



PROMENADE
AT COCONUT CREEK
COCONUT CREEK, FL



A photograph of two women sitting at a table in a restaurant. The woman on the left has dark hair, wears sunglasses and a light blue off-the-shoulder top, and is smiling while reaching for a lemon wedge. The woman on the right has blonde wavy hair, wears sunglasses on her head and a dark blue top with red geometric patterns, and is smiling down at her plate. The table is set with white plates of food, glasses of iced tea, salt and pepper shakers, and silverware. The background is blurred, suggesting an outdoor or semi-outdoor dining area.

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

Apricot Lane

Brighton Collectibles

Chico's

DSW Shoes

European Wax Center

Francesca's

Guitar Center

It'Sugar Candy Store

J.Jill

Lane Bryant

LensCrafters

lululemon

Massage Envy

Orangetheory Fitness

Pyure Aveda

Revival Boutique

Sephora

Sleep Number

Soma Intimates

South Beach Tanning

Sunglass Hut

SunTrust Bank

Venetian Nail Spa

White House | Black Market

Xfinity

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

00053

15 MILE

10 MILE

5 MILE

Loxahatchee Nat'l Wildlife Refuge

Delray Beach

Delray Marketplace

Town Center at Boca Raton

Glades Plaza

Raton

Mizner Park

Shops at Boca Center

Promenade at Coconut Creek

The Walk at Coral Springs

Coral Square

Pine Ridge Square

Coconut Creek

Lighthouse Point

Fort Lauderdale

Oakland Park

Manors

Plantation

Lauderhill

Weston

Fort Lauderdale

Legend:

- Primary Trade Area
- Secondary Trade Area

Source: 2016 Shopper Intercept Study



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







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



Bar Louie

Soma
INTIMATES

WORLD OF BEER

CHICO'S

WHITE | BLACK
HOUSE MARKET

NAKED & TACO

SUNTREAT

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
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