

EMBASSY LAKES SHOPPING CENTER

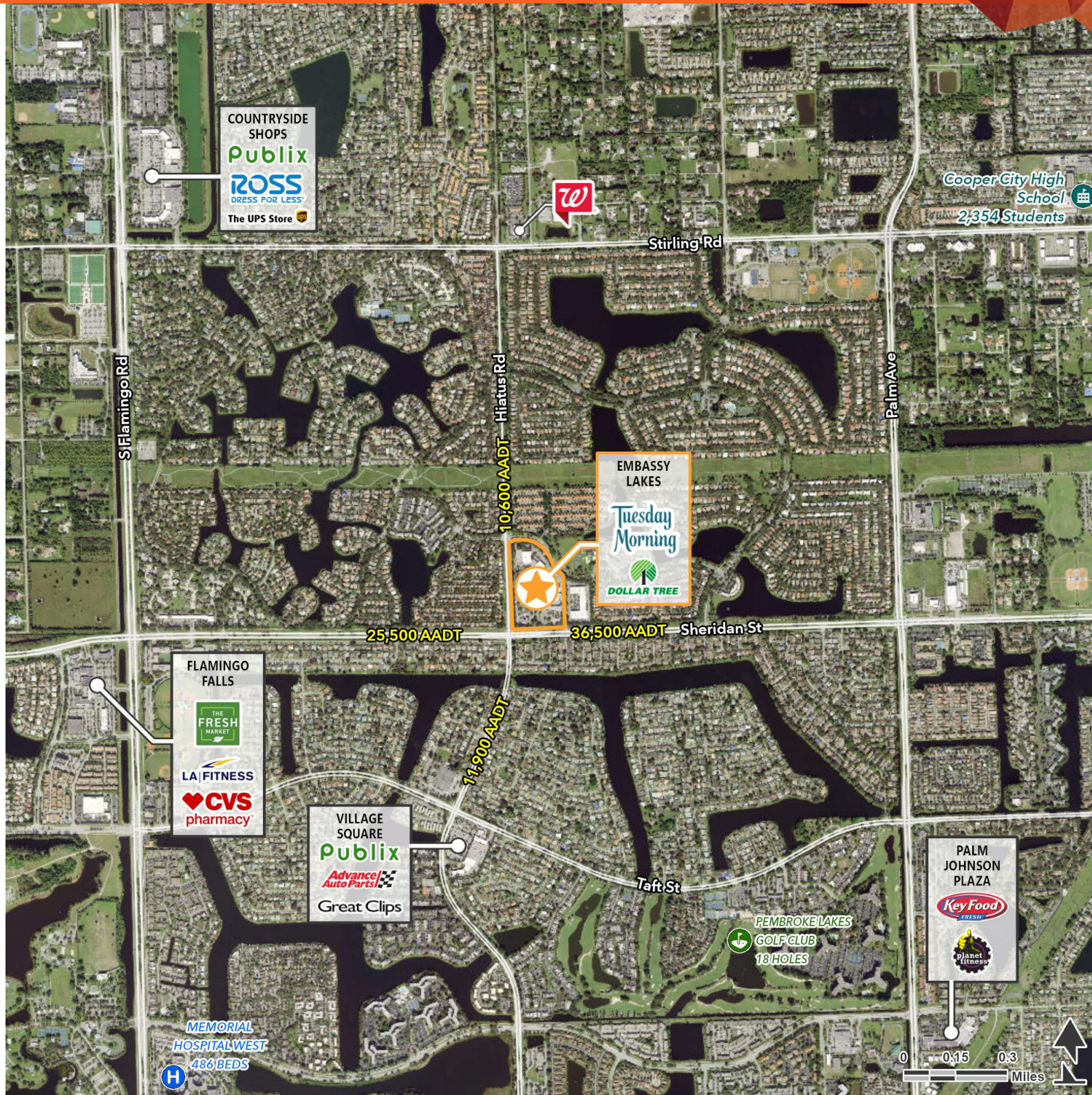
2661 N HIATUS RD, COOPER CITY, FL 33026

FOR LEASE

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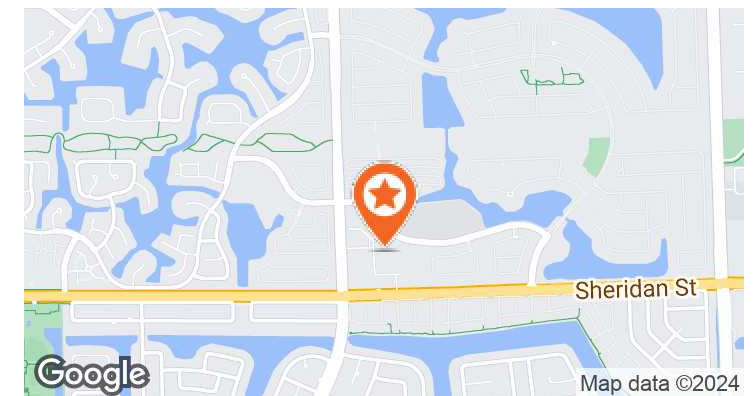
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PROPERTY HIGHLIGHTS

- Embassy Lakes Shopping Center boasts a dense residential population and is located in an affluent section of Cooper City with average household incomes exceeding \$141,384 within a 1-mile radius.
- The Center is anchored by Dollar Tree, Flamingo Supermarket and many other national retail shops.
- GLA: 130,511



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Population | 17,000 | 130,442 | 344,350 |
| Total Daytime Population | 10,740 | 101,931 | 272,358 |
| Total Households | 5,989 | 49,919 | 124,021 |
| Average HH Income | \$141,384 | \$108,388 | \$112,697 |



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Last Update: 07.08.24

| SUITE | TENANT NAME | SPACE SIZE | SUITE | TENANT NAME | SPACE SIZE |
|---------|---------------------------|------------|---------|--------------------------------|------------|
| 1-2731 | Bogart's American Kitchen | 3,823 SF | 19-2611 | All About Empanadas | 1,119 SF |
| 2-2711 | Joe's Old School Pizza | 905 SF | 20-2605 | Optical Impressions | 1,119 SF |
| 3-2705 | Available | 905 SF | 21-2601 | Tipsy Salon Bar | 3,391 SF |
| 4-2701 | WYSP Skin Studio | 905 SF | 22-2591 | Medallion Paint Center | 1,224 SF |
| 5-2695 | Embassy Hair | 905 SF | 23-2585 | Gracie Jiu Jitsu | 1,814 SF |
| 6-2691 | Main Spot | 905 SF | 24-2581 | Flamingo (Bravo) Market | 46,328 SF |
| 7-2685 | Fit 4 Lyfe | 2,935 SF | 25-2575 | Cooper City Discount Liquors | 1,620 SF |
| 8-2671 | Available | 18,645 SF | 26-2571 | Chaito's Latin Social Resta... | 1,620 SF |
| 9-2665 | Jamie Shore DDS | 1,477 SF | 27-2565 | Creative Chiropractic | 1,620 SF |
| 10-2661 | Embassy Lakes Animals | 1,539 SF | 28-2555 | Salonz Beauty & Spa | 7,028 SF |
| 11-2651 | Available | 2,750 SF | 29-2535 | Broccolini Cafe | 1,500 SF |
| 12-2645 | Dollar Tree | 11,126 SF | 30-2525 | Let Knit B | 900 SF |
| 13-2643 | Allstate Insurance | 2,374 SF | 31-2521 | Clipper Kings Barber Lounge | 900 SF |
| 14-2635 | La Brochette Bistro | 2,494 SF | 32-2515 | No1 Wok Chinese Rest | 900 SF |
| 15-2631 | AR Workshop | 1,274 SF | 33-2511 | Vikavu One LLC | 900 SF |
| 16-2625 | Available | 1,625 SF | 34-2505 | Sew & Fix | 900 SF |
| 17-2621 | Available | 2,110 SF | 35-2501 | The Crust Sandwich Company | 1,240 SF |
| 18-2615 | Dry Cleaner | 931 SF | | | |

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