

THE PLAZA AT ROYAL PALM

10299-10387 ROYAL PALM BLVD # 10387, CORAL SPRINGS, FL 33065

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Plaza at Royal Palm is a 123,063 SF shopping center built in 1989. Renovations include modernized facade and resurfaced parking lot. Property features a mix of tenants, including bank, restaurants, grocery, medical, personal services and retail shops. Positioned in a high-traffic area, with excellent exposure with frontage on Royal Palm Boulevard and Coral Springs Drive with ample parking. Space sizes range from 1,460 SF to 17,142 SF. Situated on 11 acres in Coral Springs and zoned B-2 for Community Business/Neighborhood Business; Coral Springs has been recognized in the top "100 Best Places to Live in the United States" by Money Magazine. Great for tenants looking for space in an updated well-maintained shopping center.

PROPERTY HIGHLIGHTS

- 123,063 SF
- Positioned on busy Royal Palm Boulevard
- Spaces range from 1,460 SF to 17,142 SF
- Situated on 11 acres in Coral Springs
- Renovations in progress

OFFERING SUMMARY

| | |
|-------------------------|-----------------------------|
| Lease Rate: | \$22.00 - 27.00 SF/yr (NNN) |
| Number of Units: | 32 |
| Available SF: | 1,460 - 17,142 SF |
| Lot Size: | 516,714 SF |
| Building Size: | 131,976 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Households | 6,286 | 55,515 | 119,627 |
| Total Population | 18,207 | 155,714 | 326,070 |
| Average HH Income | \$100,785 | \$108,744 | \$110,435 |

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ADDITIONAL PHOTOS



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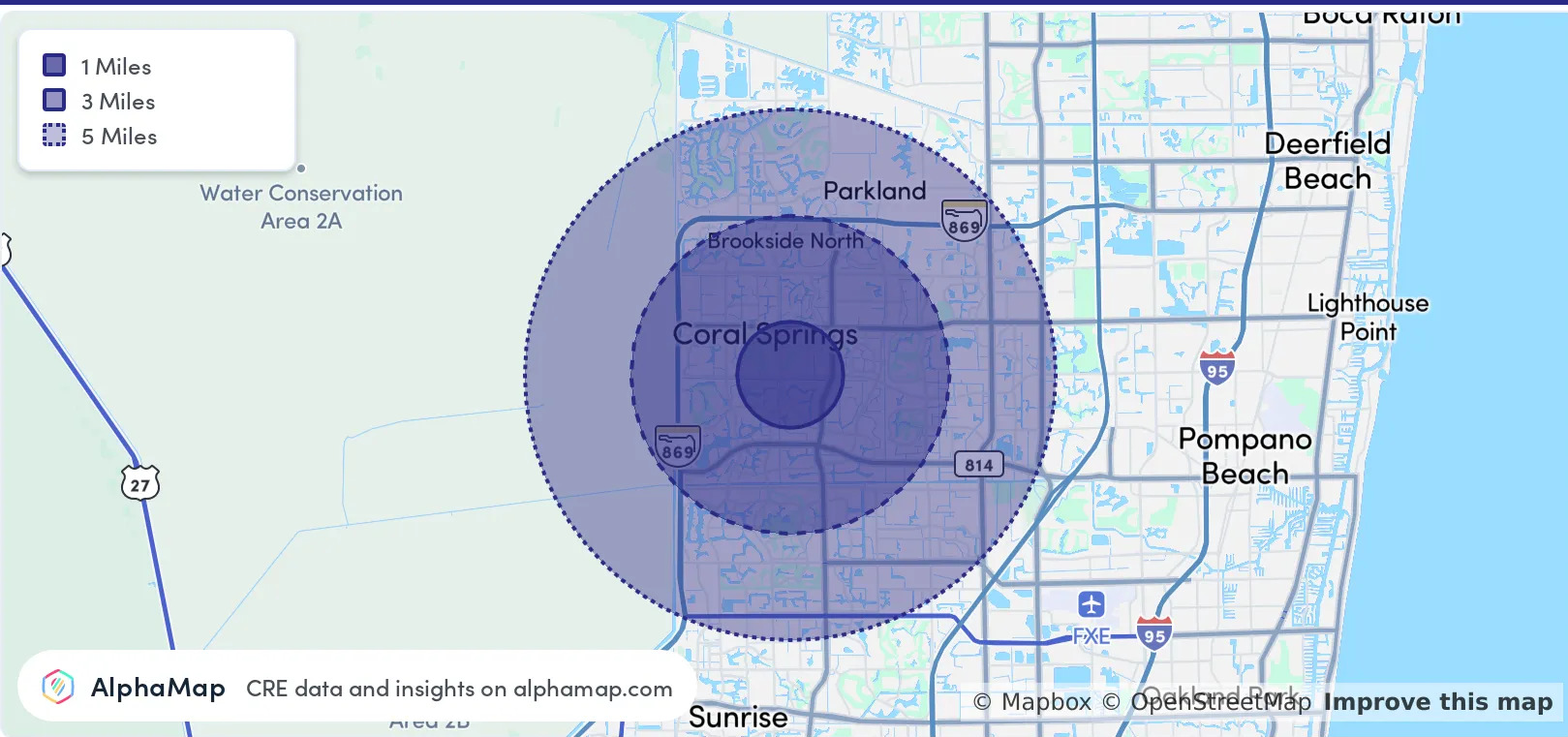
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AREA ANALYTICS



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population | 18,207 | 155,714 | 326,070 |
| Average Age | 40 | 41 | 41 |
| Average Age (Male) | 39 | 39 | 40 |
| Average Age (Female) | 41 | 42 | 43 |

HOUSEHOLD & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| Total Households | 6,286 | 55,515 | 119,627 |
| Persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH Income | \$100,785 | \$108,744 | \$110,435 |
| Average House Value | \$483,900 | \$479,133 | \$448,516 |
| Per Capita Income | \$34,753 | \$38,837 | \$40,901 |

Map and demographics data derived from AlphaMap

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RETAILER MAP



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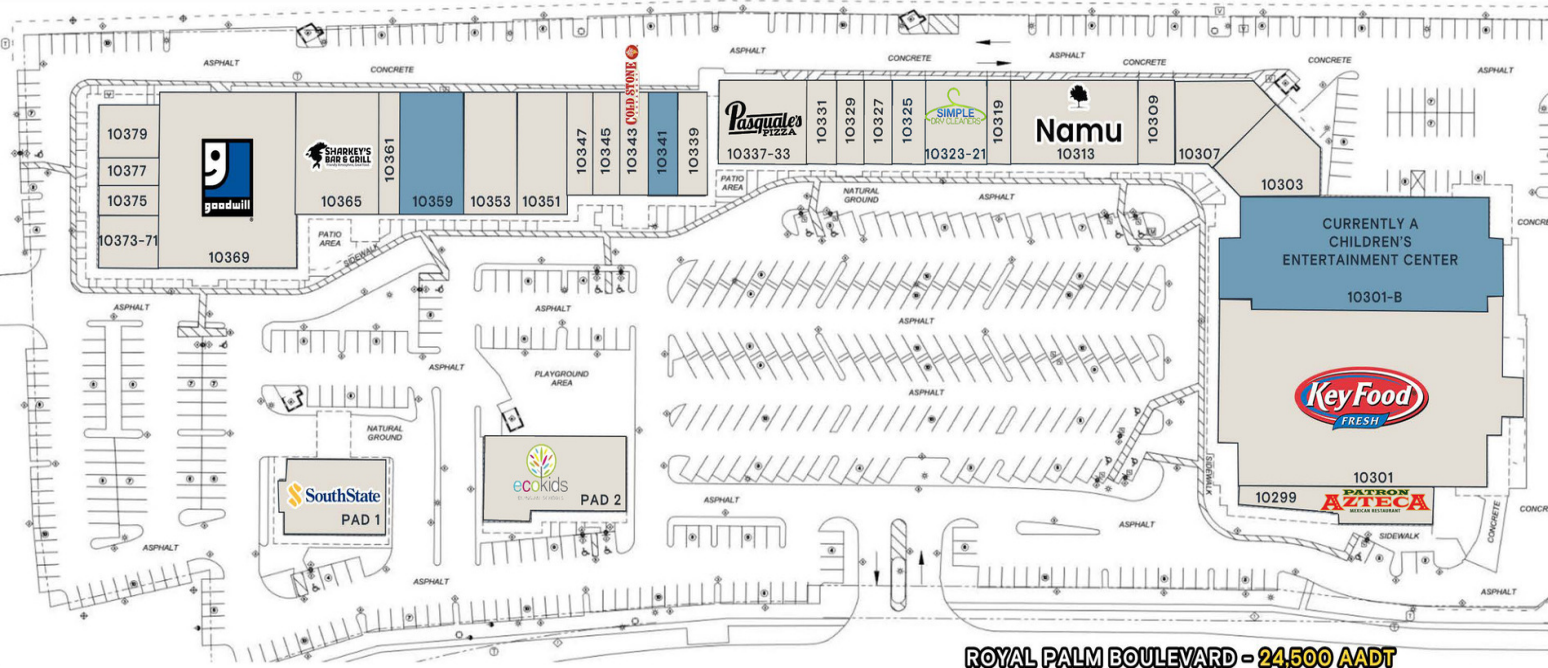


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SITE PLAN

CORAL SPRINGS DRIVE - 26,500 AADT



ROYAL PALM BOULEVARD - 24,500 AADT

| Suite | Tenant | Sq. Ft. | Suite | Tenant | Sq. Ft. | Suite | Tenant | Sq. Ft. | Suite | Tenant | Sq. Ft. |
|--------|--------------------------|---------|-------|---------------------|---------|-------|-----------------------|---------|-------|-----------------------|---------|
| 10299 | Patron Axteca Mexican | 3,326 | 10323 | Simple Dry Cleaners | 2,641 | 10343 | Cold Stone | 1,470 | 10369 | Goodwill | 13,036 |
| 10301 | Key Foods | 26,536 | 10325 | Tangles Hair Salon | 1,450 | 10345 | LA Nails | 1,470 | 10371 | Smoke Time | 906 |
| 10301B | Monkey Joe's - Available | 17,142 | 10327 | Personal Eyes | 1,175 | 10347 | Brian Snyder DDS | 1,470 | 10375 | Iglesia De Dios | 906 |
| 10303 | Vida Worship Center | 3,525 | 10329 | NC Barber Shop | 1,175 | 10351 | SDA Church | 1,710 | 10377 | Diamond Liquors | 906 |
| 10307 | Am. Tiger Martial Arts | 3,393 | 10331 | Brady Insurance | 1,175 | 10353 | Royal Vet | 1,710 | 10379 | C&T Laundry Solutions | 922 |
| 10309 | Red Pepper Chinese | 1,468 | 10337 | Pasquale's Pizza | 3,770 | 10359 | Available | 4,165 | PAD 1 | South State Bank | 6,400 |
| 10313 | Namu | 1,645 | 10339 | Chopsticks Asian | 1,520 | 10361 | GW Sharkeys (Storage) | 1,282 | PAD 2 | Eco Kids | 5,000 |
| 10319 | Latino Multi Services | 996 | 10341 | Available | 1,460 | 10365 | GW Sharkeys | 5,440 | | | |

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