

# RETAIL CONDO WITHIN CORAL CREEK PLAZA

4651 N STATE ROAD 7,  
CORAL SPRINGS, FL 33073



**FOR SALE**

Presented By,

**TODD COHEN**

Principal

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

## RETAIL CONDO AT CORAL CREEK PLAZA

Lee & Associates presents a 1,200 SF retail condominium located within the well-maintained Coral Creek Plaza in Coconut Creek. This bay, positioned as the second unit in Building C, offers direct visibility from heavily trafficked State Road 7 (US-441), making it ideal for a variety of retail uses. The suite is part of a regional shopping center with an anchor store, benefiting from strong foot traffic and a synergistic tenant mix. Its strategic placement near the plaza's 441-side entrance ensures easy ingress and egress for both customers and deliveries.

Positioned just north of Wiles Road along the vibrant State Road 7 corridor, the property enjoys strong vehicular exposure and seamless access to major surrounding neighborhoods and commercial hubs. Located in Broward County, this area is known for its dense residential population and high daily traffic counts, providing excellent visibility and consumer reach for retailers. Coral Creek Plaza is surrounded by popular national and local retailers, enhancing the draw to the center and supporting ongoing customer flow.



For more information, please contact one of the following individuals:

### MARKET ADVISORS

#### TODD COHEN

Principal  
786.385.9478  
tcohen@lee-associates.com

## ASKING PRICE \$398,000



#### Retail Condo:

- Rare 1,200 SF Bay In A Bustling Retail Center
- High Income Demographics
- Excellent Visibility
- Strong Foot Traffic
- Dense Retail Corridor



#### Prime Location:

- High Traffic Intersection of 441 and Wiles
- Coconut Creek/Coral Springs Market
- Surrounded By Much-Needed and Internet-Resistant Service Retail



#### Exceptional Access:

- Center is Accessible from both Wiles and 441
- Major Signalized Intersection
- Condo Location within the Center Makes it Easy to Access from the 441 Entrance

# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	Retail Condo within Coral Creek Plaza
STREET ADDRESS	4651 N State Road 7
CITY, STATE, ZIP	Coral Springs, FL 33073
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Coconut Creek

## PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Retail Condo
ZONING	B-2
AVAILABLE UNIT SIZE	1,200 SF
	C
UNIT	#3

## BUILDING INFORMATION

CORAL CREEK PLAZA SIZE	200,000 SF
BUILDING CLASS	A
NUMBER OF FLOORS	1
YEAR BUILT	2007
NUMBER OF BUILDINGS	1
APN #	484112AA0010



# CORAL CREEK PLAZA | BUILDING C | UNIT 3



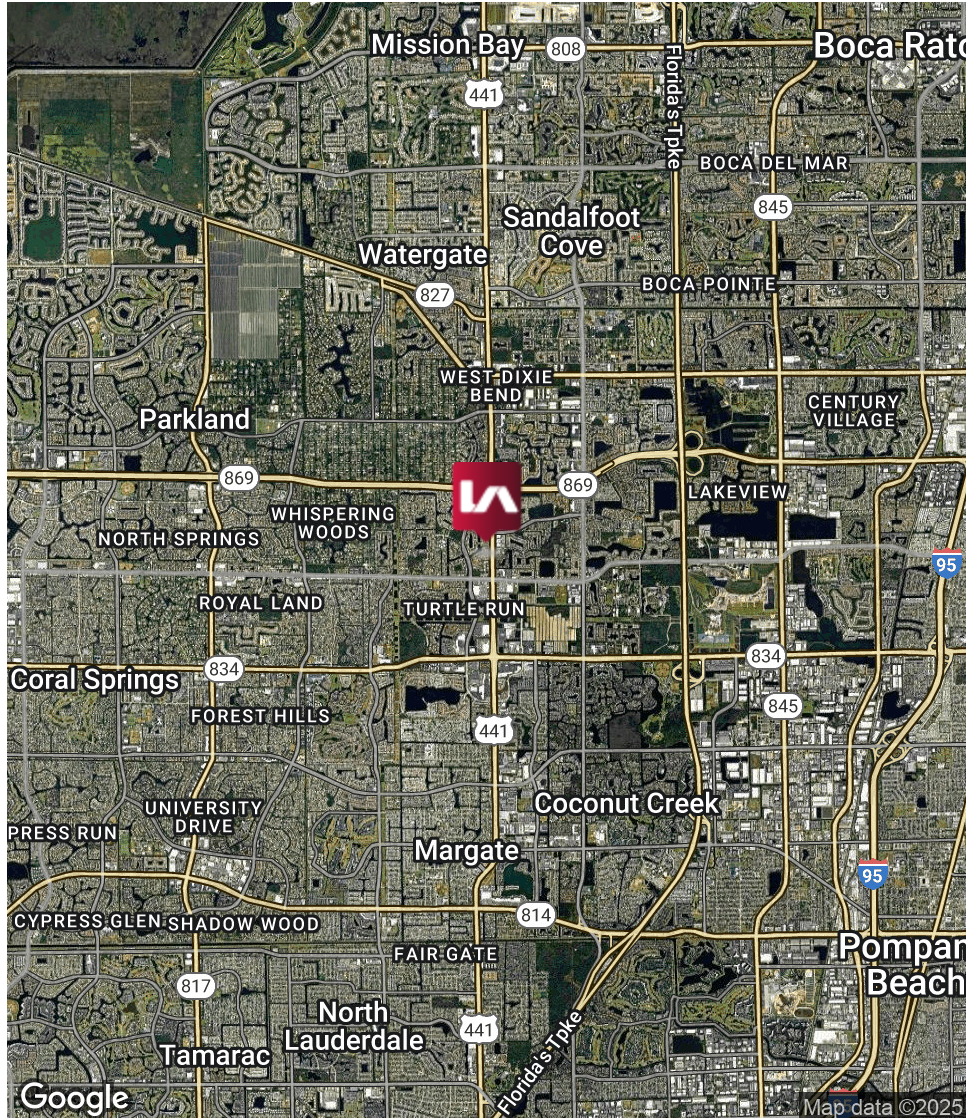


# MARKET OVERVIEW





# REGIONAL MAP



## LOCATION OVERVIEW

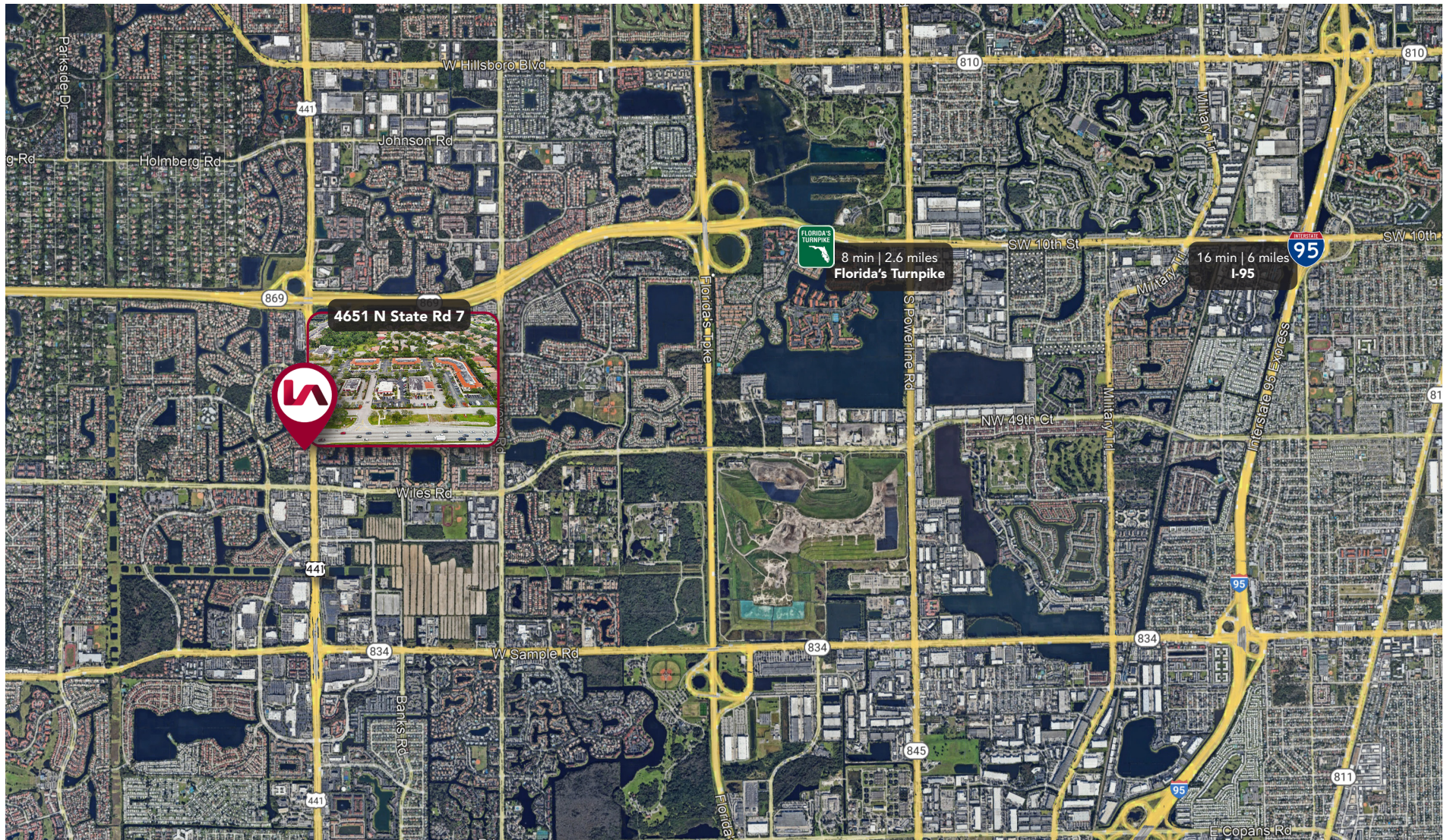
Located in Coconut Creek just north of Wiles Road on State Road 7 (US-441), this property sits within a thriving retail corridor with excellent connectivity and high visibility. The area is characterized by dense residential communities and well-established commercial activity

## CITY INFORMATION

CITY:	Coral Springs
MARKET:	South Florida
SUBMARKET:	Coconut Creek



# CENTRAL BROWARD | NEAR FLORIDA'S TURNPIKE & I-95

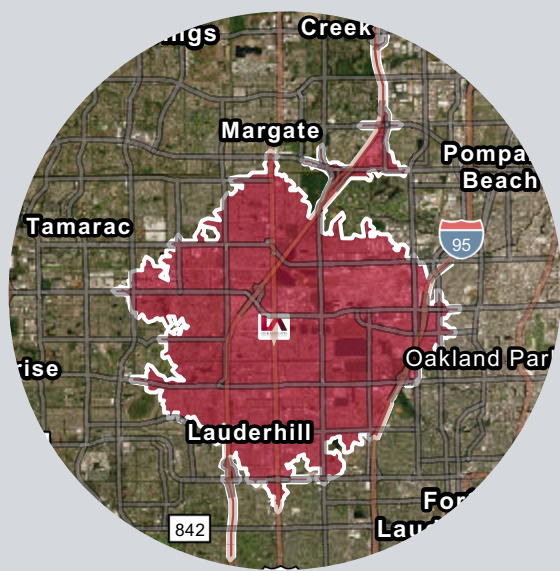
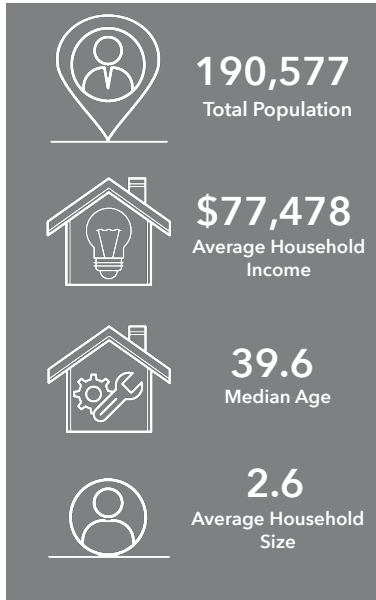




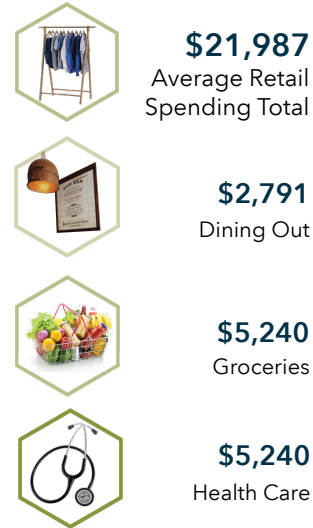
# DEMOGRAPHIC PROFILE 10, 15, AND 20 MIN

## KEY FACTS

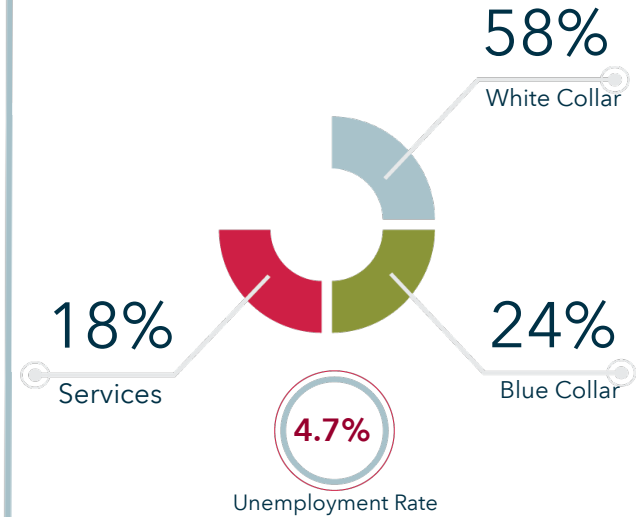
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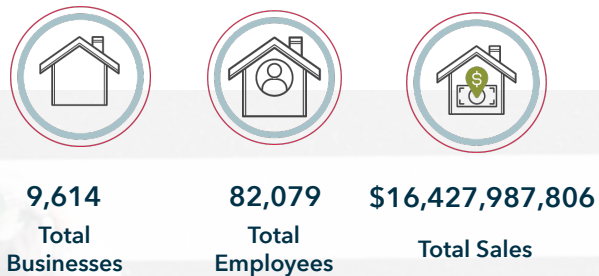
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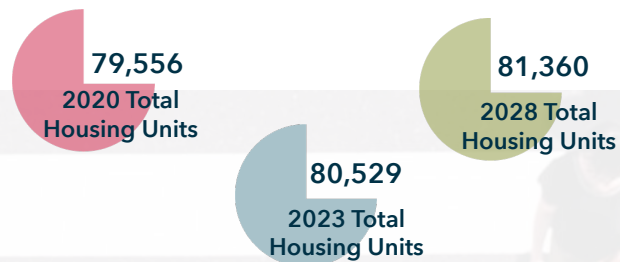
## EMPLOYMENT TRENDS



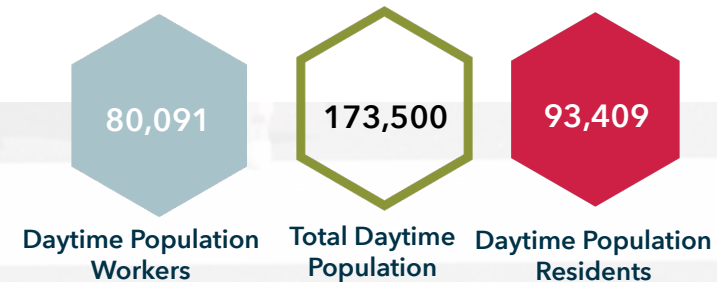
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION

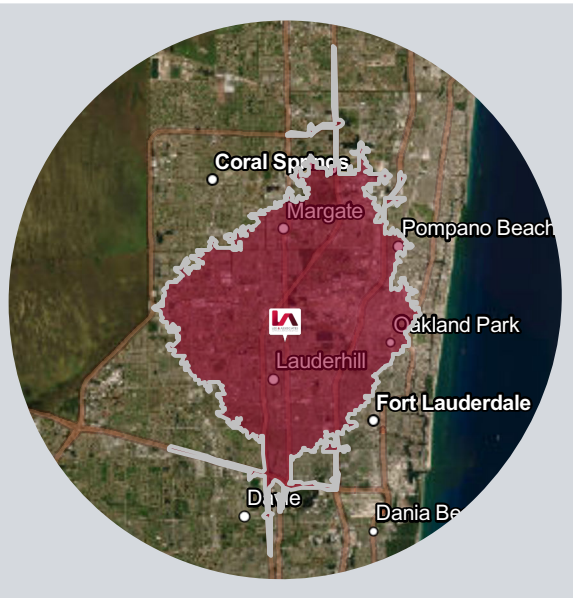
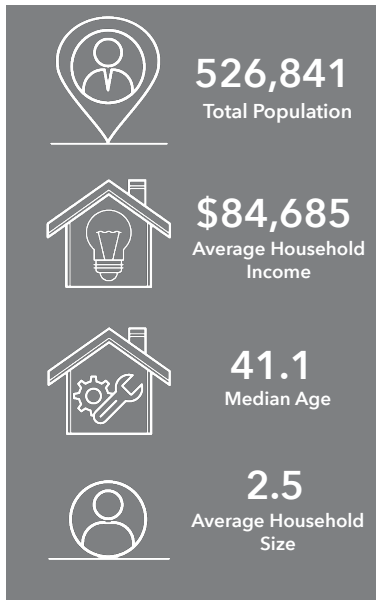




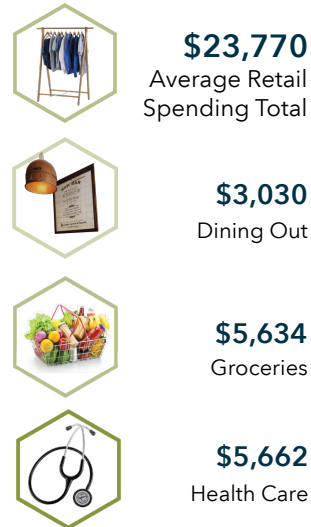
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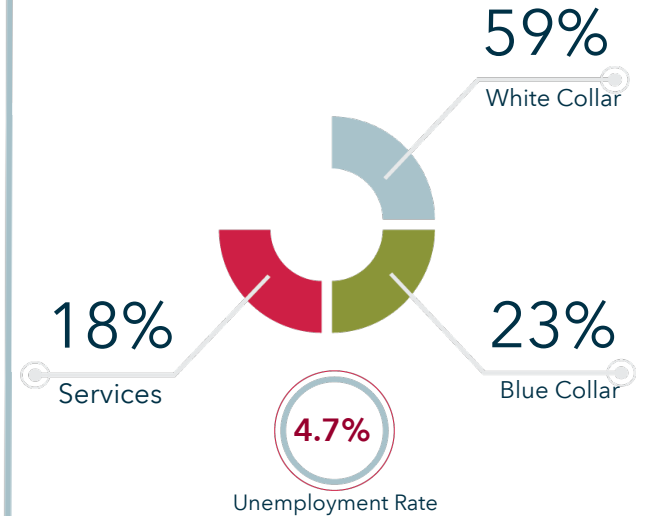
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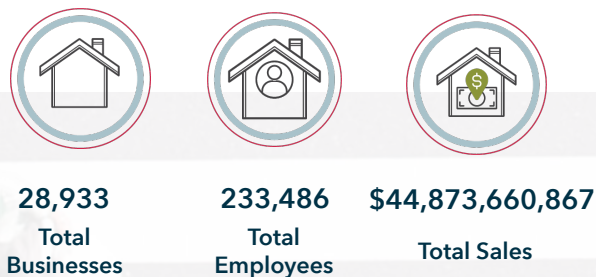
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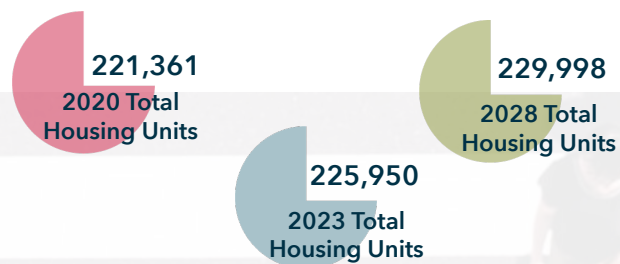
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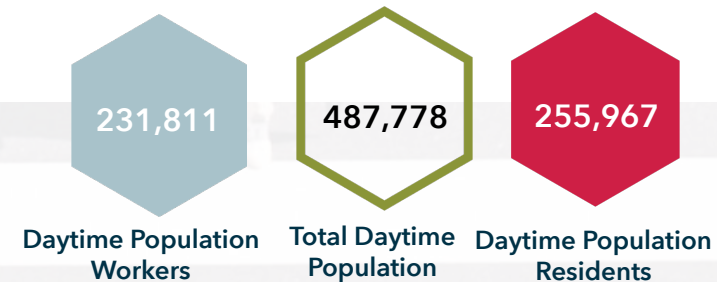
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION

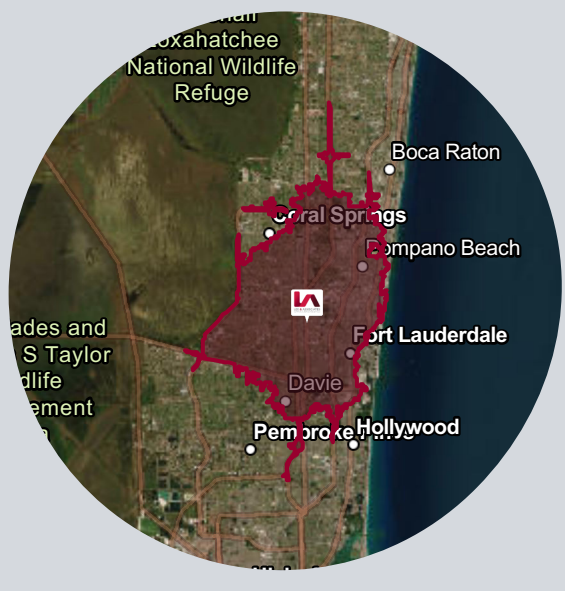
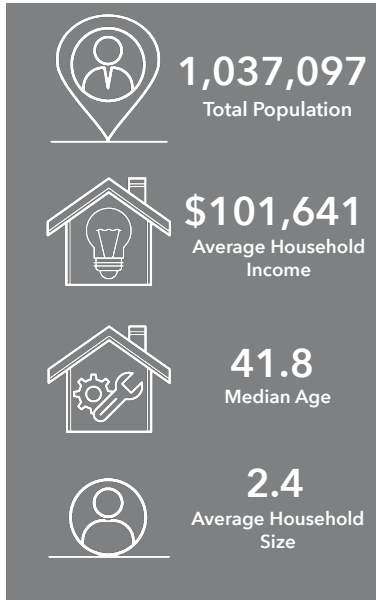




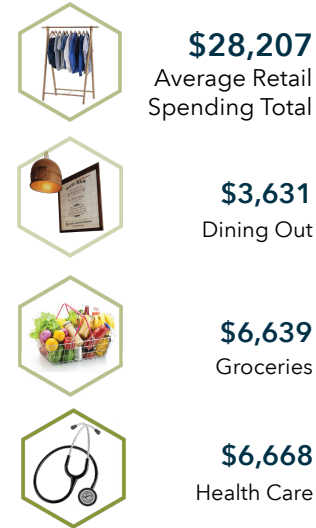
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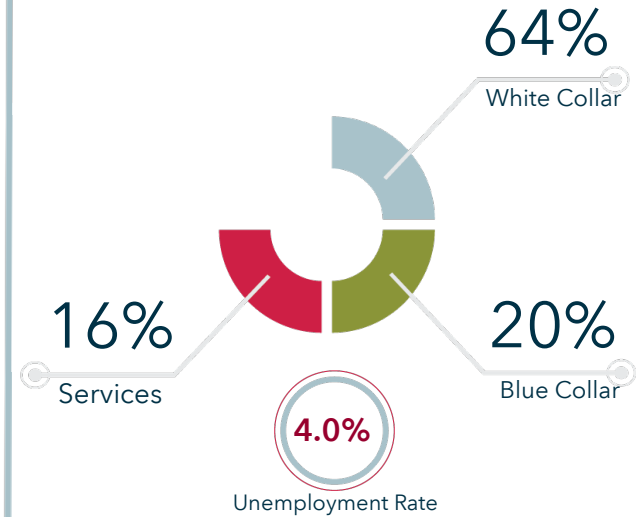
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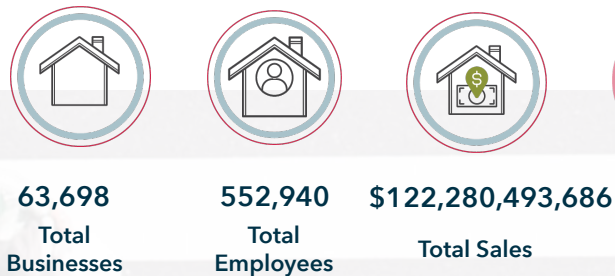
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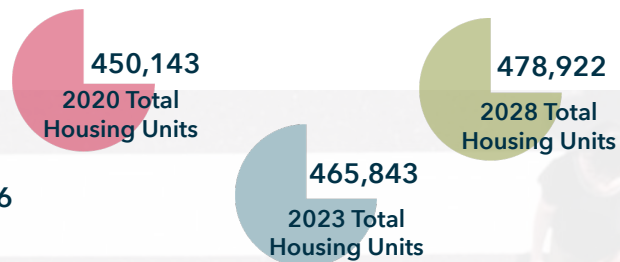
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## HOUSING UNITS



## DAYTIME POPULATION

