-seat Hard Rock Live concert venue, which will house its own television studio and broadcast center capable of hosting awards shows and other events. 21,000 square feet of new retail space 120,000 square feet of meeting and convention space. **Upon completion, its expected to create 2,000 more permanent jobs.**

Source: <https://www.miamiherald.com/news/business/tourism-cruises/article214567760.html>



DEMOGRAPHICS

Area Demographics 28

Drive-Time Demographics 29



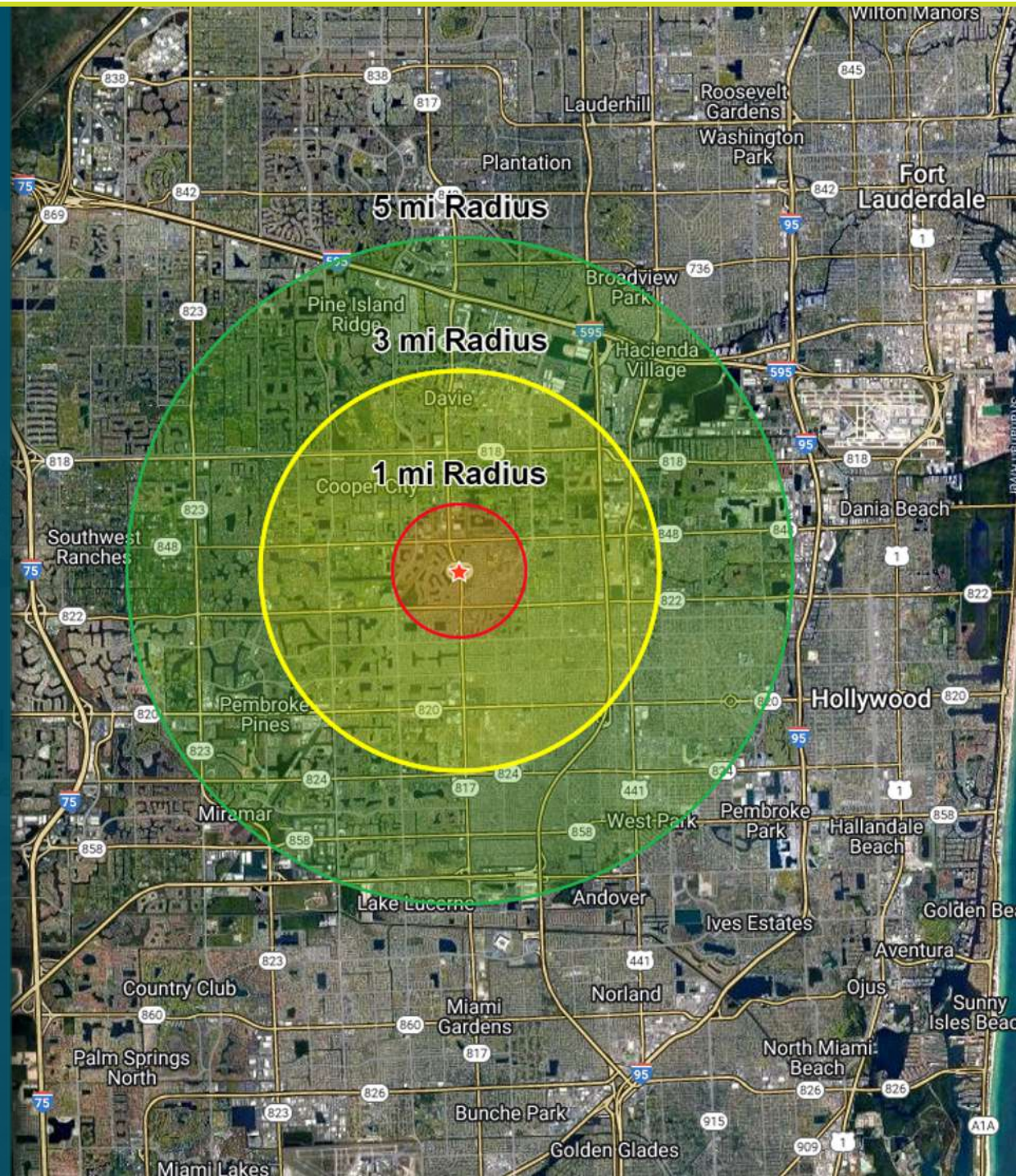
THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA
3500 N University Dr, Cooper City, FL 33024
2023 Year Built
1 Units

AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	19,738	147,260	400,130
Median age	34.8	37.8	37.4
Median age (Male)	32.5	35.4	35.0
Median age (Female)	35.9	39.6	39.1
HOUSEHOLDS & INCOME			
Total households	6,557	51,560	141,959
# of persons per HH	2.8	2.9	2.8
Average HH income	\$110,399	\$86,022	\$87,615
Average house value	\$285,721	\$295,987	\$286,917

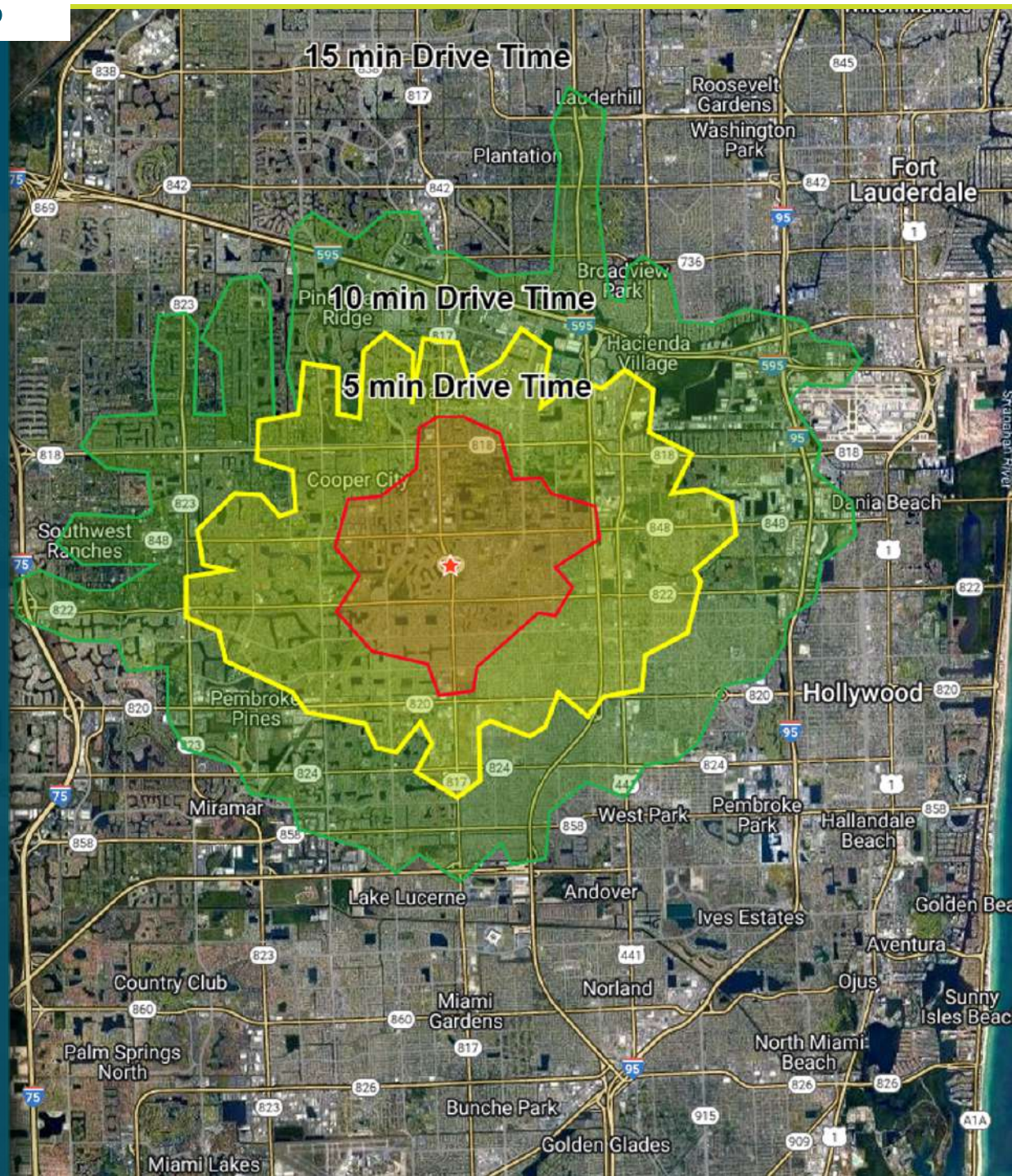
* Demographic data derived from 2020 ACS - US Census



DRIVE-TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2018)	59,213	200,345	417,593
Projected Population (2023)	60,469	205,003	427,344
Census Population (2010)	46,883	172,216	362,254
HOUSEHOLDS			
Estimated Households (2018)	20,241	70,429	148,687
Projected Households (2023)	20,503	71,550	151,126
Census Households (2010)	16,608	62,679	133,959
HOUSEHOLD INCOMES			
Estimated Average Household Income (2018)	\$93,217	\$89,528	\$89,518
Estimated Median Household Income (2018)	\$76,134	\$73,260	\$73,255
Average Household Net Worth (2018)	\$666,628	\$607,320	\$600,570



THE LEARNING EXPERIENCE - THE SHOPPES AT MONTERRA PLAZA

3500 N University Dr
Cooper City, FL 33024

2023 Year Built

Contact a Team Member

JUSTIN WALKER (LEAD)

Senior Director

954.487.1097

justin.walker@franklinst.com

KAYLN KNITOWSKI

Senior Associate

954.312.1676

kaylan.knitowski@franklinst.com

DAN DRATCH

Regional Managing Director

954.312.1677

dan.dratch@franklinst.com

ALEC LAU

Senior Associate

954.487.1934

alec.lau@franklinst.com

