



# Embassy Lakes

Cooper City, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



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







AERIAL



GROSS LEASABLE AREA (GLA)

131,751 SF

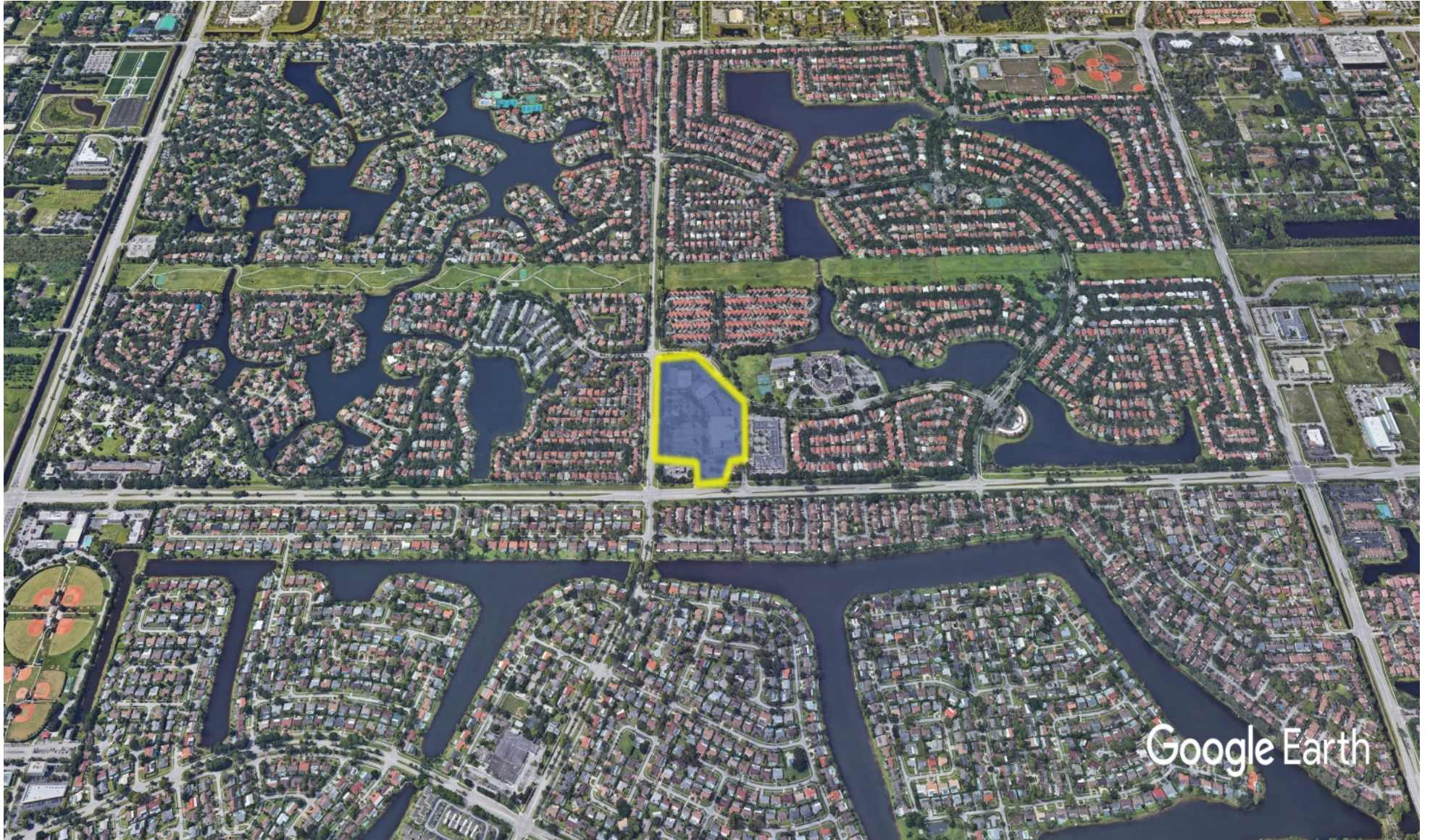
PARKING SPACES

624

Susana Hernandez-Hazzi

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





DENSITY AERIAL

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | [shazzi@kimcorealty.com](mailto:shazzi@kimcorealty.com)





■ Available ■ Potentially Available ■ Non-Controlled

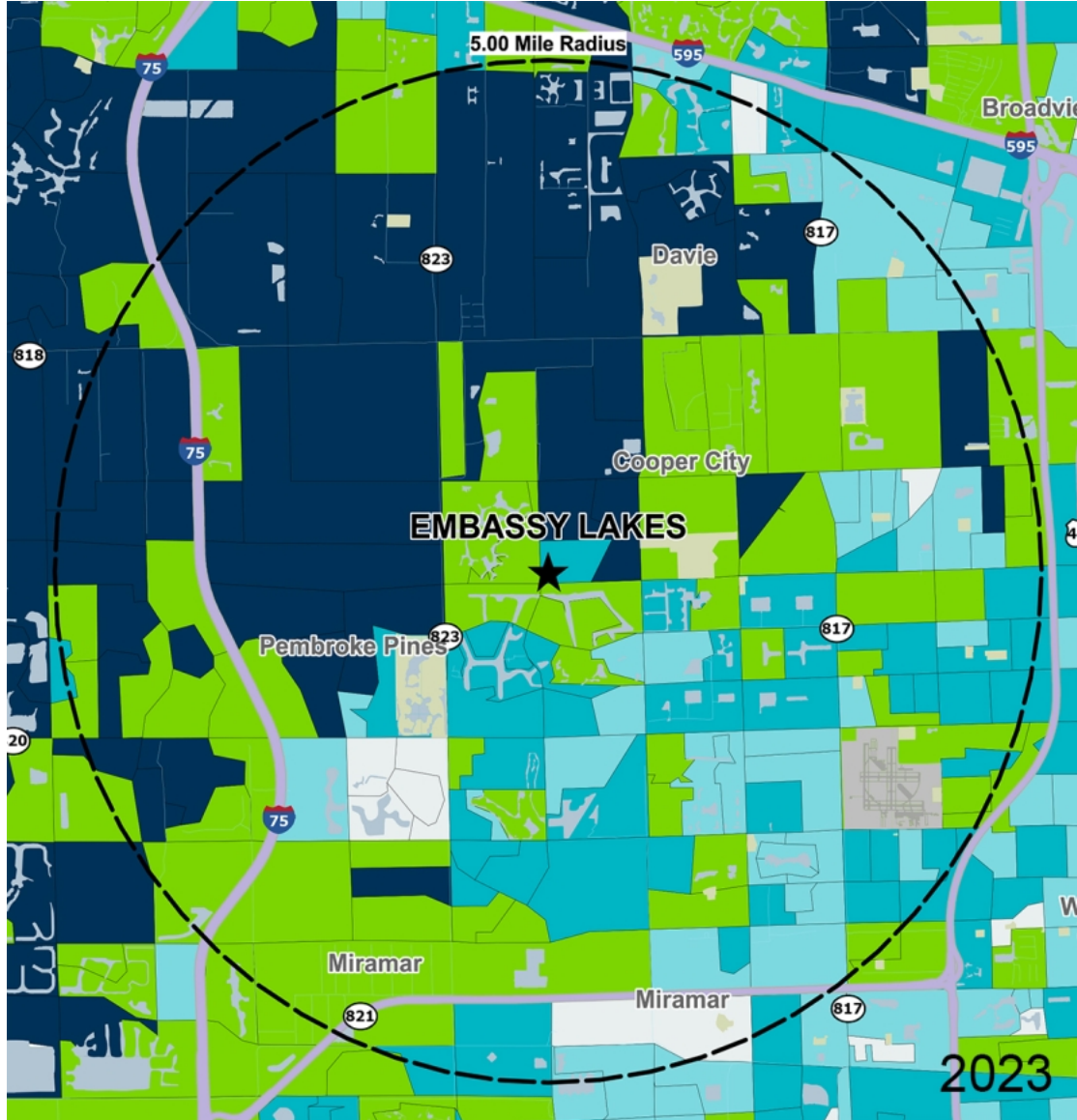


	TENANT	SQ FT
1	Bogart's American Kitchen	3,823
2	Joe's Old School Pizza	905
3	Cloud 9 Apparel	905
4	WYSP Skin Studio	905
5	Embassy Hair	905
6	Main Spot	905
7	Fit 4 Lyfe	2,935
8	Available	18,645
9	Jamie Shore D. D. S.	1,477
10	Embassy Lakes Animal Hospital	1,539
11	Available	2,750
12	Dollar Tree	11,126
13	Allstate Insurance	2,374
14	La Brochette Bistro	2,494
15	AR Workshop Cooper City	1,274
16	Available	1,625
17	Available	2,110
18	Dry Cleaner	931
19	Buddie's Café and Bakery	1,119
20	Optical Impressions	1,119
21	Luné Nails & Beauty Bar	3,391
22	Medallion Paint Center	1,224
23	Gracie Jiu Jitsu	1,814
24	Flamingo Supermarket	46,328
25	Cooper City Discount Liquors	1,620
26	Chaitos Latin Social [...]	1,620
27	Creative Chiropracticx	1,620
28	Salonz Beauty & Spa Suites	7,028
29	Broccolini Cafe	1,500
30	Let Knit B	900
31	Clipper Kings Barber [...]	900
32	No. 1 Wok Chinese Restaurant	900
33	Vikavu One LLC	900
34	Sew & Fix	900
35	The Crust Sandwich Company	1,240

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



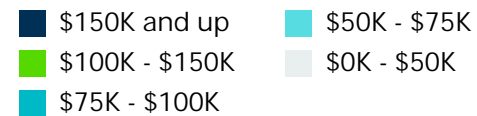
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,812	129,092	338,074
Daytime Pop	12,201	121,110	314,043
Households	6,441	49,835	122,042
Average HH Income	\$116,490	\$93,429	\$97,762
Median HH Income	\$98,032	\$72,972	\$75,116
Per Capita Income	\$42,142	\$36,111	\$35,433

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



# Embassy Lakes

Hiatus Rd. & Sheridan St., Cooper City, FL



**Susana Hernandez-Hazzi**

Leasing Representative

(954) 956-2116

shazzi@kimcorealty.com