

# THE SHOPPES AT HERON LAKES

# FOR LEASE

5601 CORAL RIDGE DRIVE, CORAL SPRINGS, FL 33076



## PROPERTY HIGHLIGHTS

- 12,702 SF AVAILABLE
- Prime geographic location situated at the border of Coral Springs and Parkland, two highly desirable, affluent, and densely populated communities drawing customers from both cities
- Affluent and densely populated trade area within a 3-mile radius, the population is approximately 93,882 people with an average household income of \$156,730
- Excellent regional access located next to the Sawgrass Expressway, which carries an estimated 90,000 vehicles per day, providing strong regional visibility and access from multiple surrounding cities.
- Multiple signalized entry points direct signalized entrance into the center plus another signal at Westview Drive on the south end of the property, improving ingress and egress for both northbound and southbound traffic.



|  DEMOGRAPHICS | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| 2026 Total Population                                                                            | 14,683    | 93,882    | 220,073   |
| 2026 Total Households                                                                            | 4,781     | 31,642    | 76,826    |
| 2026 Average HH Incomes                                                                          | \$188,525 | \$156,730 | \$152,402 |



**MIKE FETHERSTON**

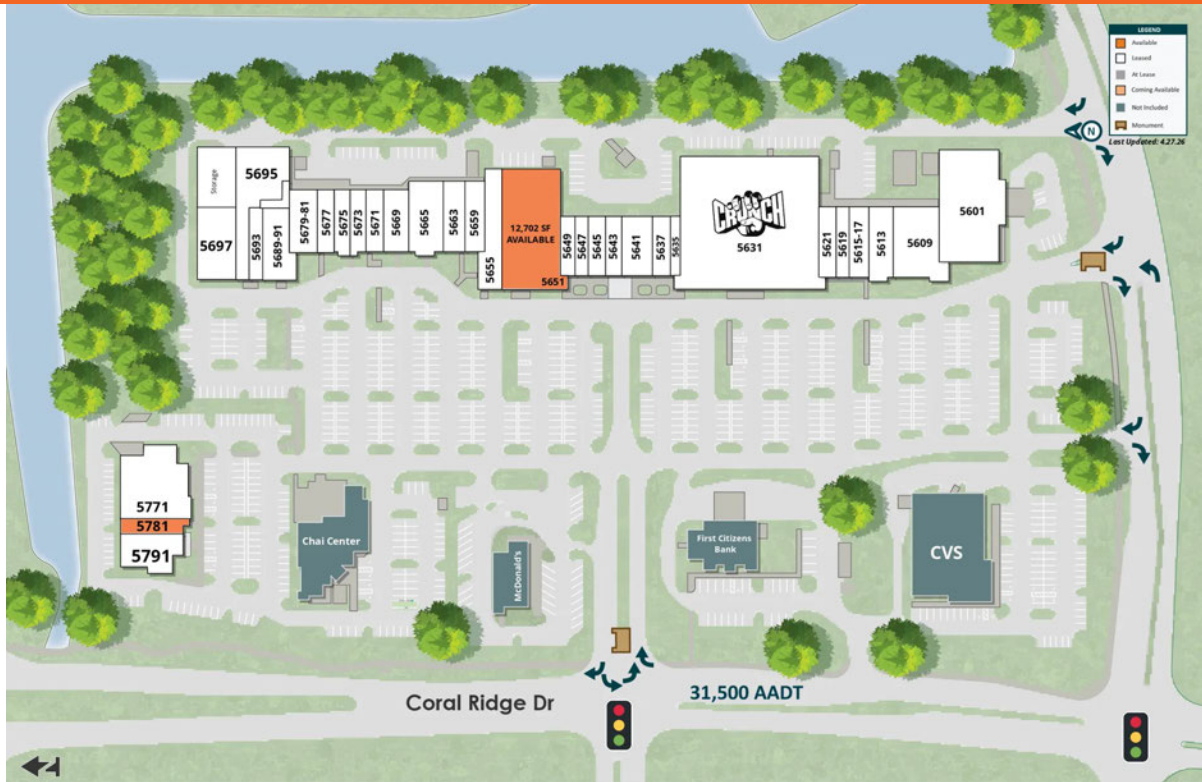
mike.fetherston@tscg.com

305.262.8877

# THE SHOPPES AT HERON LAKES

# FOR LEASE

5601 CORAL RIDGE DRIVE, CORAL SPRINGS, FL 33076



| SUITE   | TENANT NAME                 | SPACE SIZE |
|---------|-----------------------------|------------|
| 5601    | Jewish Community Center     | 11,000 SF  |
| 5609    | Pasquale's Pizza            | 5,544 SF   |
| 5613    | Aldo's Dry Cleaning         | 2,184 SF   |
| 5615-17 | Heron Lakes Animal Hospital | 2,520 SF   |
| 5619    | Vital Hydration             | 1,512 SF   |
| 5621    | Carvel Ice Cream            | 1,512 SF   |
| 5631    | Crunch Fitness              | 37,450 SF  |
| 5635    | Glambar Beauty Corp         | 1,260 SF   |
| 5637    | Pal Rancho                  | 1,540 SF   |
| 5641    | Pal Rancho                  | 2,940 SF   |
| 5643    | Caran Art & Framing Inc     | 1,680 SF   |
| 5645    | The UPS Store               | 1,260 SF   |
| 5647    | Posh Beauty Creations       | 1,260 SF   |
| 5649    | Club Man Barber             | 1,260 SF   |
| 5651    | Available                   | 12,702 SF  |
| 5655    | United Way                  | 2,298 SF   |

| SUITE   | TENANT NAME                    | SPACE SIZE |
|---------|--------------------------------|------------|
| 5659    | Martial Arts                   | 1,530 SF   |
| 5663    | The Watch Clinic               | 1,530 SF   |
| 5665    | Integrity Property Management  | 5,015 SF   |
| 5669    | Danielle E. Battisti, DMD, P.A | 2,525 SF   |
| 5671    | Huntington Learning Center     | 1,950 SF   |
| 5673    | Baptist Urgent Care            | 1,500 SF   |
| 5675    | Heron Lakes Chiropractic       | 1,500 SF   |
| 5677    | Fish Joint                     | 1,650 SF   |
| 5679-81 | XAI Robotics                   | 2,700 SF   |
| 5689-91 | Real Living 1st Choice         | 2,856 SF   |
| 5693    | DSG Dentistry                  | 1,680 SF   |
| 5695    | Omega Women's Center           | 8,250 SF   |
| 5697    | Children's Medica Association  | 4,032 SF   |
| 5771    | Lefty's Restaurant             | 6,000 SF   |
| 5781    | Available 2nd Gen Restaurant   | 1,500 SF   |
| 5791    | Saikoi                         | 4,200 SF   |



**MIKE FETHERSTON**

mike.fetherston@tscg.com

305.262.8877

**12,702 SF  
AVAILABLE**

**5655  
2,298 SF**

