

WINSTON PARK SHOPPES II

5463 Lyons Road | Coconut Creek, Florida 33073
Neighborhood Retail Center | 16,572 SF

AVAILABLE FOR LEASE

- 3,800 SF 2nd-Generation Restaurant

PROPERTY HIGHLIGHTS

- Signalized access at Winston Park Boulevard
- Immediate access to the Sawgrass Expressway
- 40,996 vehicles per day on Lyons Road
- \$111,260 average household income within 1 mile



CO-TENANTS

**Publix • LA Fitness • Subway
Dairy Queen • Wells Fargo**



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BUILDING GLA

16,572 SF

YEAR BUILT

2006

LYONS ROAD

40,996 VPD

SAWGRASS EXPY.
79,200 VPD

PUBLIX
ANCHORED CENTER

562 APARTMENTS
DIRECTLY ACROSS
LYONS ROAD



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