



Cypress Creek Station

Fort Lauderdale, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Susana Hernandez-Hazzi
Leasing Representative
(954) 956-2116
shazzi@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA) 229,034 SF

PARKING SPACES 1,423

PARKING RATIO 6.21 per 1,000 SF

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



Google Earth

DENSITY AERIAL

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



Cypress Creek Station

Fort Lauderdale, FL

www.kimcorealty.com/111540

■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	Starlite Diner	3,000
2	Just For Sports	15,675
3	LongHorn Steakhouse	6,180
4	Cypress Bread Group	2,320
5	Available	1,600
6	Available	6,960
7	I Heart Mac & Cheese	1,600
8	Available	24,887
9	Sola Salon Studios	8,000
11	Florida Guest Services	2,340
12	Space Coast Credit Union	2,966
13	Florida Guest Services	1,440
14	Tropical Smoothie Cafe	1,300
15	Gyroville	1,000
16	Cabaña28	2,400
17	Adam & Joe Know Lunch	3,000
18	Five Guys Burgers and Fries	2,500
19	Pearl White Dental Care	1,200
20	LA Fitness	48,479
21	Regal Cinemas	52,936
22	OneMain Financial	2,000
23	Concentra Medical Centers	11,000
24	The Salty Blonde	1,000
25	Sunlee Nail & Spa	1,000
26	Twin Peaks	8,500
27	Hooters	3,809
28	The Juicy Crab	7,900

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.

Susana Hernandez-Hazzi

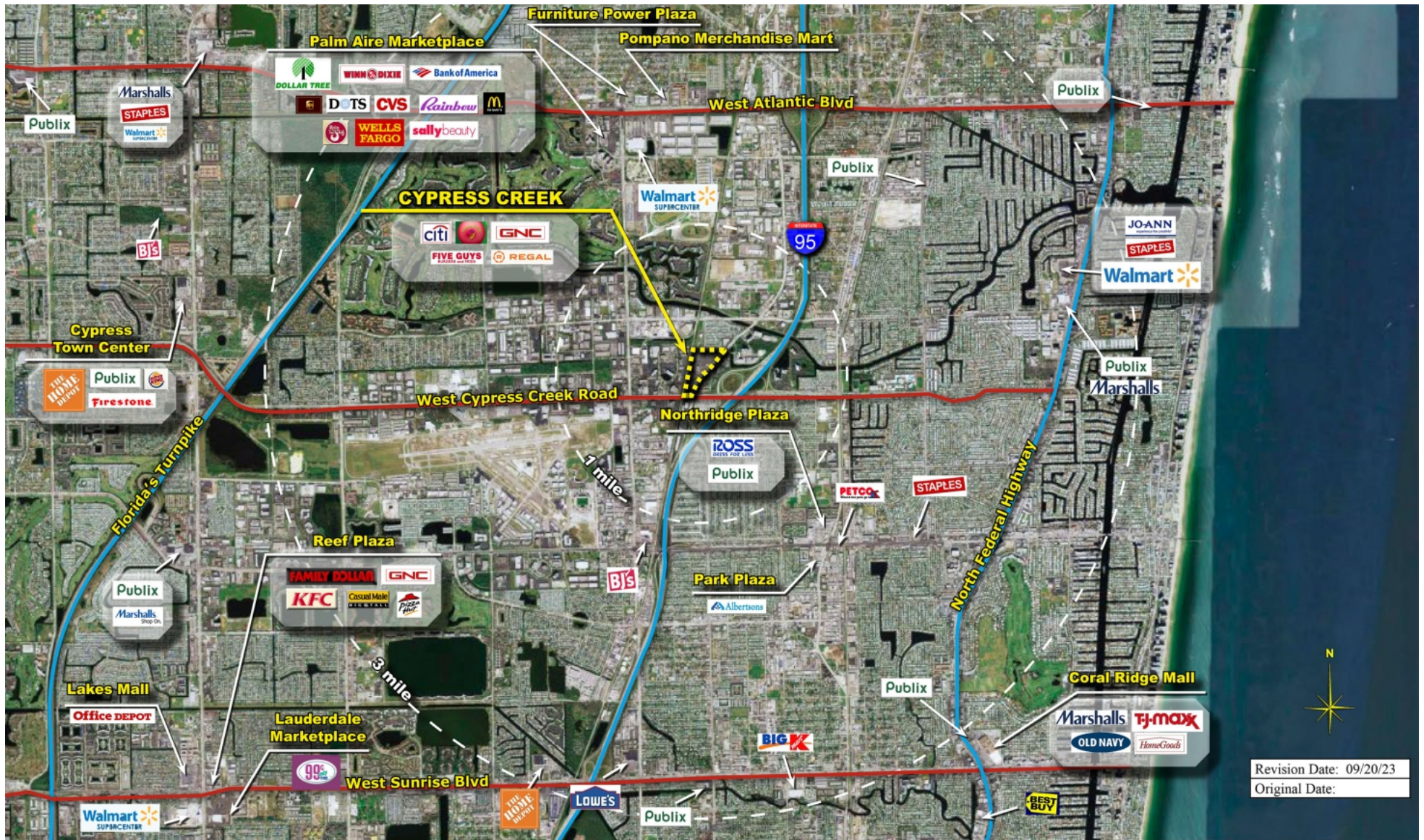
Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



Cypress Creek Station

Fort Lauderdale, FL

www.kimcorealty.com/111540

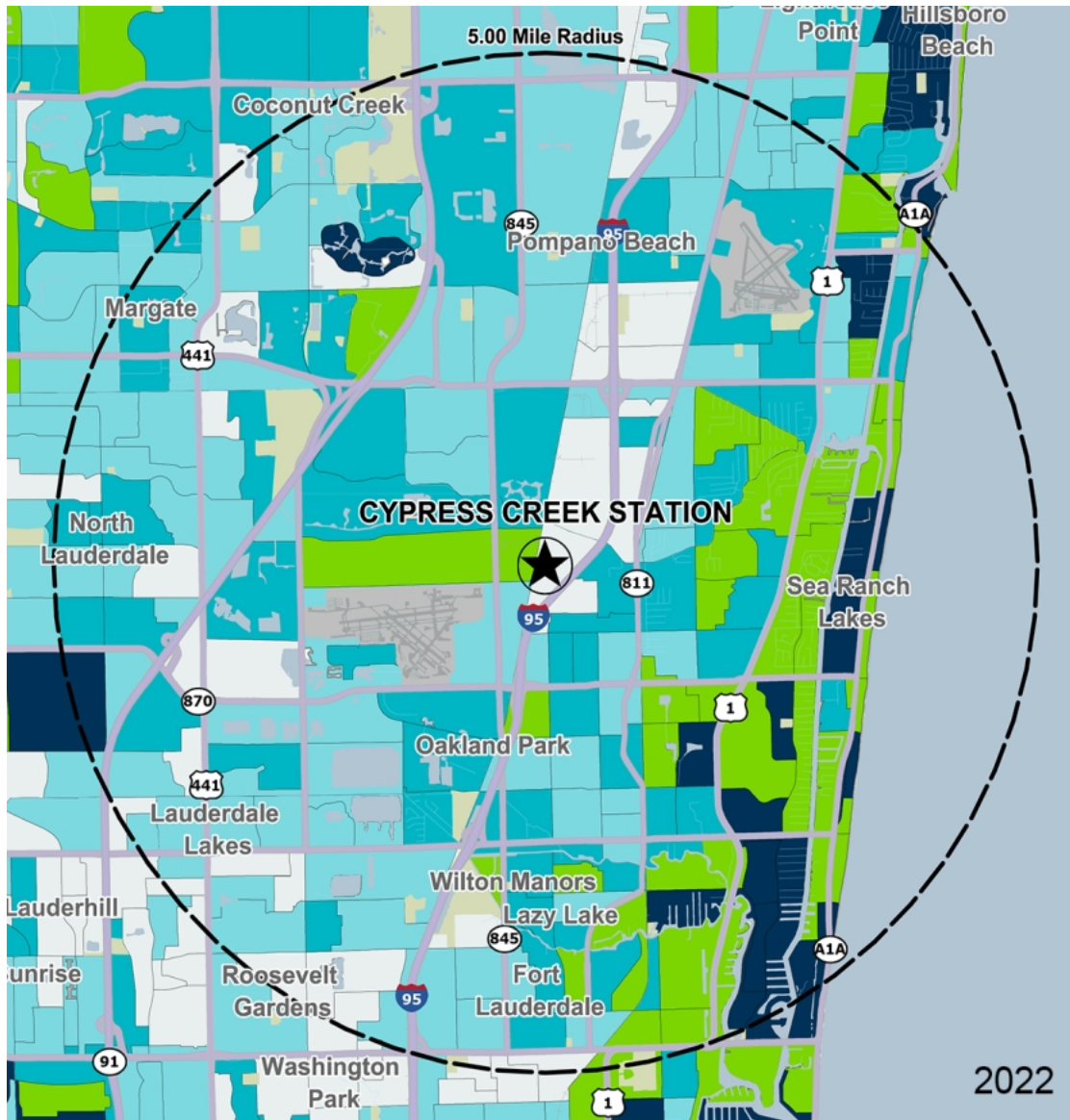


COMPETITION MAP

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com





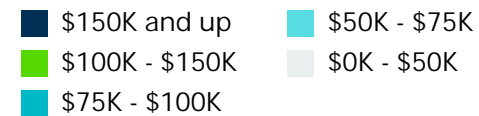
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,459	123,084	360,866
Daytime Pop	32,478	185,943	419,073
Households	4,742	54,344	153,936
Average HH Income	\$73,141	\$84,185	\$87,902
Median HH Income	\$57,114	\$60,508	\$59,080
Per Capita Income	\$30,475	\$37,519	\$37,882

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



Cypress Creek Station

N. Andrews Ave. & NW 66th St., Fort Lauderdale, FL



Susana Hernandez-Hazzi
Leasing Representative
(954) 956-2116
shazzi@kimcorealty.com