

FOR LEASE

MIL LAKE PLAZA

4509 LAKE WORTH ROAD, GREENACRES, FL 33463



PROPERTY DESCRIPTION

Highly visible neighborhood center located on the busy retail corridor of Military Trail and Lake Worth Road.

PROPERTY HIGHLIGHTS

- Join Habitat for Humanity ReStore, KFC, Miami Subs, and more
- 35,510 SF big box/anchor opportunity available
- Just minutes from Florida's Turnpike
- Great exposure at the northwest corner of Military Trail and Lake Worth Road
- More than 86,000 cars pass by the site daily

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Lease Rate: | Negotiable |
| Available SF: | 1,960-31,600 SF |
| Building Size: | 127,936 SF |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------|------------|------------|
| 4515 | Negotiable | 31,600 SF |
| 4623-4627 | Negotiable | 3,370 SF |
| 4611 | Negotiable | 1,960 SF |

BRYAN COHEN

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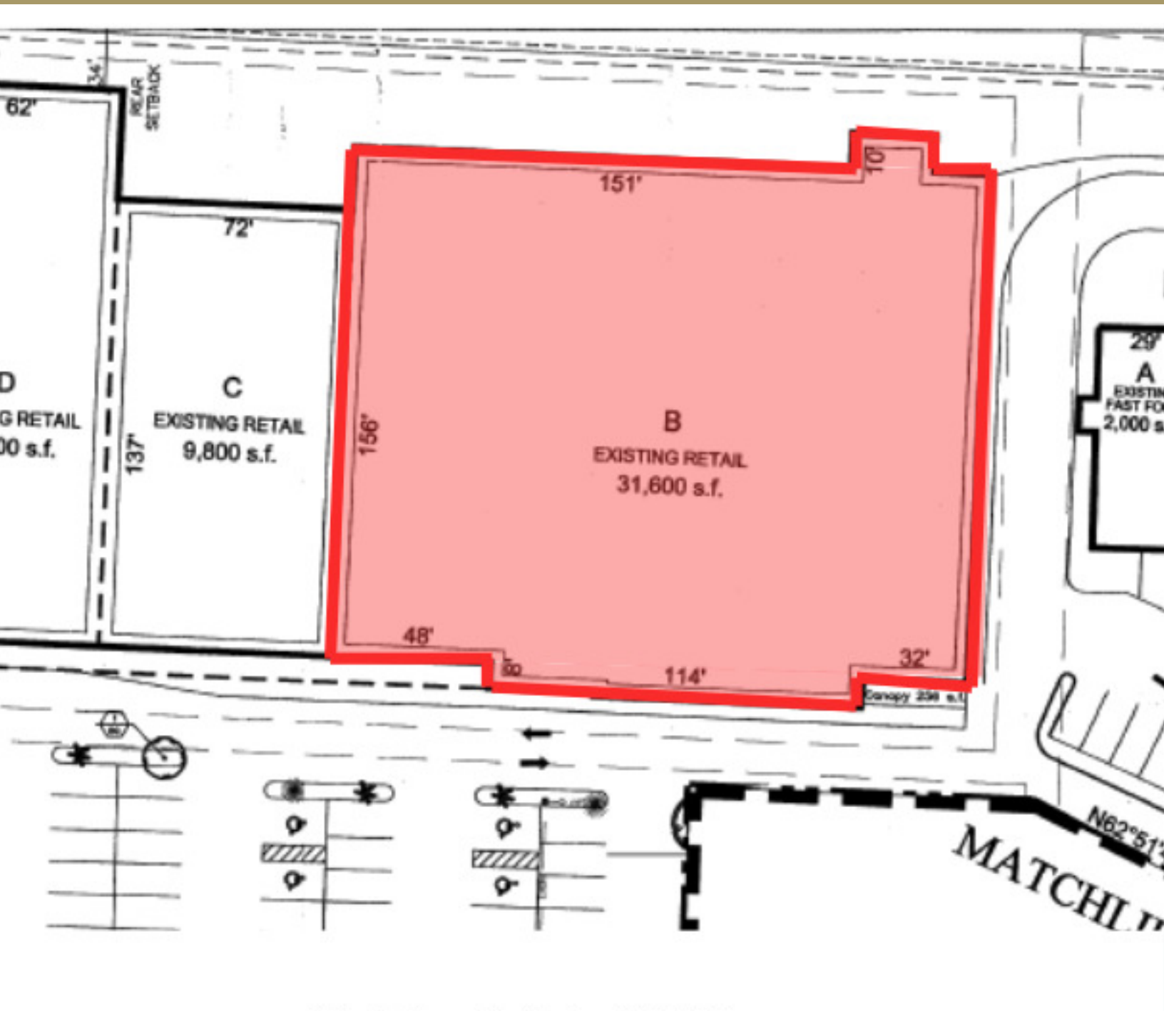
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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|---------------------------------|-------------|----------------|
| Habitat for Humanity Restore | 4639 | 32,683 |
| Bingo Magic | 4631 | 9,800 |
| AVAILABLE | 4611 | 1,960 |
| Liberty Movement | 4621 | 1,859 |
| Eliza and Janet's Hair Salon | 4609 | 960 |
| Liberty Movement | 4607-4601 | 7,380 |
| AVAILABLE | 4623-4627 | 3,370 |
| Saving Lives Home Health Agency | 4521 | 960 |
| Urgent Care | 5061 | 3,893 |
| Carpet Mills | 4517 | 9,800 |
| AVAILABLE | 4515 | 31,600 |
| Miami Grill | 4513 | 2,200 |
| Tool Rental | 4509B | 1,200 |
| Aztec Food Mart | 4509A | 1,200 |
| Aztec Food Mart | 4511 | 2,160 |
| Boost Mobile | 4641 | 1,200 |
| Tony's Barbershop | 4643 | 1,200 |
| Greenacres Pizza | 4645 | 1,200 |
| Smoke Shop | 4647 | 1,920 |

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| TENANT NAME | UNIT NUMBER | UNIT SIZE (SF) |
|---------------------|-------------|----------------|
| Estrella Insurance | 4651 | 1,200 |
| Liberty Tax | 4653 | 980 |
| Tag&Title | 4655 | 850 |
| Curry Tabanca | 4657 | 1,007 |
| Color Nails | 4659 | 1,200 |
| Vocational Training | 4525 | 960 |
| TOTALS/AVERAGES | | 122,742 |

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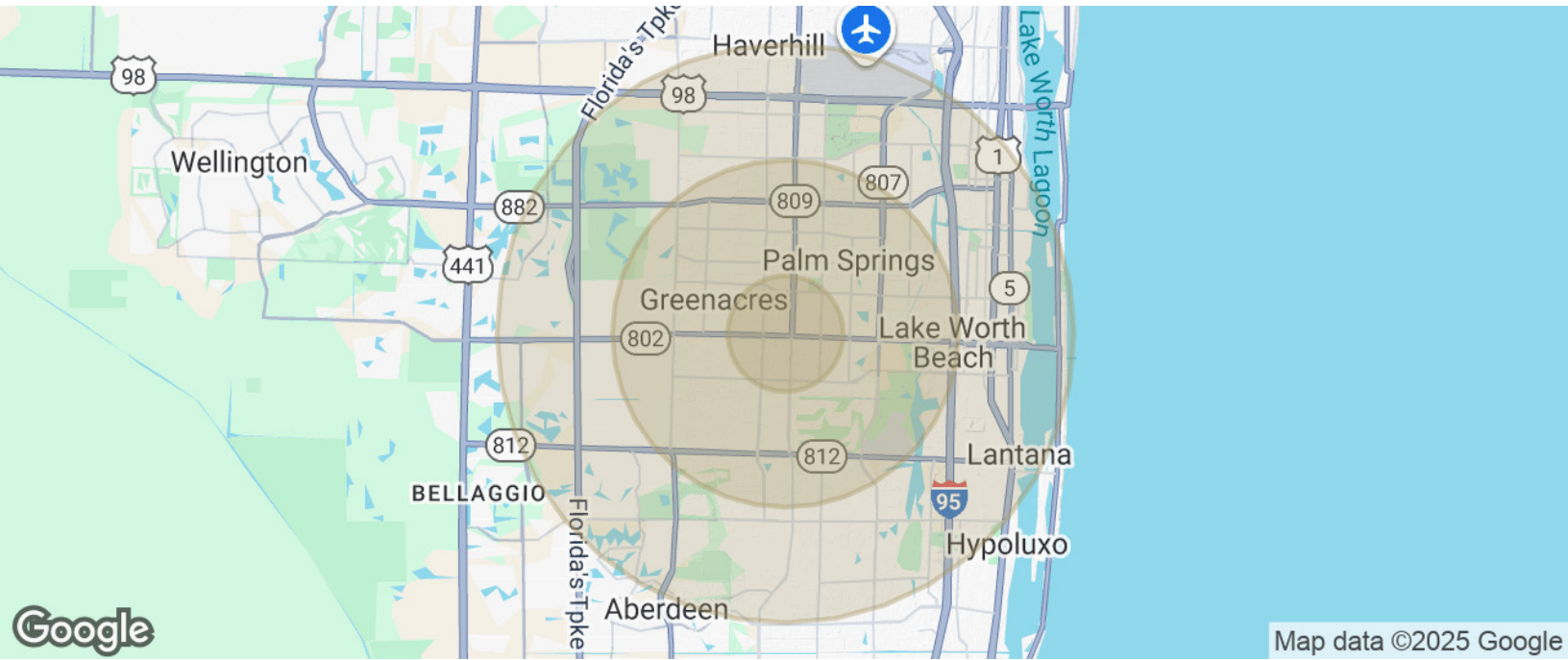
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 22,958 | 177,371 | 352,926 |
| Average Age | 35 | 40 | 41 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,579 | 63,309 | 126,504 |
| # of Persons per HH | 3.5 | 2.8 | 2.8 |
| Average HH Income | \$84,263 | \$81,829 | \$94,100 |
| Average House Value | \$282,829 | \$292,474 | \$355,382 |

Demographics data derived from AlphaMap

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