



mainstreet

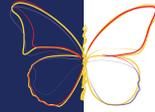
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Location

- Coconut Creek, Florida
- Northern Broward County
- On Lyons Road, north of Sample Road, south of Wiles Road

Highlights

- 200 acre mixed-use development
- 2.5 million SF of retail, residential, civic and recreational uses
- 1,633 residential units consisting of 794 rental apartments and 839 for sale condominiums, villas and townhomes
- Grocer anchored shopping center with approximately 90,000 SF of retail, restaurants and a variety of other services and concepts
- Over 50 acres of public parks, plazas and open space
- Total budget exceeding \$750 million

Timing

- Breaking ground mid 2026
- Commercial delivery projected mid to late 2027
- Opening late 2027

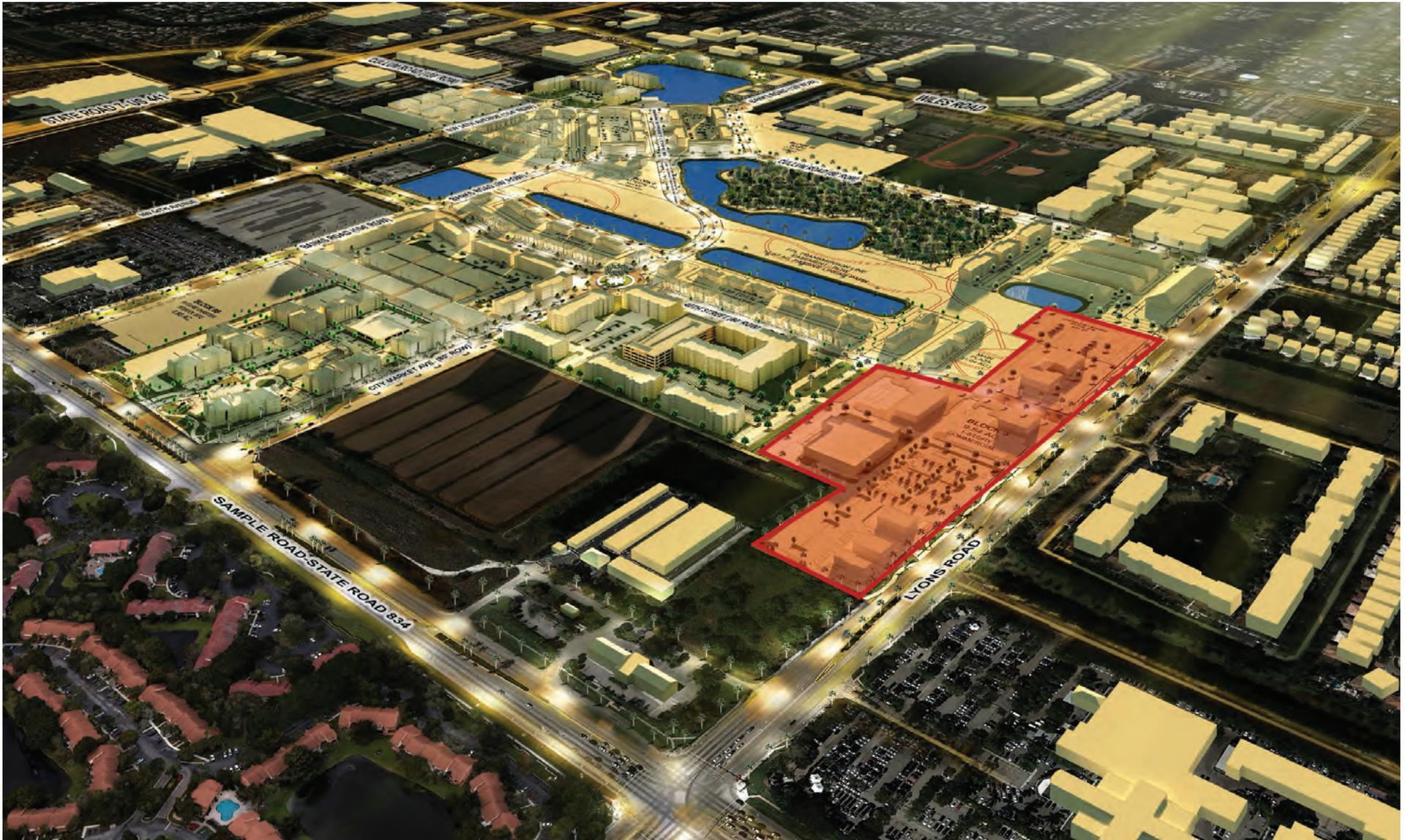
Traffic Counts

- 40,247 VPD Lyons Road | 60,402 VPD Sample Road



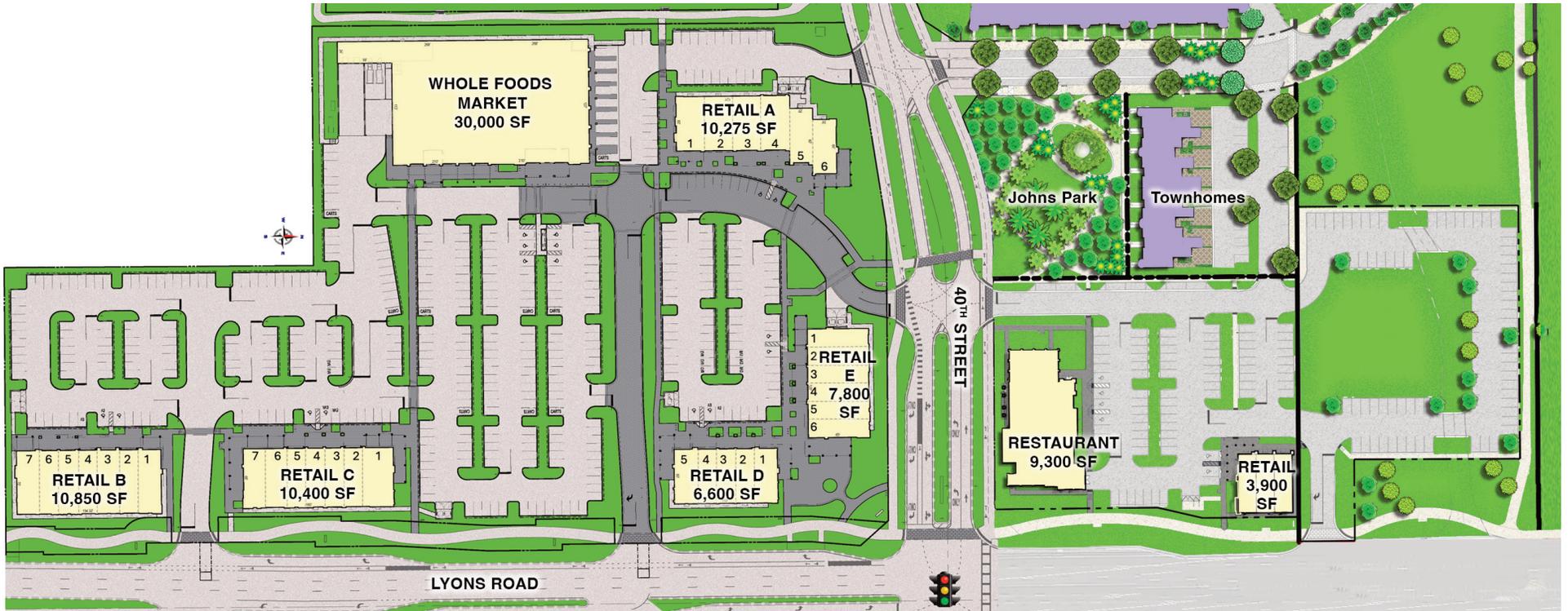


Grocery Anchored Retail | Blocks 2 & 3





Retail Site Plan | Blocks 2 & 3



Proposed building configurations and sizes are approximate and are subject to change. All information should be independently verified by Prospect for accuracy.

BLOCK 3			
Building	SQFT	Parking	
Whole Foods Market	30,000 SF	Spaces	445
Retail A	10,275 SF	Ratio	5.86
Retail B	10,850 SF		
Retail C	10,400 SF		
Retail D	6,600 SF		
Retail E	7,800 SF		
TOTAL	75,925 SF		

BLOCK 2			
Building	SQFT	Parking	
Restaurant	9,300 SF	Spaces	156
Retail	3,900 SF	Ratio	11.8
TOTAL	13,200 SF		



Block 3 | Grocery Anchored Retail





Block 3 | Retail E & Retail D





Block 3 | Retail E & Retail D





Block 3 | Retail D





Trade Area Demographics

Population			
	1 Mile	3 Mile	5 Mile
2010 Population	11,860	108,176	336,978
2022 Population	13,497	120,625	381,627
2027 Population Projection	13,342	120,180	383,294
Annual Growth 2022-2027	-0.23%	-0.07%	0.09%
Median Age	36.0	41.6	43.1
Bachelor's Degree or Higher	38%	36%	33%
2022 Total Daytime Population	13,025	114,322	345,954

Income			
	1 Mile	3 Mile	5 Mile
Average Household Income	\$96,490	\$99,444	\$93,067
Median Household Income	\$81,529	\$72,791	\$64,330
< \$15,000	3.9%	6.8%	8.7%
\$15,000 - \$24,999	5.9%	6.0%	7.3%
\$25,000 - \$34,999	6.4%	8.2%	8.5%
\$35,000 - \$49,999	10.2%	11.7%	12.8%
\$50,000 - \$74,999	18.5%	18.5%	19.0%
\$75,000 - \$99,999	15.7%	14.0%	13.4%
\$100,000 - \$149,999	26.1%	18.3%	15.8%
\$150,000 - \$199,999	9.2%	88.7%	7.4%
\$200,000+	4.1%	7.8%	7.1%

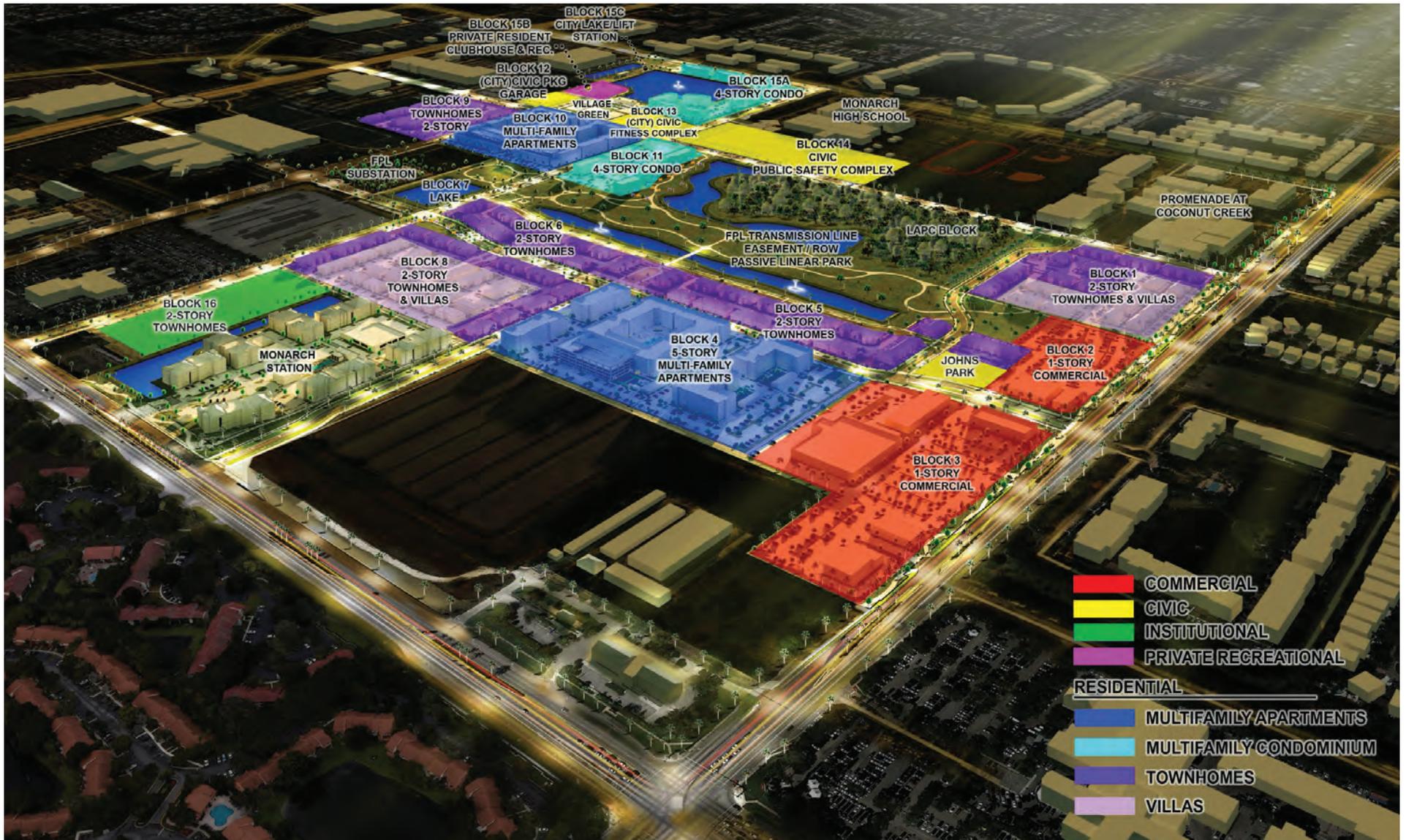
Households			
	1 Mile	3 Mile	5 Mile
2010 Households	4,502	42,372	133,984
2022 Households	5,074	46,936	149,032
2027 Households	5,008	46,573	149,163
Annual Growth 2022-2027	-0.26%	-0.16%	0.02%
Owner Occupied Households	47.4%	59.7%	56.1%
Renter Occupied Households	46.9%	32.2%	32.8%
2022 Annual Budget Expenditures	\$418,988,086	\$3,994,158,319	\$11,919,275,055

Housing			
	1 Mile	3 Mile	5 Mile
Median Home Value	\$348,843	\$310,939	\$299,303
Median Year Built	1997	1987	1983



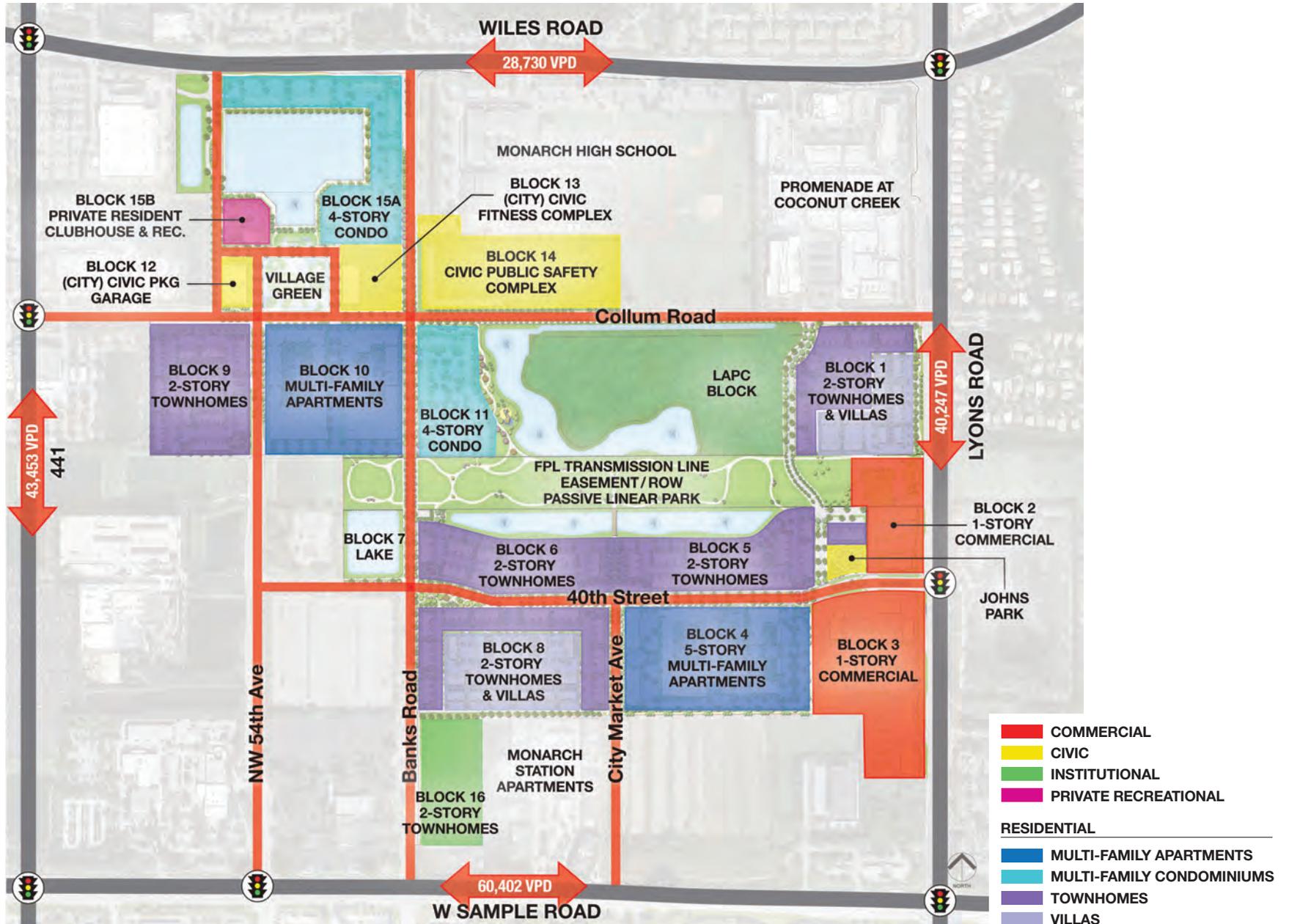


Proposed Uses





Proposed Uses

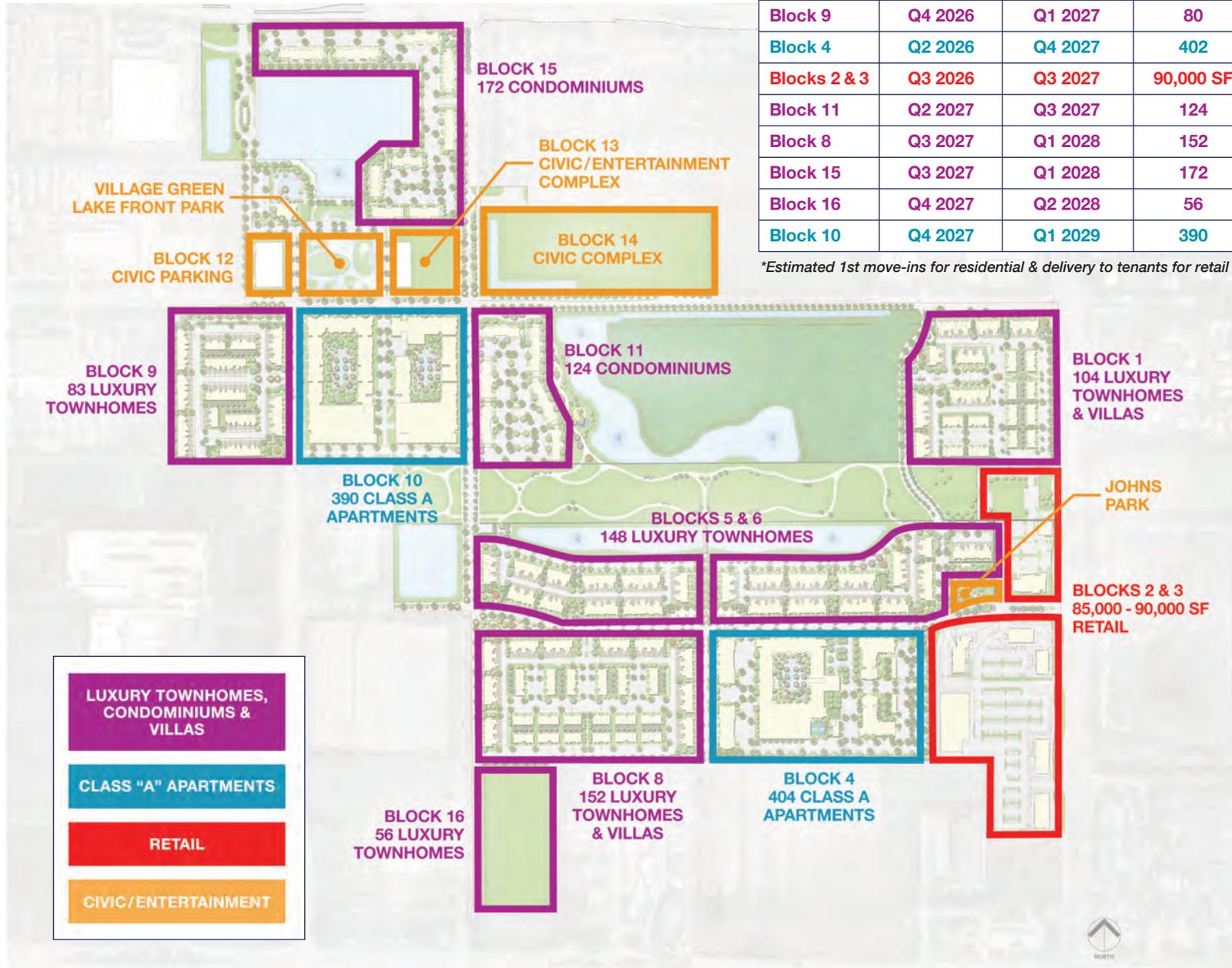




Estimated Delivery Dates

Parcel	Vertical Start	Delivery Date*	Units/SF	Product
Block 1	Q2 2026	Q4 2026	104	TH & Villa
Blocks 5 & 6	Q4 2026	Q2 2027	148	TH
Block 9	Q4 2026	Q1 2027	80	TH
Block 4	Q2 2026	Q4 2027	402	MF
Blocks 2 & 3	Q3 2026	Q3 2027	90,000 SF	Retail
Block 11	Q2 2027	Q3 2027	124	Condo
Block 8	Q3 2027	Q1 2028	152	TH & Villa
Block 15	Q3 2027	Q1 2028	172	Condo
Block 16	Q4 2027	Q2 2028	56	TH
Block 10	Q4 2027	Q1 2029	390	MF

*Estimated 1st move-ins for residential & delivery to tenants for retail





Surrounding Properties





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Rental Apartments & For Sale Townhomes





Renderings | Residential





For Sale Condominiums & Townhomes





For Sale Townhomes





Rental Apartments & For Sale Townhomes





Civic Space | The Village Green



A vibrant urban public space is the central meeting point for the social life and activities of the City.



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SCHMIER PROPERTY GROUP

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