

PROMENADE AT COCONUT CREEK

COCONUT CREEK, FL



A photograph of two women at a restaurant. On the left, a woman with dark hair in a bun, wearing dark sunglasses and large blue beaded earrings, is smiling and looking towards the right. On the right, a woman with blonde hair, wearing pink sunglasses on her head and a blue patterned top, is also smiling and looking down at her food. They are seated at a table with plates of food and glasses of iced tea. The background is blurred, showing an outdoor setting with palm trees.

The place for fashion, food and fun.

250,000 SF
RETAIL SPACE

30+
STORES,
SPAS &
FITNESS

48K SF
CLASS A
OFFICE SPACE

TOP TEN
EMPLOYMENT
GROWTH
MARKET
IN THE U.S.

23 ACRE
MIXED-USE SHOPPING
& ENTERTAINMENT
DISTRICT

PROMENADE
AT COCONUT CREEK

SILVERSPOT
CINEMA

11
SCREEN
THEATRE

13

RESTAURANTS
& CAFES

\$99,471
AVERAGE
HOUSEHOLD
INCOME

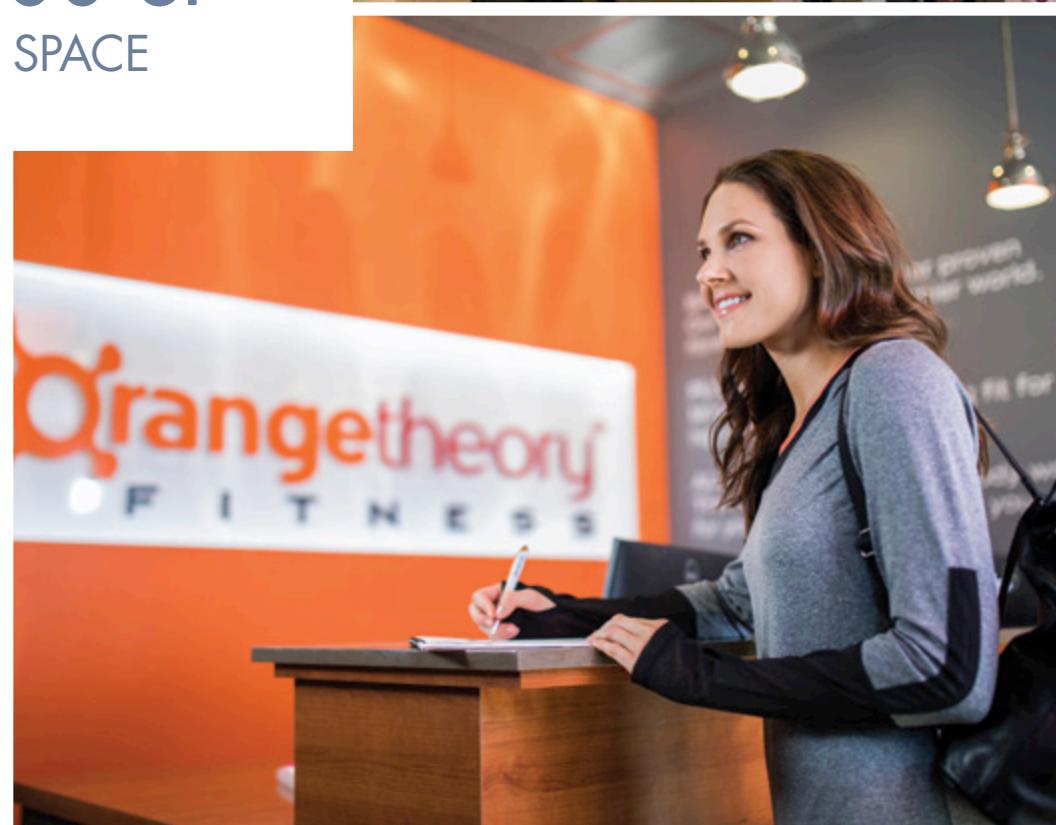
GROWING TRADE
AREA DRAW OF
817,100
PEOPLE

70%
FEMALE SHOPPERS
AVERAGE AGE
45 YEARS

68%
OF SHOPPERS ARE
BRAND FOCUSED



250,000 SF
RETAIL SPACE





RETAIL, SPA & FITNESS

Amazing Lash Studio

J.Jill

Sleep Number

Apricot Lane

Lane Bryant

Soma Intimates

Brighton Collectibles

LensCrafters

South Beach Tanning

Chico's

lululemon

Sunglass Hut

DSW Shoes

Massage Envy

SunTrust Bank

European Wax Center

Orangetheory Fitness

Venetian Nail Spa

Francesca's

Pyure Aveda

White House | Black Market

Guitar Center

Revival Boutique

Xfinity

It'Sugar Candy Store

Sephora

DINING & ENTERTAINMENT



Bar Louie

Ciao Italian Bistro

Cold Stone Creamery/Rocky Mountain Chocolate Factory

Cooper's Hawk Winery & Restaurants

Ethos Greek Bistro

Mama Asian Bistro

Naked Taco

Nekter Juice Bar

Saito's Japanese Steakhouse

Salad Creations

Silverspot Cinema & Restaurant

Starbucks Coffee

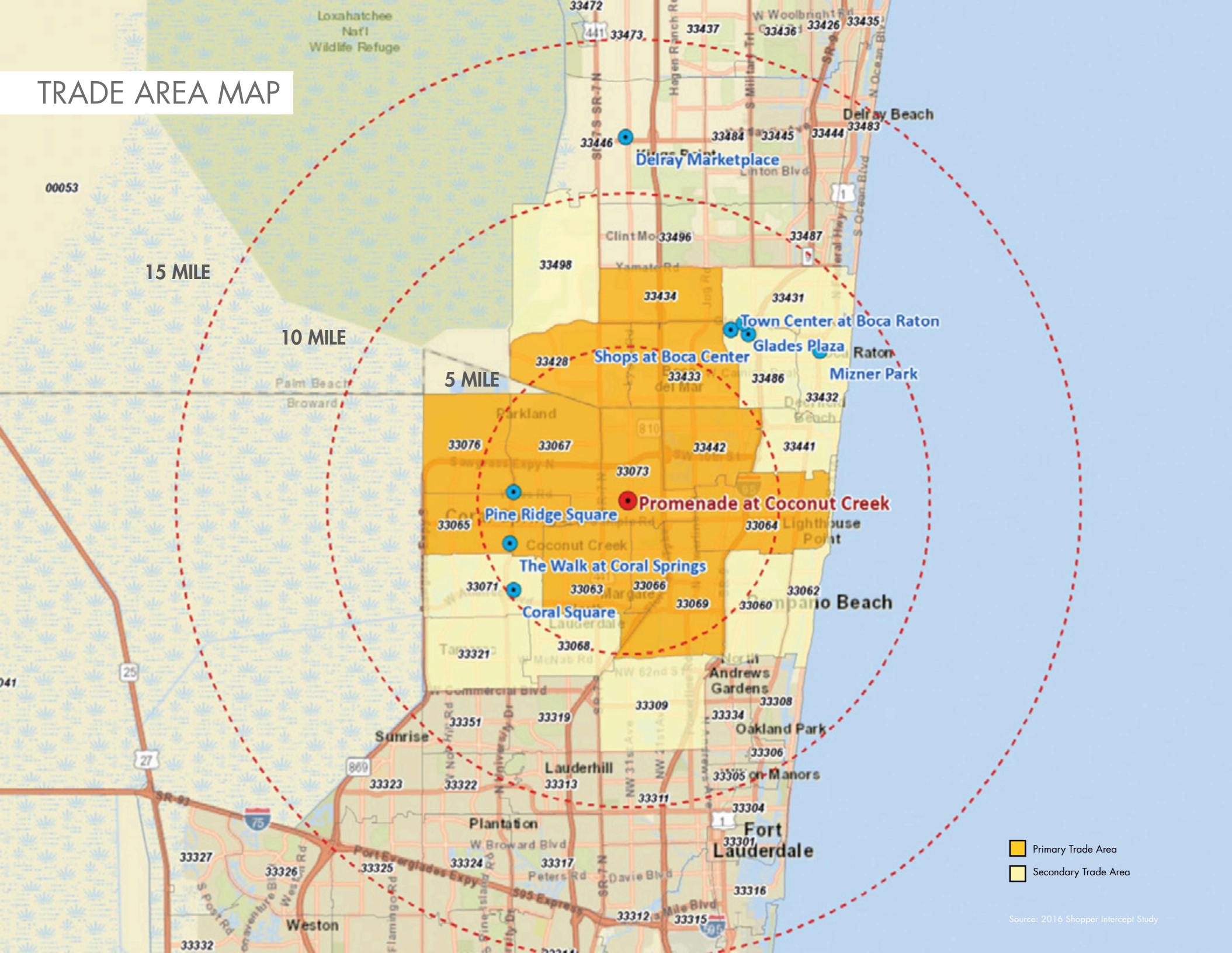
World of Beer



13 RESTAURANTS & CAFES



TRADE AREA MAP





TRADE AREA

Demographics

Promenade at Coconut Creek's trade area has a growing population of approximately 817,100 including 463,550 within the primary trade area. The trade area population is projected to grow 5.9% by 2025. The average household income is \$93,951 and there are approximately 98,620 \$100k households in the trade area.

Location

Located in the highly sought after South Florida retail market, Broward County is growing in medical, high-tech, and pharmaceutical companies, employing more than 1 million people. Coconut Creek is a well-planned community with a unique environmental consciousness touting an abundance of trees, waterways, attractive landscaped roads, beautiful parks, and butterfly gardens throughout the neighborhoods.

TRADE AREA



Common denominators among the trade area's lifestyle segments – whether young families, professionals, or retired – include:

Health-conscious

Dining out

Socializing

Physical fitness

Golf

Engagement with technology – especially smart phones

Home improvement projects

Neighboring retailers

LA Fitness

El Dorado Furniture

Mercedes-Benz of Coconut Creek

Vista BMW

Infiniti of Coconut Creek



GROWING TRADE AREA
DRAW OF
817,100 PEOPLE





DSW
DESIGNER SHOE WAREHOUSE



CUSTOMER PROFILE

The major sales contributors to Promenade at Coconut Creek are:

- Women (79% of sales, with women 35 and older being the most productive and generating 60% of the sales)
- 25-54 age group (57%)
- \$75K+ income households (70%, with 45% coming from \$100K+ households)
- Promenade at Coconut Creek draws well from households with children and these households contribute nearly a third (32%) of the center's sales

Promenade at Coconut Creek's shopper profile:

- 70% Female
- 62% are ages 25-54 with a 45.0 overall average age
- \$99,471 average household income which is 16% above the trade area household average of \$83,606
- Households with children comprise 38% which is nearly double the trade area representation of 22%
- 68% of shoppers are brand focused and 73% sometimes or always pay full price



SUN
T

WEST

Promenade at Coconut Creek is an award-winning, upscale open-air mixed-use center located in Coconut Creek, Florida. With over 50 brand name stores, local boutiques and restaurants, this 298,000 square foot center offers a unique mix of fashion and specialty retailers and restaurants including Sephora, lululemon, White House | Black Market, DSW, Orangetheory Fitness, Guitar Center, Chico's, Starbucks, Bar Louie, Cooper's Hawk Winery & Restaurants, World of Beer and 48,000 square feet of Class-A office space.

PROMENADE
AT COCONUT CREEK

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H I L L
P A R T N E R S