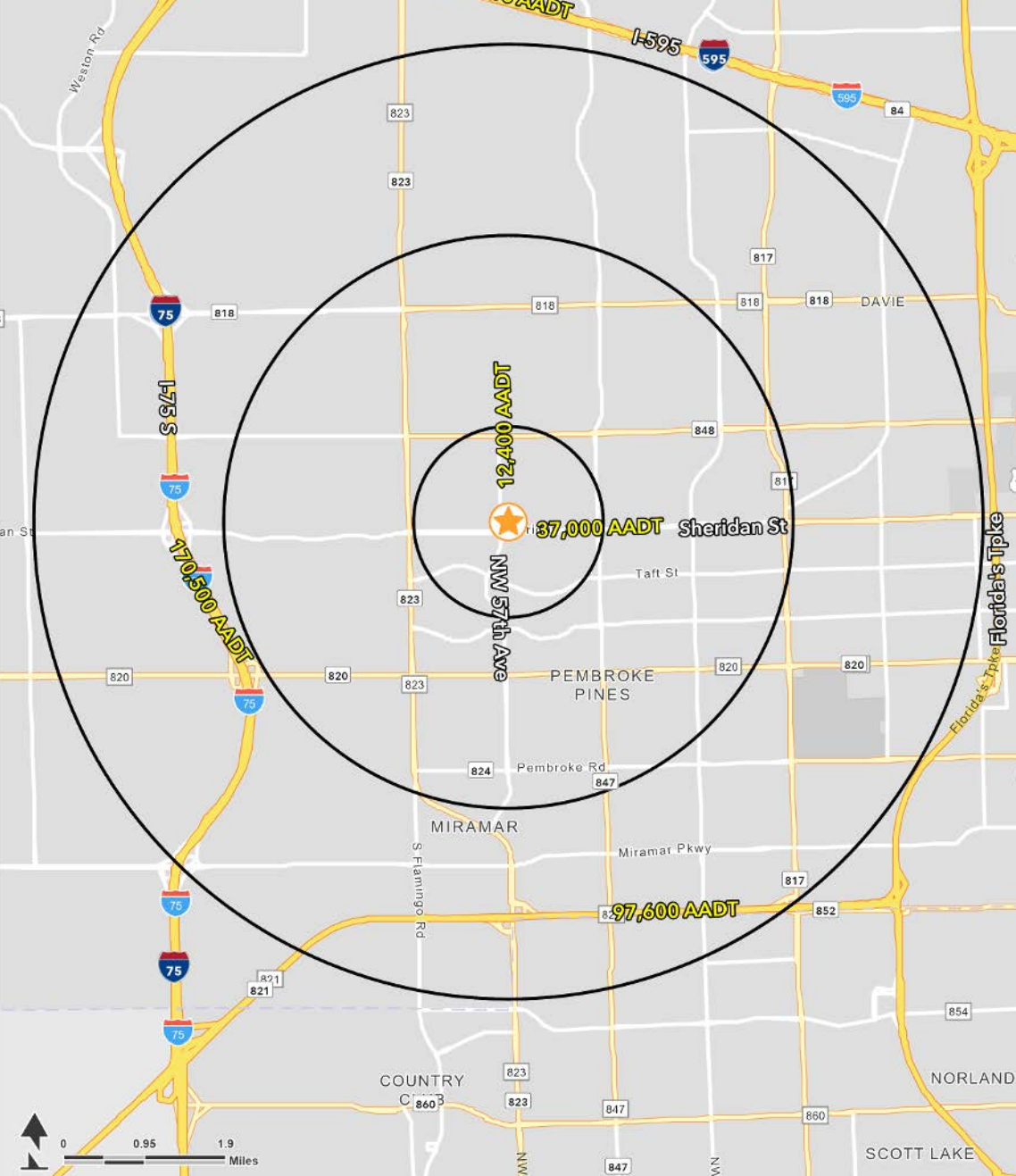


EMBASSY LAKES SHOPPING CENTER

2661 N HIATUS RD, COOPER CITY, FL 33026

FOR LEASE





PROPERTY HIGHLIGHTS

- Embassy Lakes Shopping Center boasts a dense residential population and is located in an affluent section of Cooper City with average household incomes exceeding \$151,159 with a 1-mile radius
- The center is anchored by Dollar Tree, Flamingo Supermarket and many other national retail shops
- GLA: 130,511

AVAILABLE SPACES

- Suite 3-2705: Available 10/1/2025 905 SF
- Suite 5-2695: 905 SF
- Suite 8-2671: 18,645 SF
- Suite 11-2651: 1,625 SF
- Suite 16-2625: 1,625 SF
- Suite 17-2621: 2,110 SF
- Suite 33 - 2511: 900 SF

DEMOGRAPHICS

Latitude: 26.03178 Longitude: -80.29537

	1 MILE	3 MILES	5 MILES
 2025 Total Population	16,883	129,393	343,469
 2025 Total Households	6,010	50,086	125,168
 2025 Average HH Income	\$151,159	\$114,303	\$119,008
 2025 Daytime Population	11,235	102,693	272,869

PROPERTY OVERVIEW

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1-2731	Bogart's American Kitchen	3,823 SF
2-2711	Joe's Old School Pizza	905 SF
3-2705	Available 10/1/25	905 SF
4-2701	WYSP Skin Studio	905 SF
5-2695	Available	905 SF
6-2691	Main Spot	905 SF
7-2685	Fit 4 Lyfe	2,935 SF
8-2671	Available	18,645 SF
9-2665	Jamie Shore DDS	1,477 SF
10-2661	Embassy Lakes Animals	1,539 SF
11-2651	Available	2,750 SF
12-2645	Dollar Tree	11,126 SF

SUITE	TENANT NAME	SPACE SIZE
13-2643	Allstate Insurance	2,374 SF
14-2635	La Brochette Bistro	2,494 SF
15-2631	AR Workshop	1,274 SF
16-2625	Available	1,625 SF
17-2621	Available	2,110 SF
18-2615	Dry Cleaner	931 SF
19-2611	All About Empanadas	1,119 SF
20-2605	Optical Impressions	1,119 SF
21-2601	Tipsy Salon Bar	3,391 SF
24-2581	Flamingo (Bravo) Market	46,328 SF
25-2575	Cooper City Discount Liquors	1,620 SF
26-2571	Chaito's Latin Social Resta...	1,620 SF

SUITE	TENANT NAME	SPACE
27-2565	Creative Chiropractic	1,620 SF
28-2555	Salonz Beauty & Spa	7,028 SF
29-2535	Broccolini Cafe	1,500 SF
30-2525	Let Knit B	900 SF
31-2521	Clipper Kings Barber Lounge	900 SF
32-2515	No1 Wok Chinese Resta...	900 SF
33-2511	Available	900 SF
34-2505	Sew & Fix	900 SF
35-2501	The Crust Sandwich Comp...	1,240 SF

AREA OVERVIEW



EXCLUSIVE AGENT(S):

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