

FOR LEASE

# SAWGRASS CENTER

5900 CORAL RIDGE DRIVE, CORAL SPRINGS, FL 33076



## PROPERTY DESCRIPTION

Premier property in one of Broward County's most affluent markets- Parkland. Publix anchored with ample parking and excellent curb appeal. Strong neighborhood demographics; one-mile radius with an average household income of \$149,289.

## PROPERTY HIGHLIGHTS

- Dominant Publix grocery anchored center in one of Broward's wealthiest areas
- Located next to former Heron Bay Golf Club of 220 Acres for future development
- Retail and 2nd generation restaurant opportunities available
- Abundant parking and curb appeal
- 336 parking spaces available for customers and tenants
- Located just off of Sawgrass Expressway/869 and Coral Ridge Drive, with a combined traffic count of 98,000 cars per day

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,975 SF
Building Size:	83,832 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,682	28,280	66,592
Total Population	13,987	86,030	195,317
Average HH Income	\$141,429	\$127,997	\$118,984

**BRYAN COHEN**

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,975 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
C9	Available	2,975 SF	NNN	Negotiable

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SUITE	TENANT NAME	SIZE SF
A1	Publix	51,420 SF
B11	PM Pediatrics	4,800 SF
C5	Ember & Vine	4,125 SF
B1	Dance Theater at Heron Bay	3,000 SF
C9	AVAILABLE	2,975 SF
B3	Heron Bay Dental	1,875 SF
C4	Mathnasium	1,500 SF
C3	Dunkin Donuts	1,500 SF
B7	Modern Optical	1,500 SF
B6	Wingstop	1,500 SF
B5	The NY Pizza Place	1,500 SF
B10	4Ever Young	1,387 SF
C8	Ernie's Acai	1,125 SF
C2	Scenthound	1,125 SF
C1	Pak-Mail	1,125 SF
B9	China House	1,125 SF
B8	Jade Nails	1,125 SF
B4	Personal Touch Drycleaners	1,125 SF
<b>TOTALS</b>		<b>83,832 SF</b>

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SUITE	TENANT NAME	SIZE SF
AVERAGES		4,657 SF

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Google

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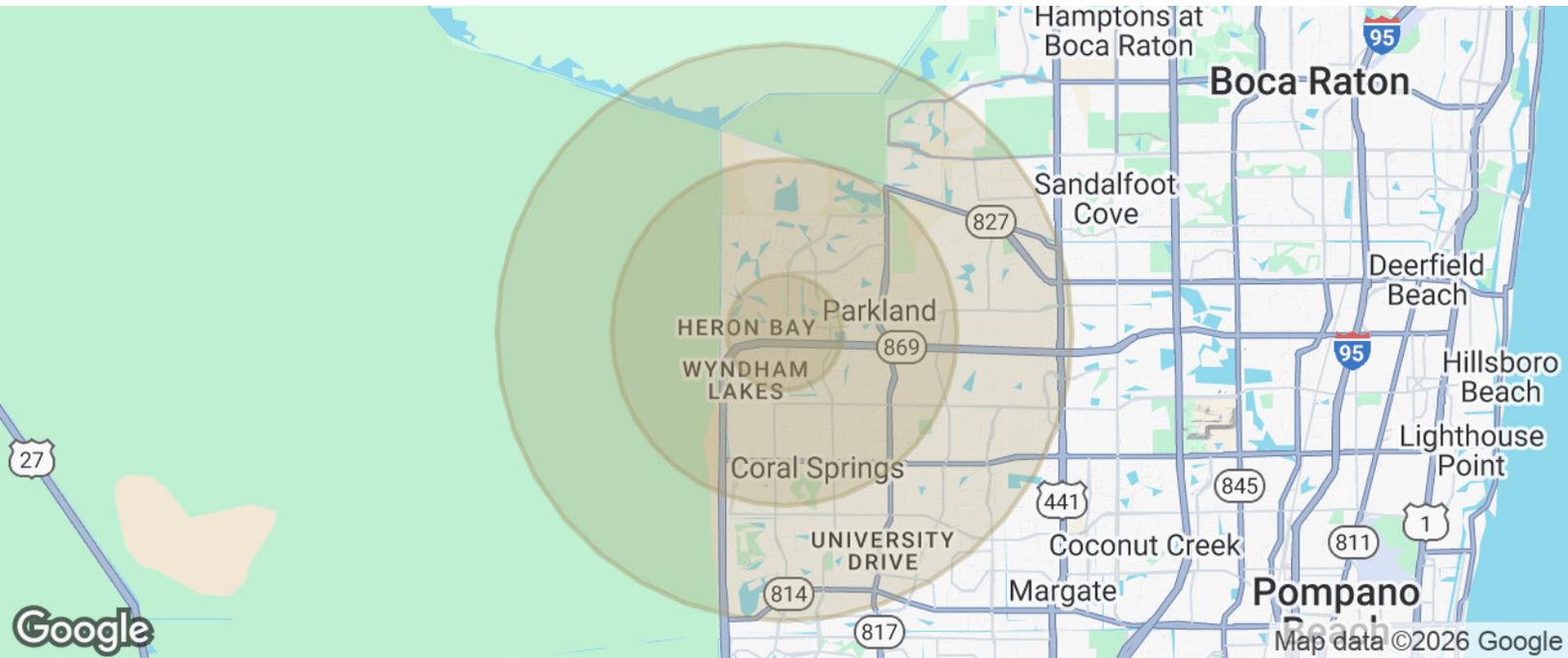
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,987	86,030	195,317
Average Age	39	38	39
Average Age (Male)	39	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,682	28,280	66,592
# of Persons per HH	3.1	3.1	3
Average HH Income	\$141,429	\$127,997	\$118,984

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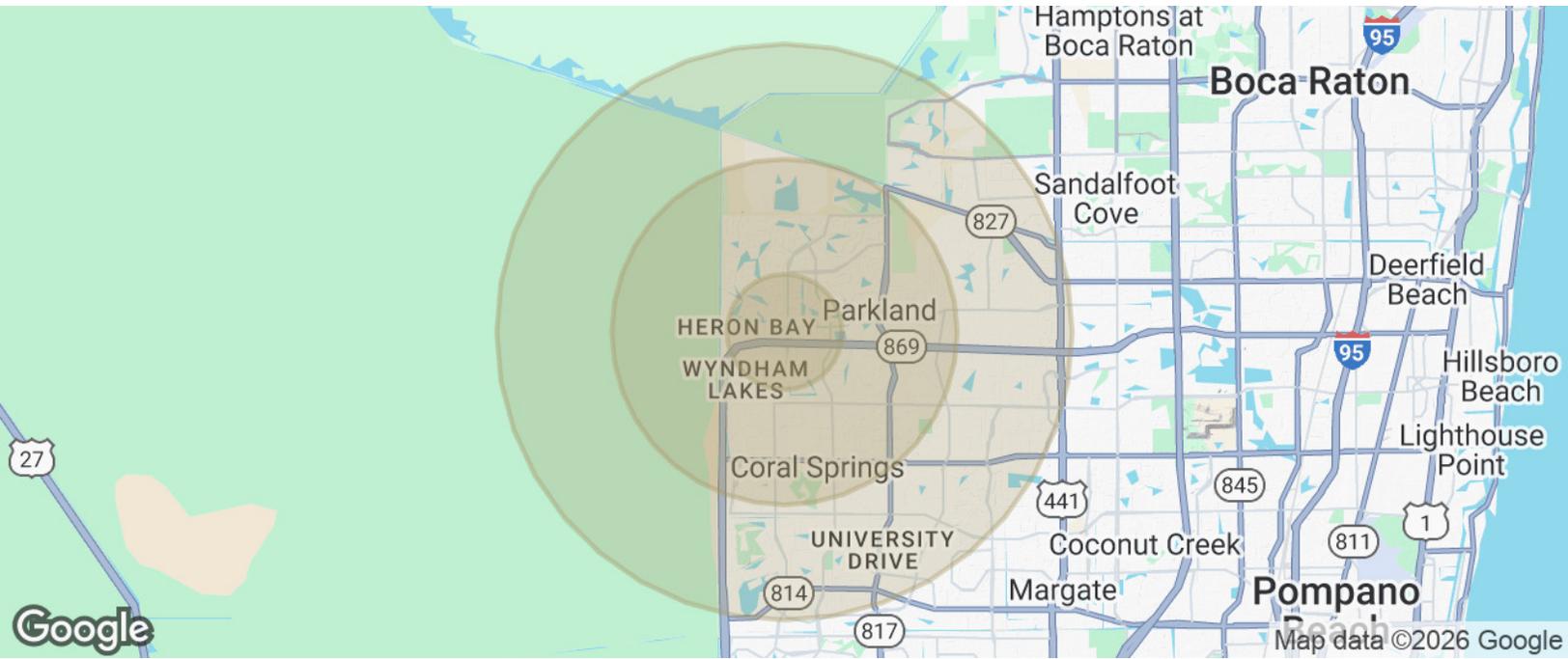
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Average House Value

\$674,692

\$658,677

\$584,805

*Demographics data derived from AlphaMap*

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