

FOR LEASE

CORAL CREEK SHOPS

6500 N STATE ROAD 7, COCONUT CREEK, FL 33073



PROPERTY DESCRIPTION

Grocery-anchored urban infill shopping center located at the southeast corner of State Road 7 (US-441) and Johnson Road in a desirable infill market.

PROPERTY HIGHLIGHTS

- Recently signed leases with Juici Patties and Abbott's Frozen Custard
- Publix-anchored shopping center with tenants including Wendy's, Dunkin' Donuts, Bank of America, and more
- Second-generation restaurant space available
- Ingress and egress from both N. State Road 7 and Johnson Road
- Close proximity to Florida's Turnpike and Sawgrass Expressway
- Daily traffic count of 66,400

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	31
Available SF:	1,950 - 2,000 SF
Building Size:	112,736 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,449	43,180	142,583
Total Population	12,612	119,783	365,474
Average HH Income	\$138,713	\$123,323	\$119,004

BRYAN COHEN

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CORAL CREEK SHOPS

Caligo Crossing

- PNC
- Starbucks
- Walmart
- Green
- T-Mobile
- Kohl's
- Haverty's
- at&t
- FedEx
- Zimmerman & Frachman
- Tucana Flats
- JJ

West Creek Commons

- Dunkin' Donuts
- Duffy's Sports Grill
- City National Bank
- Publix

Elite Office Suites

- JonnyKlaw
- Elite Office Suites

Coral Creek Shops

- Dunkin' Donuts
- McDonald's
- CHASE
- City National Bank
- Wendy's
- Mobil
- UPS
- Publix
- Bank of America

Winston Park

- LA Fitness
- Vitamin Shoppe
- FedEx
- DQ
- Wells Fargo
- Green
- City National Bank
- Dunkin' Donuts
- Publix

Other Callouts:

- West Dixie Bend**
- Johnson Rd**
- Imberg Rd**
- TD Bank**
- I&M TAX**
- Tradewinds Elementary School** 1,019 Students
- Starbucks**
- Residence Inn** Marriott
- Hampton Inn** Hilton
- MODERN BALANCE**
- TEXAS ROADHOUSE**
- EL DORADO FURNITURE**
- Friedman Accounting FA**
- Park Springs Elementary School** 856 Students
- W Hillsboro Blvd**
- Lyons Rd**
- Winston Park Blvd N**
- NW 56th St**
- NW 58th Terrace**
- NW 60th Dr**
- NW 64th Dr**
- Serko Blvd**
- 869**
- 71st St**
- 45th Ave**
- 63rd**
- 45th Wn**

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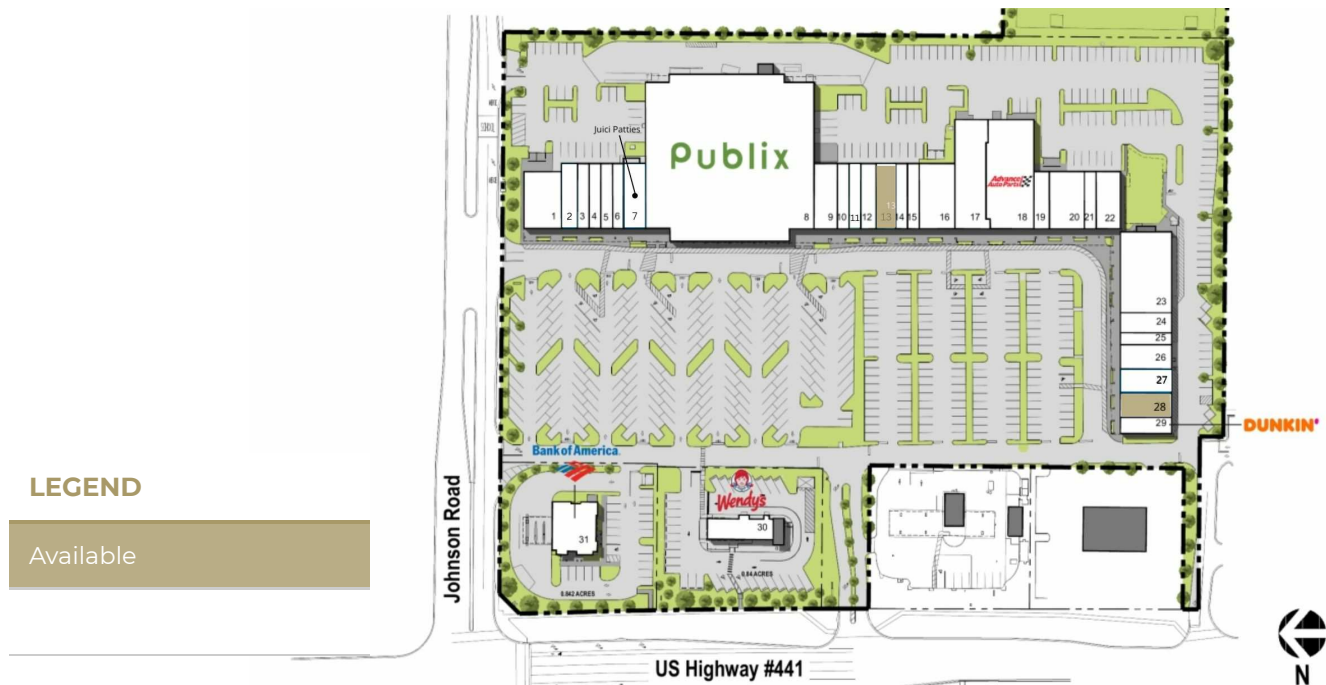
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,950 - 2,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
13	Available	2,000 SF	Negotiable
28	Available	1,950 SF	Negotiable

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SUITE	TENANT NAME	SIZE SF
1	Torero's Mexican Grill	3,850 SF
2	Florico Design	1,600 SF
3	Stretch Zone	1,200 SF
4	petNmind Naturals & Self-Wash	1,200 SF
5	Gentlemens Image Barbershop	1,200 SF
6	The UPS Store	1,200 SF
7	Juici Patties	1,600 SF
8	Publix	42,112 SF
9	Star Wine & Spirits XXI	2,400 SF
10	I & I Diamonds	1,200 SF
11	Abbott's Frozen Custard	1,200 SF
12	All Star Pizza	1,600 SF
13	AVAILABLE	2,000 SF
14	Blow and Go	1,200 SF
15	Cookie Cutters Haircuts for Kids	1,197 SF
16	North Broward Chiropractic & Wellness	3,600 SF
17	Dance Theatre	5,400 SF
18	Advance Auto Parts	8,100 SF
19	Fastrak Realty	1,400 SF
20	Toi Nail Spa	3,150 SF

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SUITE	TENANT NAME	SIZE SF
21	Pawfections	1,050 SF
22	Coconut Creek Winning Smiles	2,100 SF
23	Young Minds Learning Center	6,500 SF
24	Eye Was Framed	1,625 SF
25	Allstate Insurance	975 SF
26	Nana Sushi-Thai	1,950 SF
27	Palace Foot Spa	1,950 SF
28	AVAILABLE	1,950 SF
29	Dunkin' Donuts	1,300 SF
30	Wendy's	3,424 SF
31	Bank of America	3,500 SF

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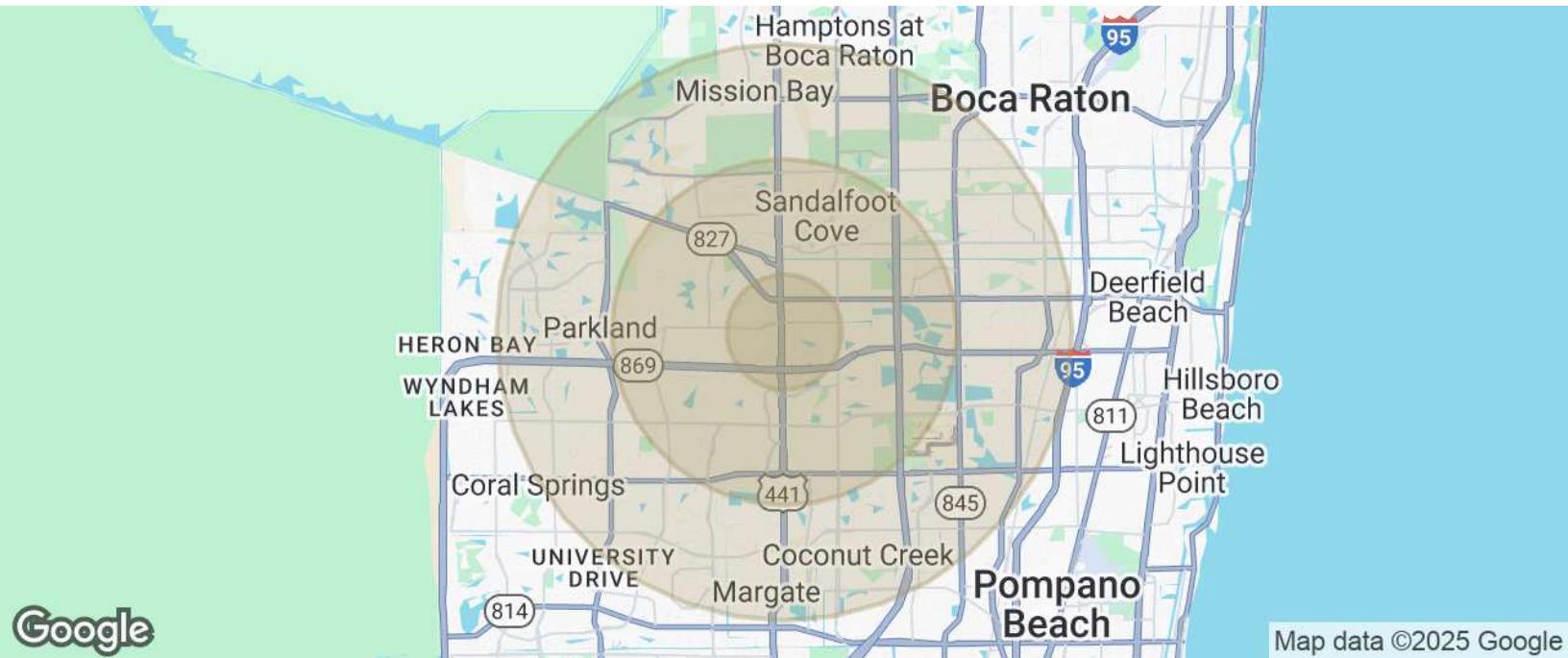
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,612	119,783	365,474
Average Age	38	40	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,449	43,180	142,583
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$138,713	\$123,323	\$119,004
Average House Value	\$607,971	\$484,801	\$469,839

Demographics data derived from AlphaMap

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