

# WEST CREEK COMMONS

COCONUT CREEK, FL



## SIZE

96,153 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	14,794	115,419	311,885
<b>Households</b>	5,600	45,688	128,198
<b>Median HH Income (\$)</b>	59,149	62,927	55,377

## MAJOR TENANT(S)

Publix  
Dunkin' Donuts  
CVS

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

4760 West Hillsboro Boulevard | Coconut Creek, FL 33073

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in Miami
- Additional national and regional tenants include Dunkin Donuts and Rotelli Pizza and Pasta
- Located in Coconut Creek, Florida with a population greater than 113,500 in a three-mile radius with an average household income exceeding \$80,600
- The center is located on Hillsboro Boulevard and Lyons Road which benefits from over 73,000 vehicles per day



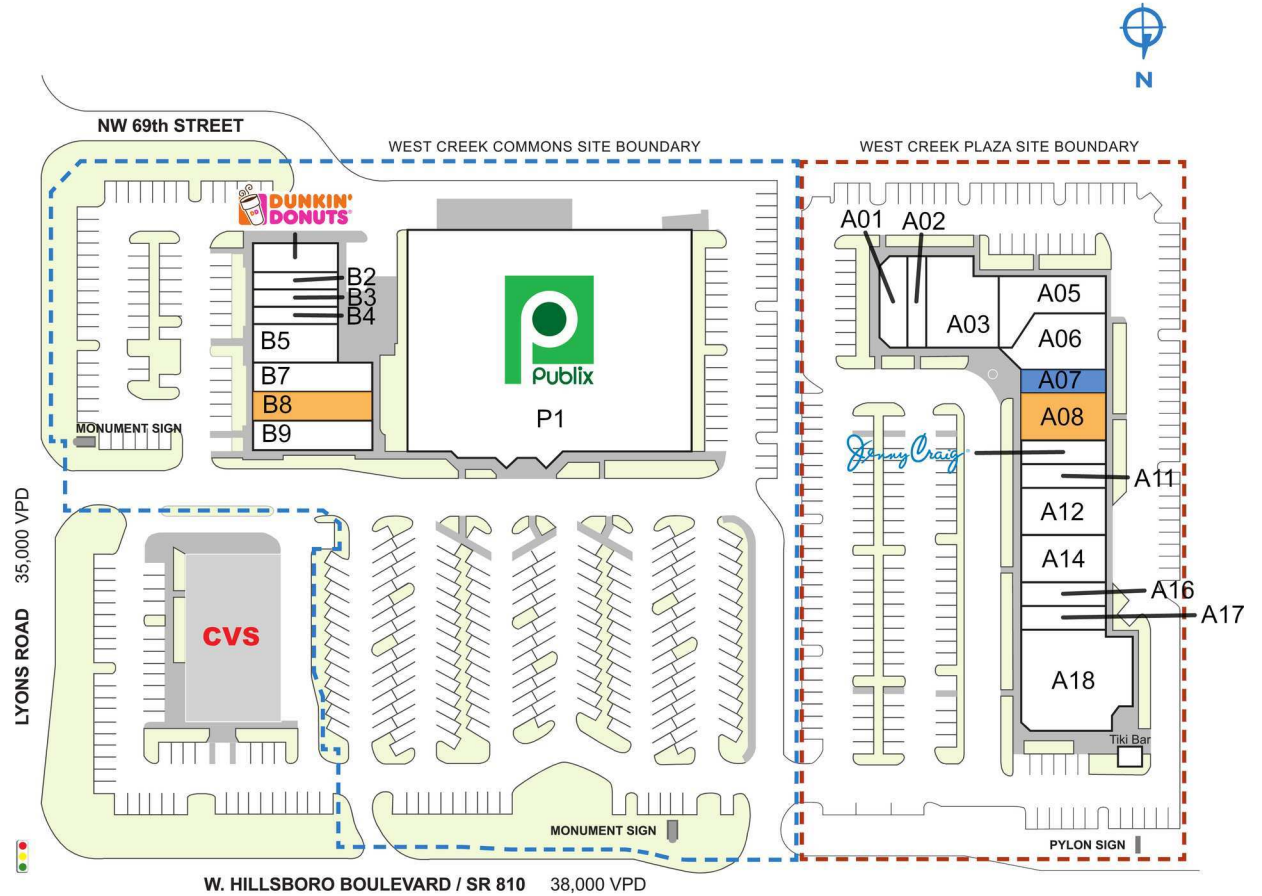
PHILLIPS EDISON & COMPANY



SPACE	TENANT	SQ. FT.
A01	Tips and Toes	1,464 SF
A02	Bokka Salon	1,546 SF
A03	Building Blocks Learning Center	4,280 SF
A05	Sara Mique Evening Wear	2,878 SF
A06	North Broward Hospital	3,735 SF
A07	Leased/AVAILABLE	1,429 SF
A08	AVAILABLE	2,538 SF
A10	Jenny Craig	1,800 SF
A11	Align Your Spine	1,446 SF
A12	Dayscape Adult Care Center	2,892 SF
A14	Northwest Primary Care	2,892 SF
A16	Tom Stevens Optical	1,446 SF
A17	Amici's Pizzeria Cafe	1,452 SF
A18	Duffy's Sports Grill	7,818 SF
B1	Dunkin' Donuts	1,884 SF
B2	Le Nails & Spa Inc	1,050 SF
B3	Bamboo Wok	1,050 SF
B4	Salon Natasha	1,051 SF
B5	Rotelli Pizza & Pasta	2,116 SF
B7	Great Expressions Dental	2,229 SF
B8	AVAILABLE	2,443 SF
B9	Caribbean Grill	2,443 SF
Out	CVS	
P1	Publix	44,271 SF
<b>TOTAL SQ. FT.</b>		<b>96,153</b>

### SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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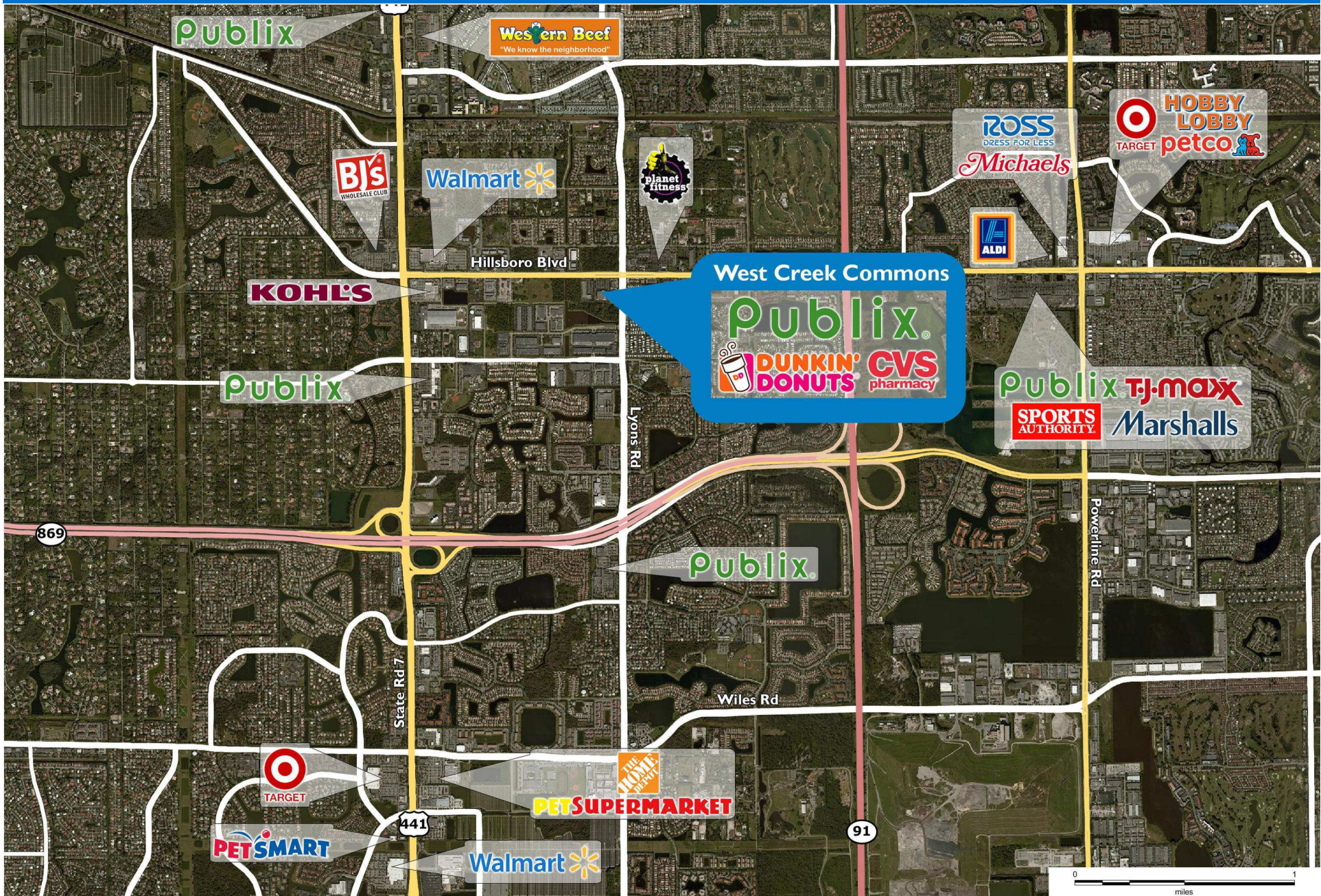
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# Demographic Summary Report

1990 - 2000 Census, 2015 Estimates & 2020 Projections

Calculated using TAS Retrieval Retrieval



Apr 26, 2016

Latitude: 26.316163 Longitude: -80.187913

West Creek Commons Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2015 Estimated Population	14,794	115,419	311,885	909,128
	2020 Projected Population	16,656	123,086	327,994	955,976
	2010 Census Population	13,078	106,982	291,234	848,332
	2000 Census Population	10,269	94,002	274,987	816,104
	1990 Census Population	4,221	55,748	192,825	637,888
	Historical Annual Growth 1990 to 2000	9.30%	5.36%	3.61%	2.49%
	Historical Annual Growth 2000 to 2010	2.45%	1.30%	0.58%	0.39%
	Estimated Annual Growth 2010 to 2015	2.17%	1.33%	1.20%	1.21%
	Projected Annual Growth 2015 to 2020	2.40%	1.29%	1.01%	1.01%
	Median Age	40.2	41.9	43.3	44.4
Households	Q4 2015 Estimated Households	5,600	45,688	128,198	379,705
	2020 Projected Households	6,349	48,793	134,743	399,166
	2010 Census Households	4,923	42,257	119,666	354,455
	2000 Census Households	4,259	38,712	116,616	347,467
	1990 Census Households	1,556	23,631	85,294	279,178
	Historical Annual Growth 1990 to 2000	10.59%	5.06%	3.18%	2.21%
	Historical Annual Growth 2000 to 2015	1.46%	0.88%	0.26%	0.20%
	Estimated Annual Growth 2000 to 2015	2.27%	1.37%	1.20%	1.20%
	Projected Annual Growth 2015 to 2020	2.54%	1.32%	1.00%	1.00%
	Population per Household	2.64	2.51	2.39	2.36
Population by Race	White	60.4%	65.2%	61.9%	58.4%
	Black or African American	8.5%	8.8%	13.6%	18.2%
	Asian & Pacific Islander	4.9%	4.0%	3.3%	2.9%
	Other Races	3.2%	3.2%	2.9%	2.5%
	Hispanic Population	23.1%	18.9%	18.2%	18.0%
Income	Average Household Income	\$73,172	\$82,573	\$77,392	\$79,041
	Median Household Income	\$59,149	\$62,927	\$55,377	\$53,561
	Per Capita Income	\$27,698	\$32,906	\$32,075	\$33,255
Education (Age 25+)	Elementary	1.7%	2.3%	3.6%	4.3%
	Some High School	4.6%	4.5%	5.5%	6.0%
	High School Graduate	31.1%	26.9%	27.0%	27.7%
	Some College	19.1%	19.7%	20.3%	20.5%
	Associates Degree Only	10.6%	10.3%	9.1%	8.6%
	Bachelors Degree Only	23.9%	24.2%	22.4%	21.4%
	Graduate Degree	8.9%	12.0%	12.0%	11.5%
Business	Number of Businesses	465	3,214	11,345	36,528
	Total Number of Employees	5,915	37,165	127,538	459,260
	Employees per Business	12.71	11.56	11.24	12.57
	Residential Population per Business	31.78	35.91	27.49	24.89

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.