



# Coral Creek Shops

Coconut Creek, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Edmee Morin**

Leasing Representative

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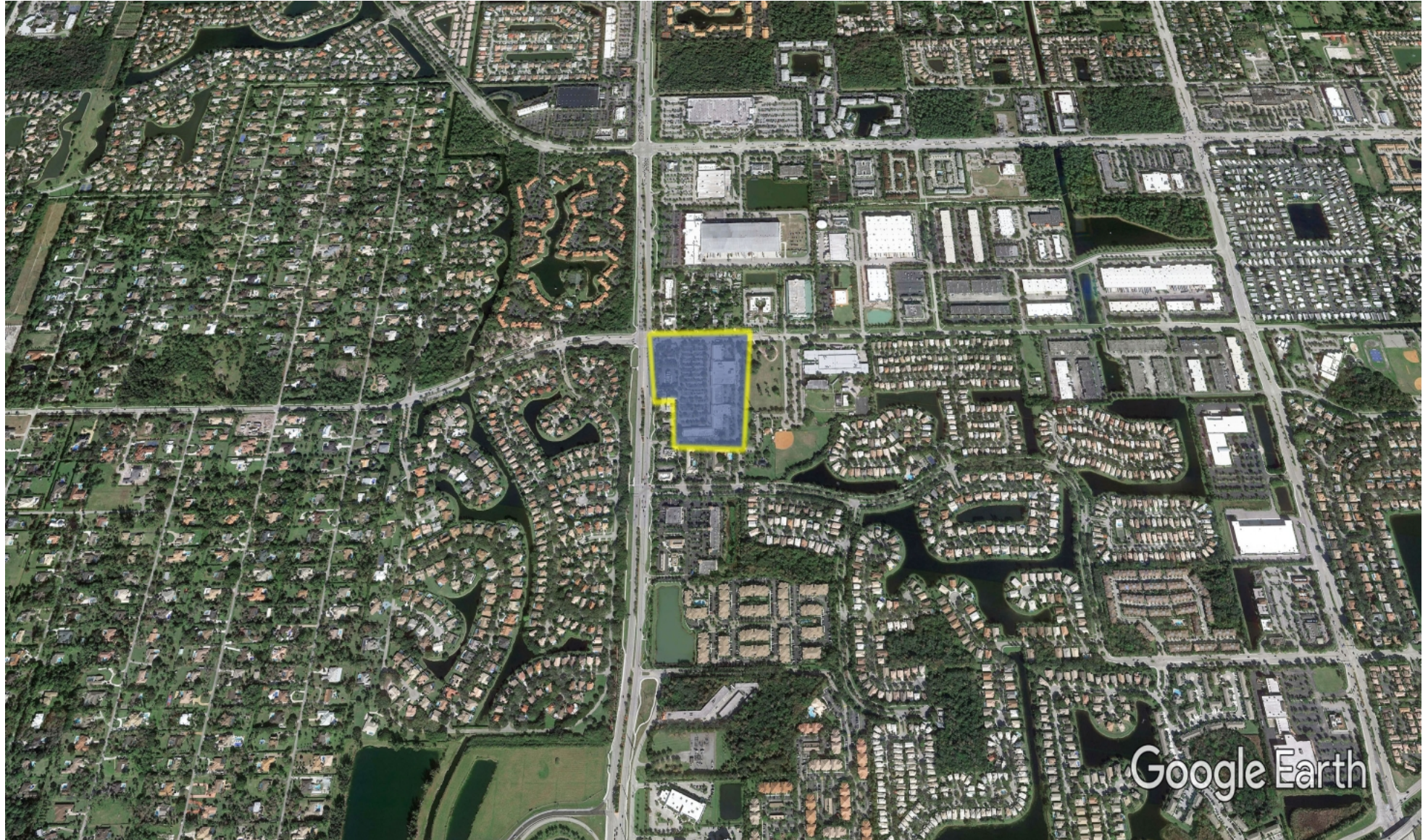




AERIAL



GROSS LEASABLE AREA (GLA)	112,736 SF
PARKING SPACES	569
PARKING RATIO	5.05 per 1,000 SF



DENSITY AERIAL

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Available Potentially Available

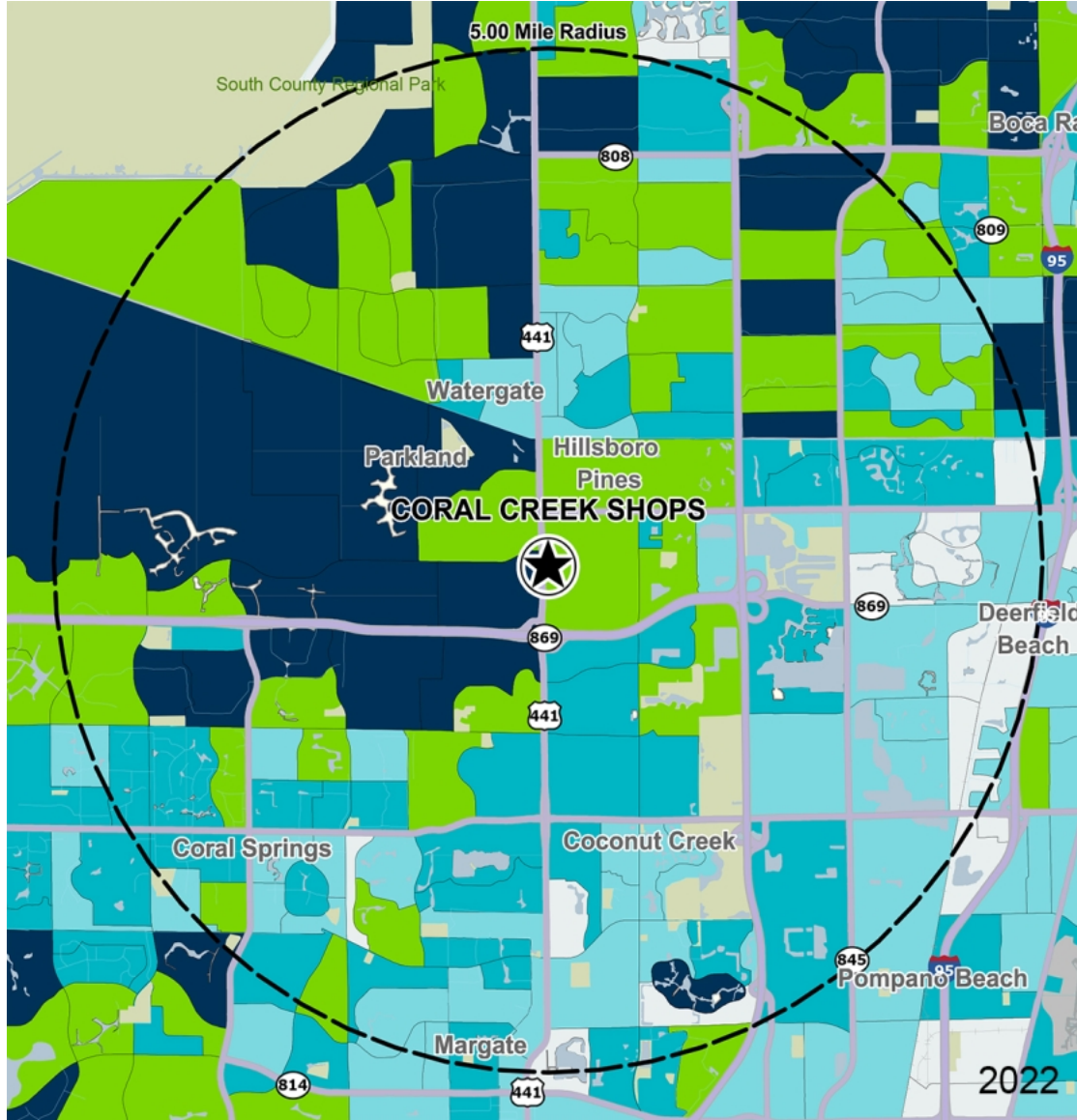


	TENANT	SQ FT
1	Torero's Mexican Grill	3,850
2	Available	1,600
3	Stretch Zone	1,200
4	petNmind Naturals & Self-Wash	1,200
5	Gentlemens Image Barbershop	1,200
6	The UPS Store	1,200
7	Available	1,600
8	Publix	42,112
9	Star Wine & Spirits XXI	2,400
10	I&I Diamonds	1,200
11	Acai Concept	1,200
12	All Star Pizza	1,600
13	Available (Former Restaurant)	2,000
14	Blow and Go	1,200
15	Cookie Cutters Haircuts [...]	1,200
16	North Broward [...]	3,600
17	Dance Theatre	5,400
18	Advance Auto Parts	8,100
19	Fastrak Realty	1,400
20	Toi Nail Spa	3,150
21	Pawfections	1,050
22	Coconut Creek Winning Smiles	2,100
23	Young Minds Learning Center	6,500
24	Eye Was Framed	1,625
25	Allstate Insurance	975
26	Nana Sushi-Thai	1,950
27	Available	1,950
28	Row House	1,950
29	Dunkin' Donuts	1,300
30	Wendy's	3,424
31	Bank of America	3,500

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 purposed 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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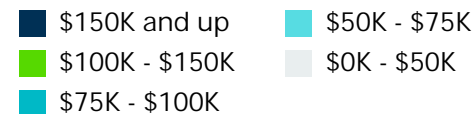
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,379	117,223	324,252
Daytime Pop	9,751	92,654	316,474
Households	3,729	43,306	129,959
Average HH Income	\$120,233	\$106,326	\$101,388
Median HH Income	\$92,691	\$81,043	\$71,013
Per Capita Income	\$43,223	\$39,350	\$40,982

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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North State Rd. 7& Johnson Rd., Coconut Creek, FL



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