

Publix #0820 - Cooper City Commons

9359 Sheridan Street
Cooper City, FL 33024
Lat 26.031, Long -80.266

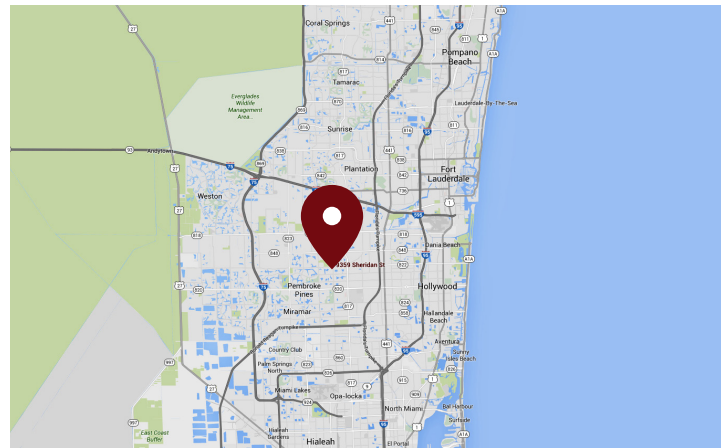
FOR LEASE



1,400 - 2,450 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Broward County Market
- Easy Access to Pine Island Road and Sheridan Street
- Strong Demographics
- Publix-Anchored Center
- Combined Traffic Count: 51,200 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|----------|
| Total Population | 14,097 | 157,712 | 384,852 |
| Daytime Population | 10,330 | 127,268 | 331,348 |
| Total Households | 4,736 | 56,261 | 139,387 |
| Avg. HH Income | \$113,593 | \$103,814 | \$97,785 |

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Mangual-Collazo

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SITE PLAN



| Suite | Tenant | Size |
|-------|-------------------------|--------|
| 12 | Publix | 49,000 |
| | Publix Liquor | 2,674 |
| 1 | Fit for Action | 1,400 |
| 2 | AVAILABLE | 1,400 |
| 3 | Miracle Dentistry | 3,461 |
| 4 | Empire Cuts | 1,052 |
| 5-6 | AVAILABLE | 2,450 |
| 7 | Asian Restaurant | 1,400 |
| 8-11 | VCA Animal Hospital | 5,669 |
| 13 | H&R Block | 1,400 |
| 14 | Thairapy Salon and Spa | 1,400 |
| 15 | Save On Cleaners | 1,402 |
| 16 | Covetique | 1,402 |
| 17 | State Farm | 1,400 |
| 18 | JMR Jewelers | 1,400 |
| 19 | King's Grill | 1,409 |
| 20 | Q Nails | 1,050 |
| 21-22 | Academy of Martial Arts | 2,240 |
| OP1 | Chase | 1 Acre |
| OP3 | PNC | 6,439 |
| OP4 | Taco Bell | 1 Acre |
| OP5 | Wendy's | 1 Acre |
| OP6 | Tire Kingdom | 1 Acre |

TOTAL 81,909



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **148,800**

EST. # OF VISITS ANNUALLY

 **879,100**

AVG. VISITS / CUSTOMER

 **5.91**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



| | |
|----------|---------|
| Sunday | 144,087 |
| Saturday | 138,551 |
| Monday | 123,374 |

OF VISITS

TOP 3 HOURS

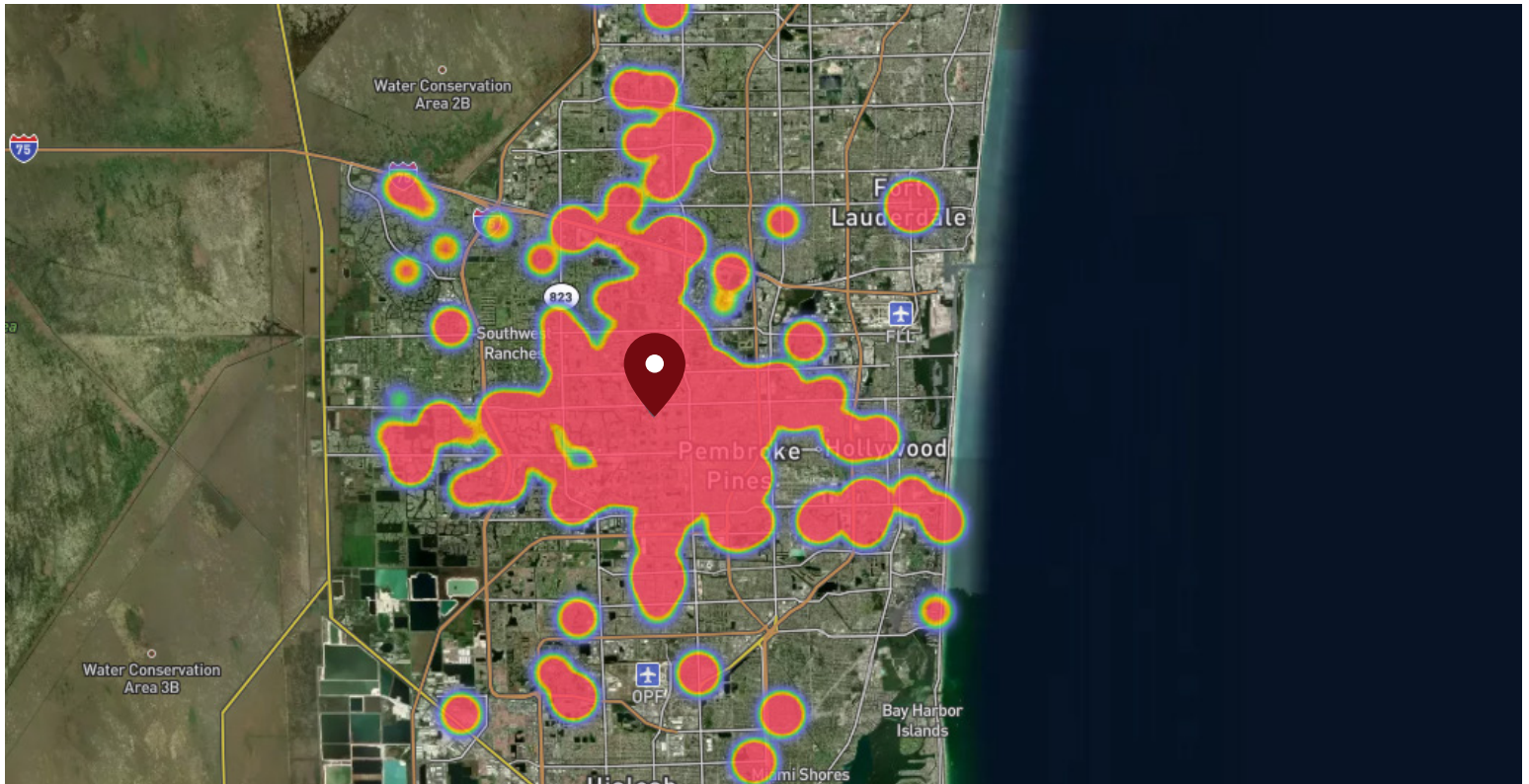


| | |
|--------|---------|
| 5-6 PM | 144,408 |
| 6-7 PM | 136,990 |
| 4-5 PM | 130,288 |

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) April 1, 2022 - March 31, 2023

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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