

RETAIL SPACE FOR LEASE

# SHADOW ANCHORED BY STRONG PERFORMING

SWC Wiles Road & US 441, Coral Springs, FL

3 SPACES AVAILABLE  
INCLUDING ±2,800 SF MOVE IN  
READY MEDICAL SPACE



JOIN TARGET, PANERA BREAD, CHIPOTLE & MORE

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EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
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# Property Overview

## HIGHLIGHTS

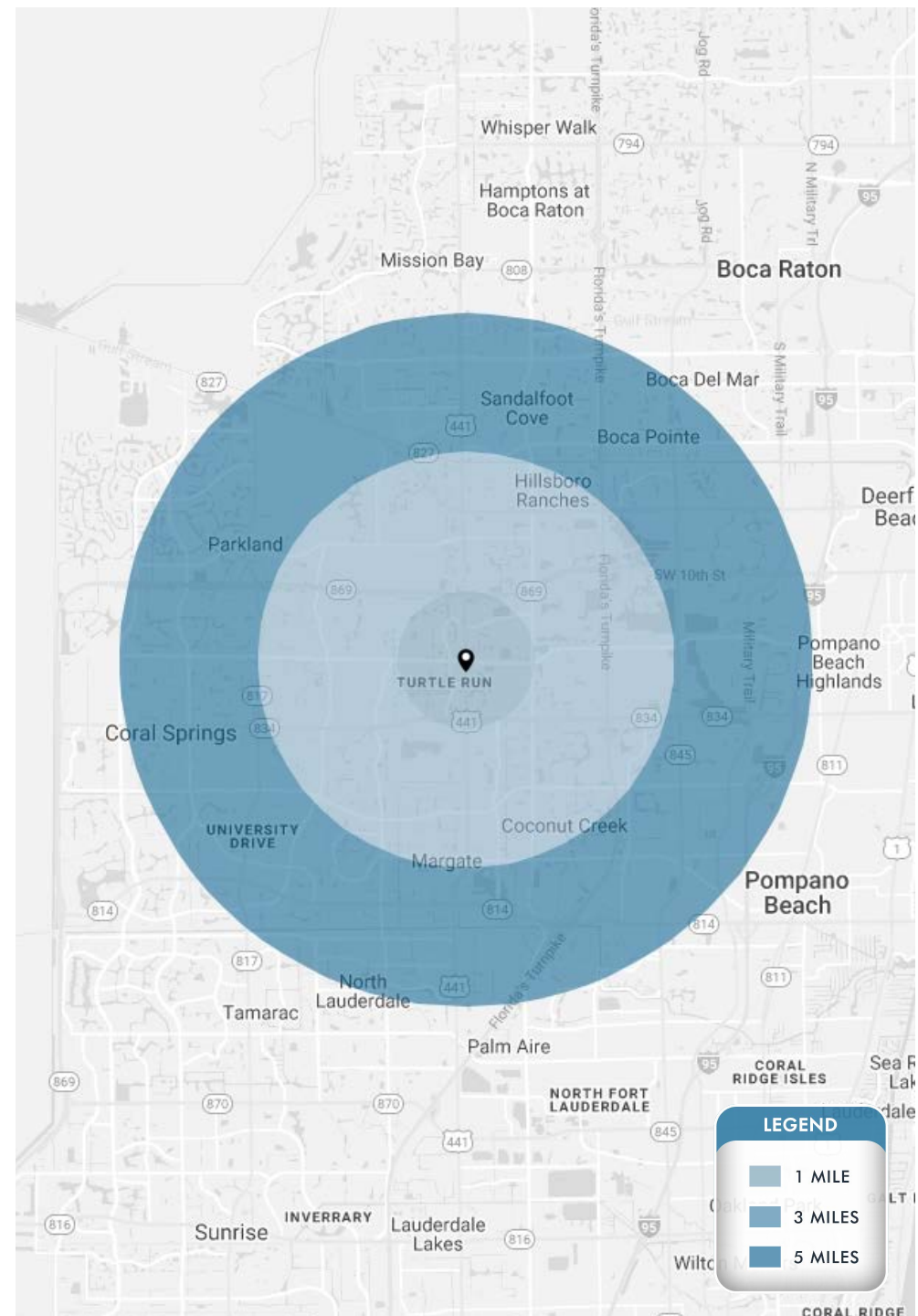
- High income trade area of Coconut Creek, east Coral Springs & Parkland
- ±2,800 SF move in ready medical space
- ±1,125 SF & 4,757 SF spaces available
- Nearly 31,500 VPD along US 441 and over 42,500 VPD along Wiles Road
- Convenient access to Sample Road via Turtle Creek Drive
- Several new residential projects proposed in the immediate area
- Join:    

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,547	143,803	383,971
HOUSEHOLDS	5,809	55,526	144,912
EMPLOYEES	12,652	118,534	315,176
AVERAGE HH INCOME	\$133,915	\$124,048	\$114,593

## DEMOGRAPHICS

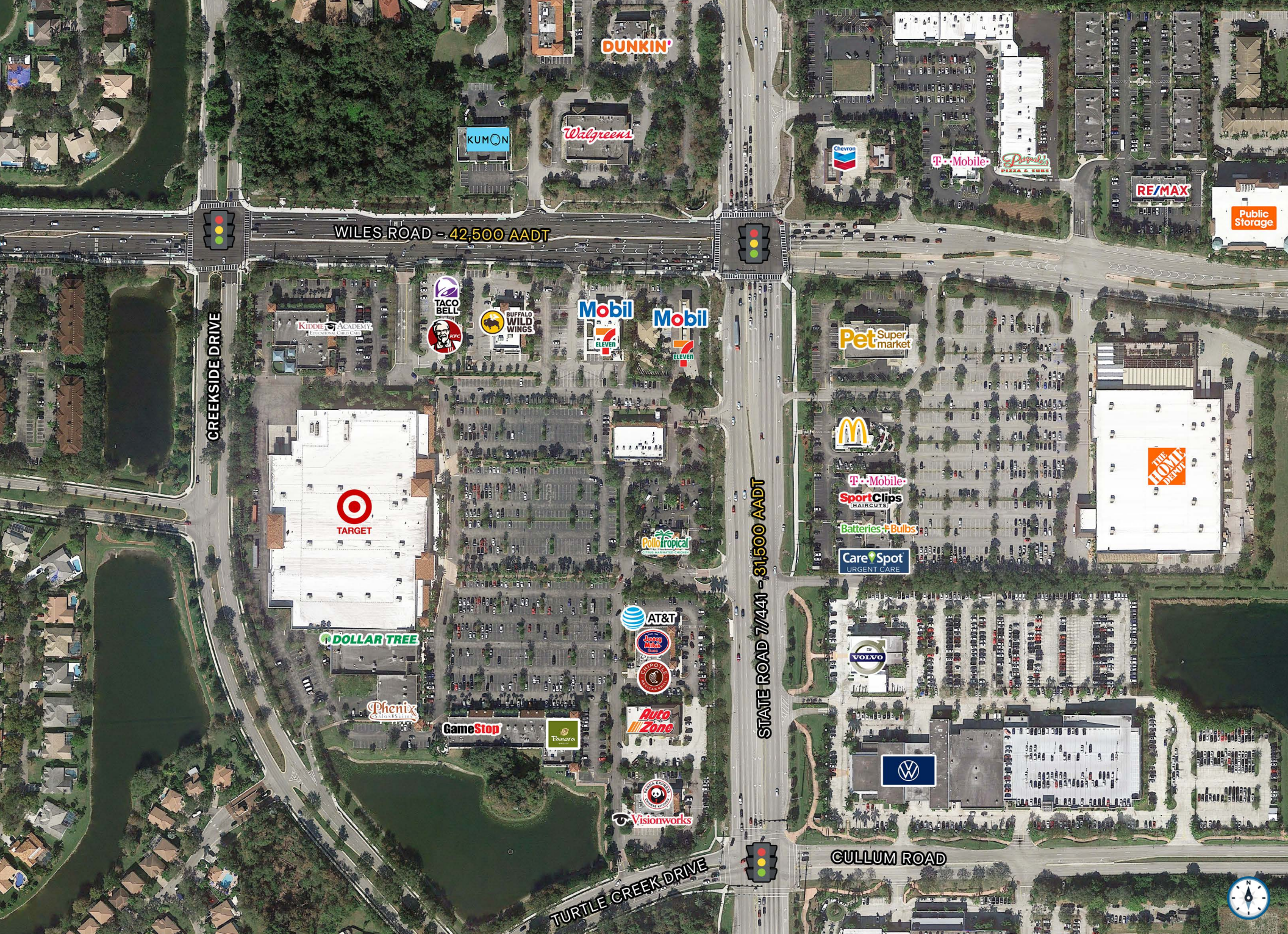
	5 MINS	10 MINS	15 MINS
POPULATION	48,702	213,129	482,852
HOUSEHOLDS	18,333	81,971	183,039
EMPLOYEES	39,806	176,054	396,254
AVERAGE HH INCOME	\$107,117	\$99,789	\$99,839





## Tenant Roster

4180	Visionworks	3,060	4348	Blow Dry Bar	1,400	4396	Dollar Tree	10,094	5864	Kiddie Academy	9,500
4190	Panda Express	2,880	4352	Juice Kitchen	1,400	4396-A	4,757 SF Available		5880	Papa John's	1,600
4220	Chipotle	2,500	4356	Chill n Nitro	1,400	5760	Gyromania	1,875	5884	Physical Therapy	1,653
4230	Jersey Mikes	1,600	4360	2,800 SF Available		5762	7-Eleven	1,125	OP1	Target (NIC)	
4240	AT&T	3,500	4368	Gamestop	1,837	5764	Crazy Wok	1,125	OP2	KFC/Taco Bell (NIC)	
4320	Marco's Burgers	2,823	4372	Smith & Webster	2,759	5766	1,125 SF Available		OP3	Buffalo Wild Wings (NIC)	
4328	Panera Bread	4,501	4376	Phenix Salon	5,240	5768	TMT Nails	1,125	OP4	7-Eleven/Mobile (NIC)	
4336	GNC	1,093	4388	Club Pilates	1,600	5770	Nelson, DDS	1,125	OP5	Pollo Tropical (NIC)	
4340	Great Clips	1,280	4392	The Joint	1,632	5772	Shaman CBD	1,125	OP6	Autozone (NIC)	
4344	Falafel Gourmet	1,400	4392	USK Karate	3,660	5860	Enterprise	1,125			



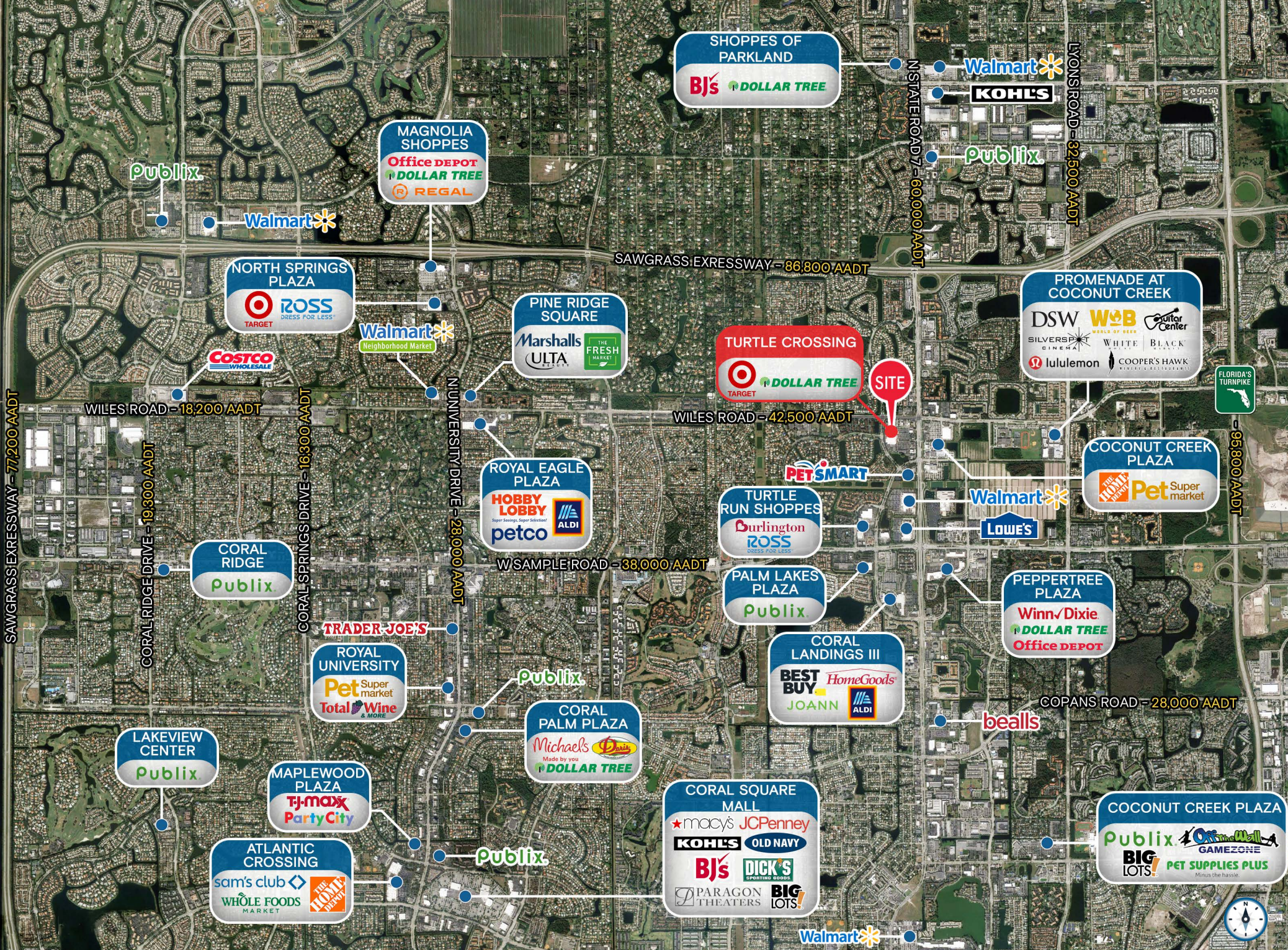
WILES ROAD - 42,500 AADT

CREEKSIDE DRIVE

STATE ROAD 7/441 - 31,500 AADT

TURTLE CREEK DRIVE

CULLUM ROAD

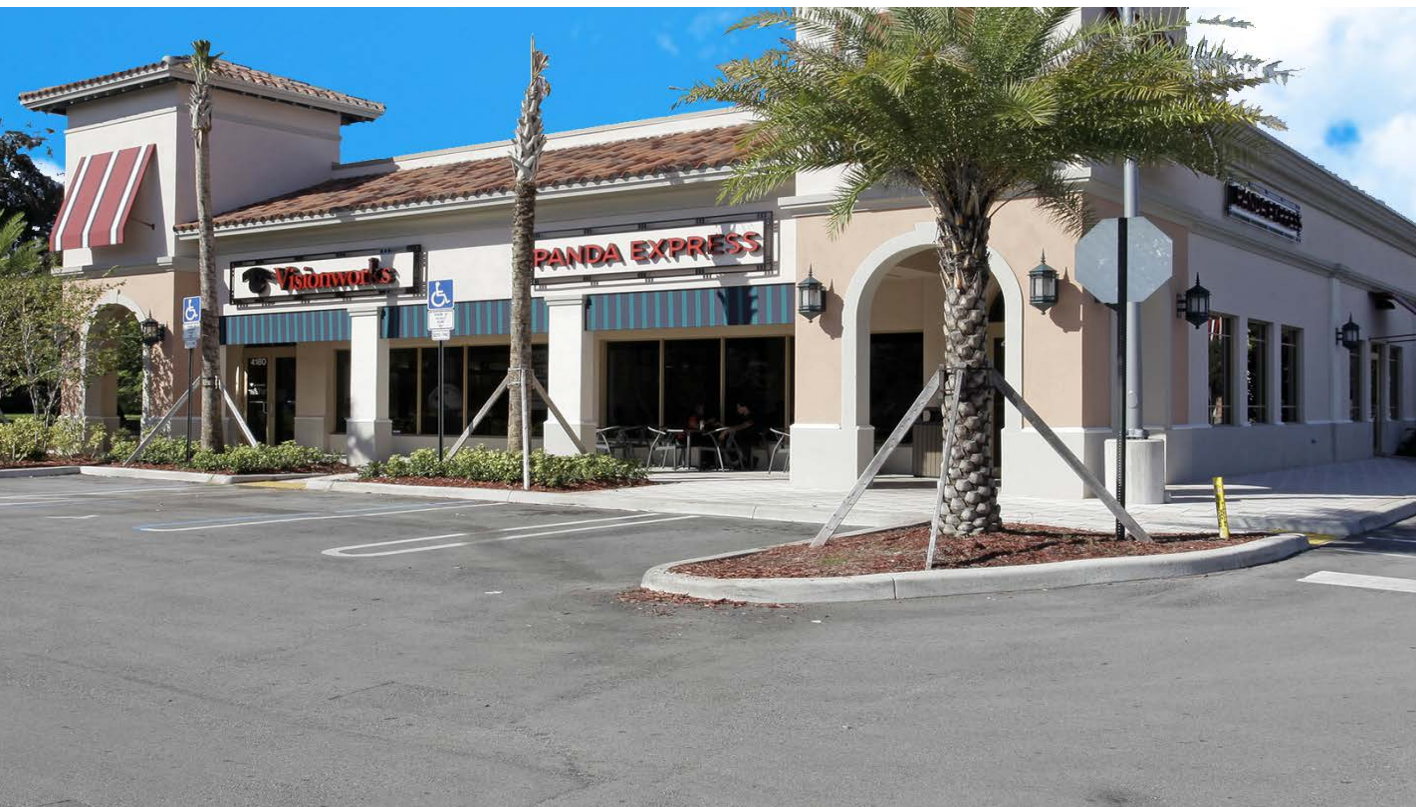




## Contact Brokers

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