

# COUNTRYSIDE SHOPS

5524-5986 S. Flamingo Rd | Cooper City, FL 33330

Latitude: 26.04658 Longitude: -80.31205

**FOR LEASE**



## FOR MORE INFORMATION

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## PROPERTY FEATURES

**GLA**  
193,245± sf

**VPD**  
41,100 Cars Daily

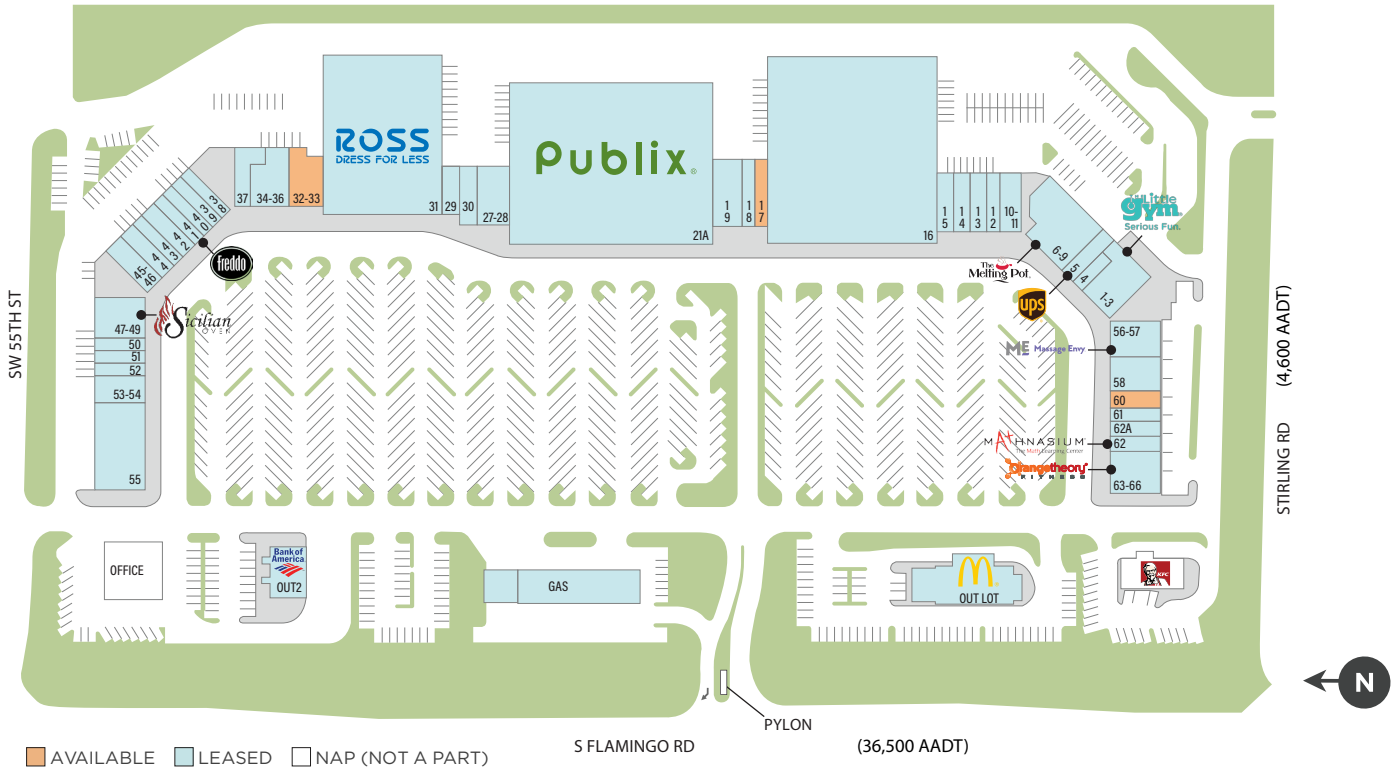
Located on the NE corner of Stirling Road and S. Flamingo Road, Countryside Shops is anchored by Publix and Ross Dress for Less. Co-tenants include Orangetheory Fitness, Code Ninja, Massage Envy, Sicilian Oven, The Melting Pot, and many others. The shopping center is surrounded by neighborhoods, parks and schools with the City's newest sports complex directly across the street, serving approx. 3,000 youth athletes and their families on weeknights and weekends.

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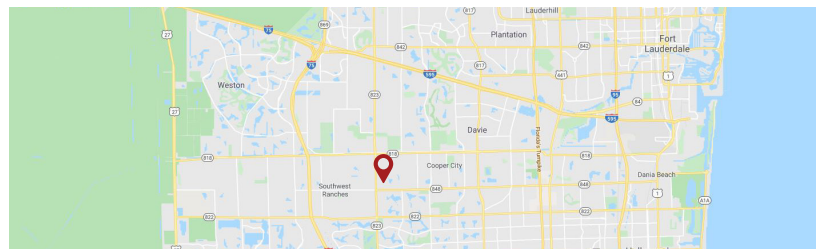
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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
1-3	THE LITTLE GYM	3,450	29	SMOKE SHOP	1,189	50	BODY BRITE	900
4	SILVER ISLE CLEANERS	750	30	AT&T	1,335	51	THE VISIONCARE FAMILY	900
5	THE UPS STORE	1,400	31	ROSS DRESS FOR LESS	26,987	52	STRETCH ZONE	930
6-9	THE MELTING POT	4,200	<b>32-33</b>	<b>AVAILABLE</b>	<b>2,606</b>	53-54	CODE NINJAS	1,890
10-11	LA CHULA	1,750	34-36	PET EVOLUTION	2,831	55	TIRES PLUS	6,180
12	OCEAN NAIL LOUNGE	1,050	37	TAJ INDIAN GRILL	1,700	56-57	MASSAGE ENVY SPA	2,525
13	COMMUNITY BLOOD CENTERS OF FL	1,400	38	THE EDGE BARBERSHOP	1,050	58	CLUB PILATES	2,430
14	COUNTRYSIDE DENTAL	1,400	39	JK JEWELRY & WATCH REPAIR	1,050	<b>60</b>	<b>BRAZILIAN BEAUTY WAX - AVAIL SOON</b>	<b>1,215</b>
15	BEAUTY AND THE BEACH SALON	1,400	40	BOLLYWOOD THREADING SALON	1,050	61	STEVE'S PIZZA	910
16	PAINTED TREE BOUTIQUES	44,000	41	FREDDO GELATO	1,050	62A	A FAMILY	942
<b>17</b>	<b>AVAILABLE</b>	<b>1,200</b>	42	THRIVE SPINAL CARE	1,400	62	MATHNASIUM	1,238
18	PRIME CUT HAIR SALON	1,200	43	CASTANEDA ORTHODONTICS	1,050	63-66	ORANGE THEORY FITNESS	3,000
19-20	VIENNA COFFEE HOUSE & BISTRO	2,786	44	WINNER REALTY & INVESTMENTS	1,400	OP-1	MCDONALD'S	2,900
21A	PUBLIX	45,600	45-46	SOUTH CHINA CHINESE RESTAURANT	1,750	OP-2	BANK OF AMERICA	3,500
27-28	FINE SPIRITS	2,751	47-49	SICILIAN OVEN	3,000			

## 2022 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	10,919	88,751	306,550
DAYTIME POP.	7,723	86,697	303,627
AVG. HH INCOME	\$155,101	\$125,395	\$104,151
MEDIAN AGE	42.6	42.1	40.9



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