



# Maplewood Plaza

Coral Springs, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Susana Hernandez-Hazzi**  
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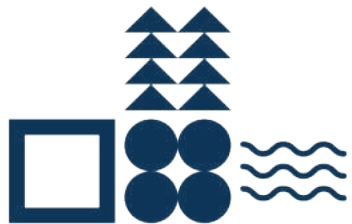
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[www.kimcorealty.com/106730](http://www.kimcorealty.com/106730)



AERIAL



GROSS LEASABLE AREA (GLA)

86,342 SF

PARKING SPACES

389

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DENSITY AERIAL

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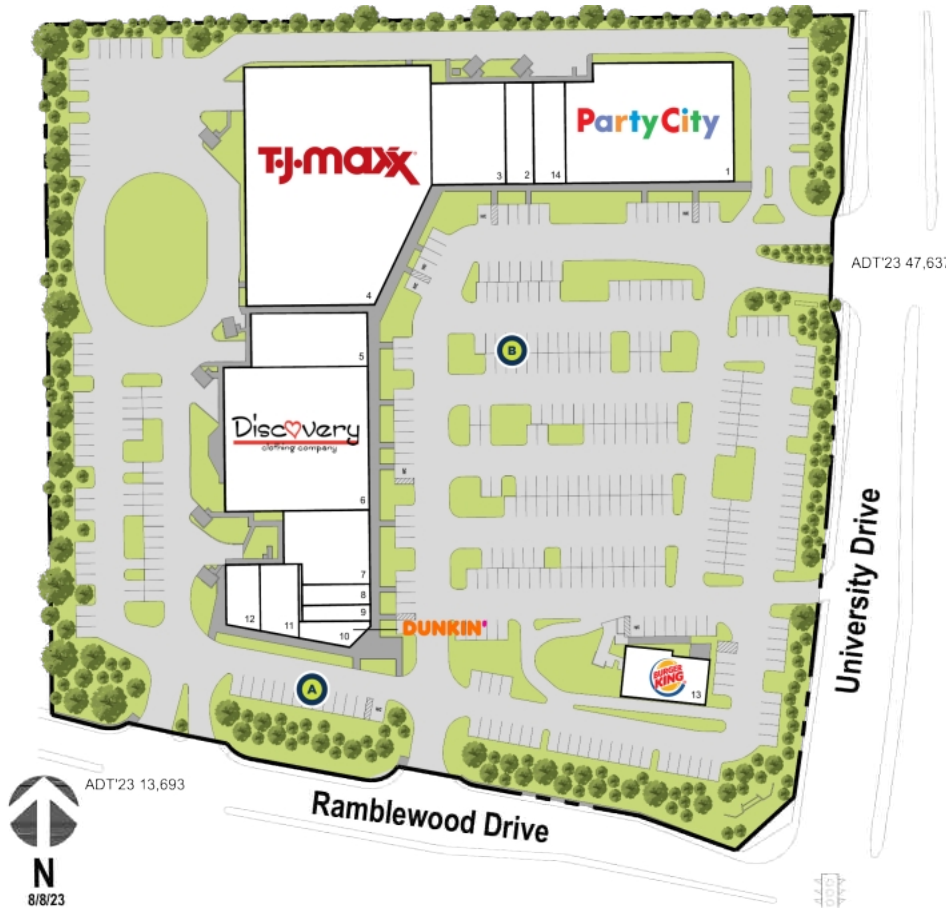


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**A** Curbside Pick-up



TENANT	SQ FT
1 Party City	14,975
2 Den-Vest	1,700
3 Salon X Salon Suites	5,950
4 TJ Maxx	29,500
5 Ali Beauty Supply	4,500
6 Discovery Clothing Co.	15,000
7 Broward Tag Agency	4,092
8 GameStop	1,068
9 Hair Cuttery	922
10 Dunkin' Donuts	1,216
11 My Click Venezuelan Restaurant	2,018
12 Scenthound Coral Springs	1,306
13 Burger King	2,820
14 Lee Nails	1,275

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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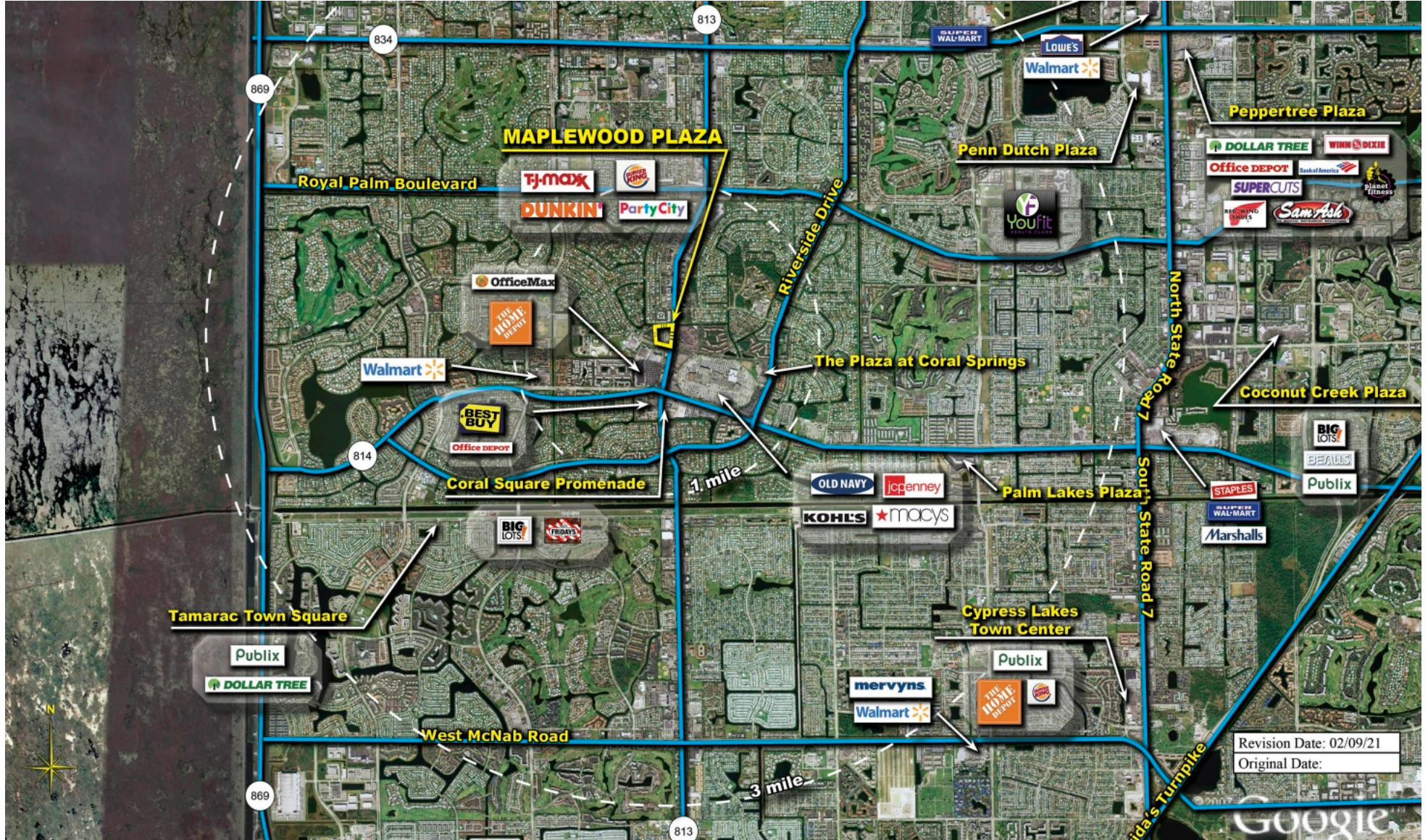




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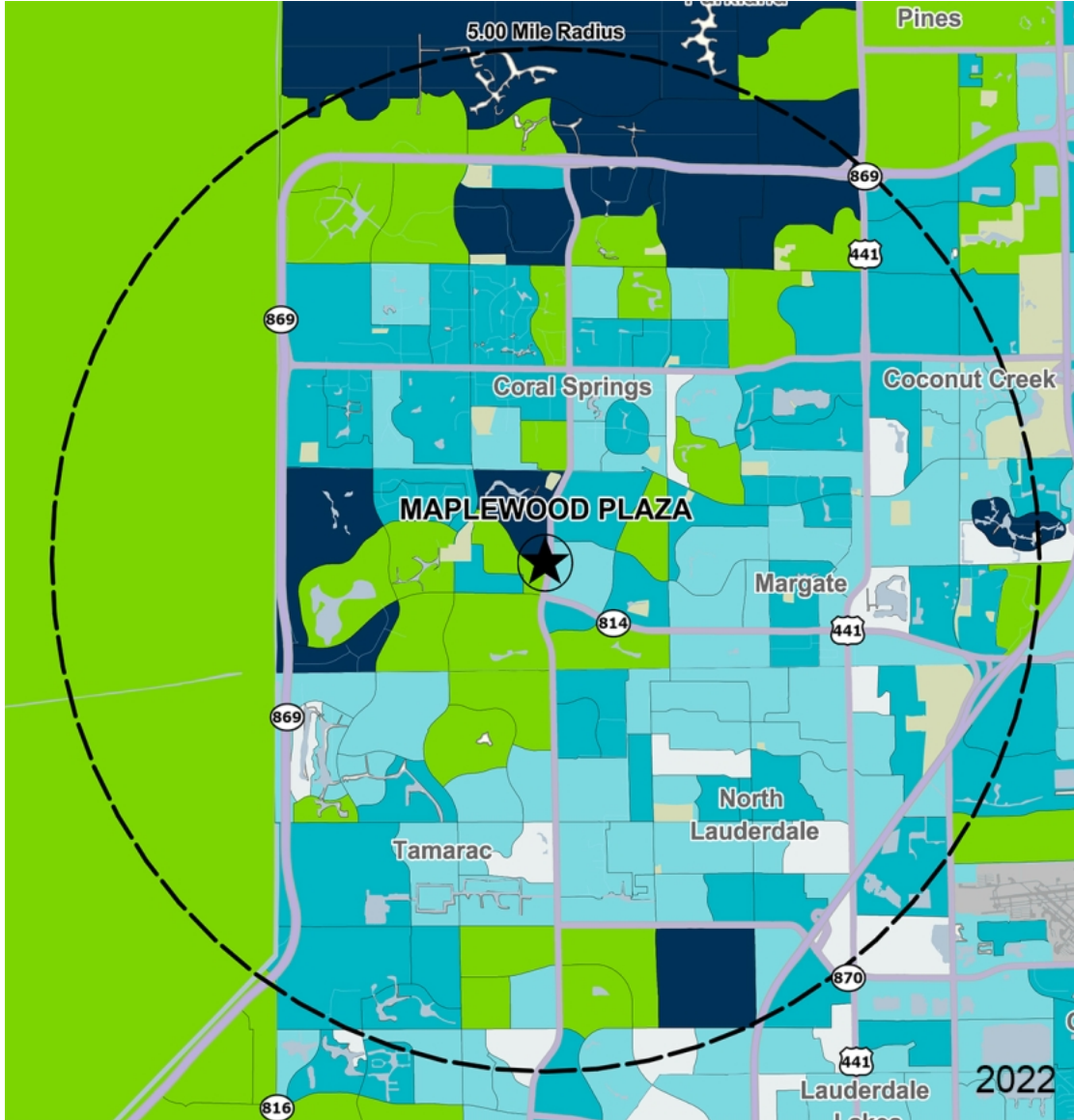
COMPETITION MAP

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by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,370	177,948	365,832
Daytime Pop	19,489	140,125	302,373
Households	5,789	67,338	140,440
Average HH Income	\$105,735	\$82,854	\$87,770
Median HH Income	\$83,392	\$64,275	\$64,868
Per Capita Income	\$37,414	\$31,434	\$33,770

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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University Dr. &Ramblewood Dr., Coral Springs, FL



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