

SPACE FOR SUBLICENSE IN WINSTON PARK CENTER

5375 LYONS ROAD
SUITE B2
COCONUT CREEK, FL



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Colliers

Property Highlights

Colliers is proud to present the sublease of Space B2 at Winston Park Shopping Center, ideally located at 5375 Lyons Road in Coconut Creek, FL. This 2,400 SF unit offers excellent visibility and is well-suited for a variety of retail or service uses. The center features strong co-tenancy with Publix, Hair Cuttery, and Subway, driving consistent foot traffic. Located along a major corridor with high daily traffic counts, the property provides easy access to Florida's Turnpike, Sawgrass Expressway, and I-95.



› Prime Location & Visibility: Strategically located on Lyons Road with traffic counts of 60,000 vehicles per day and convenient access to Florida's Turnpike, Sawgrass Expressway, and I-95.

› Strong Tenant Mix & Demographics: Anchored by Publix with co-tenants like Hair Cuttery, Dairy Queen, and Subway, the center serves a dense population of over 339,000 within a 5-mile radius and an average household income of nearly \$110,000.



60k

FOOT
TRAFFIC



400k

SURROUNDING
POPULATION



110k

AVERAGE
HOUSEHOLD INCOME



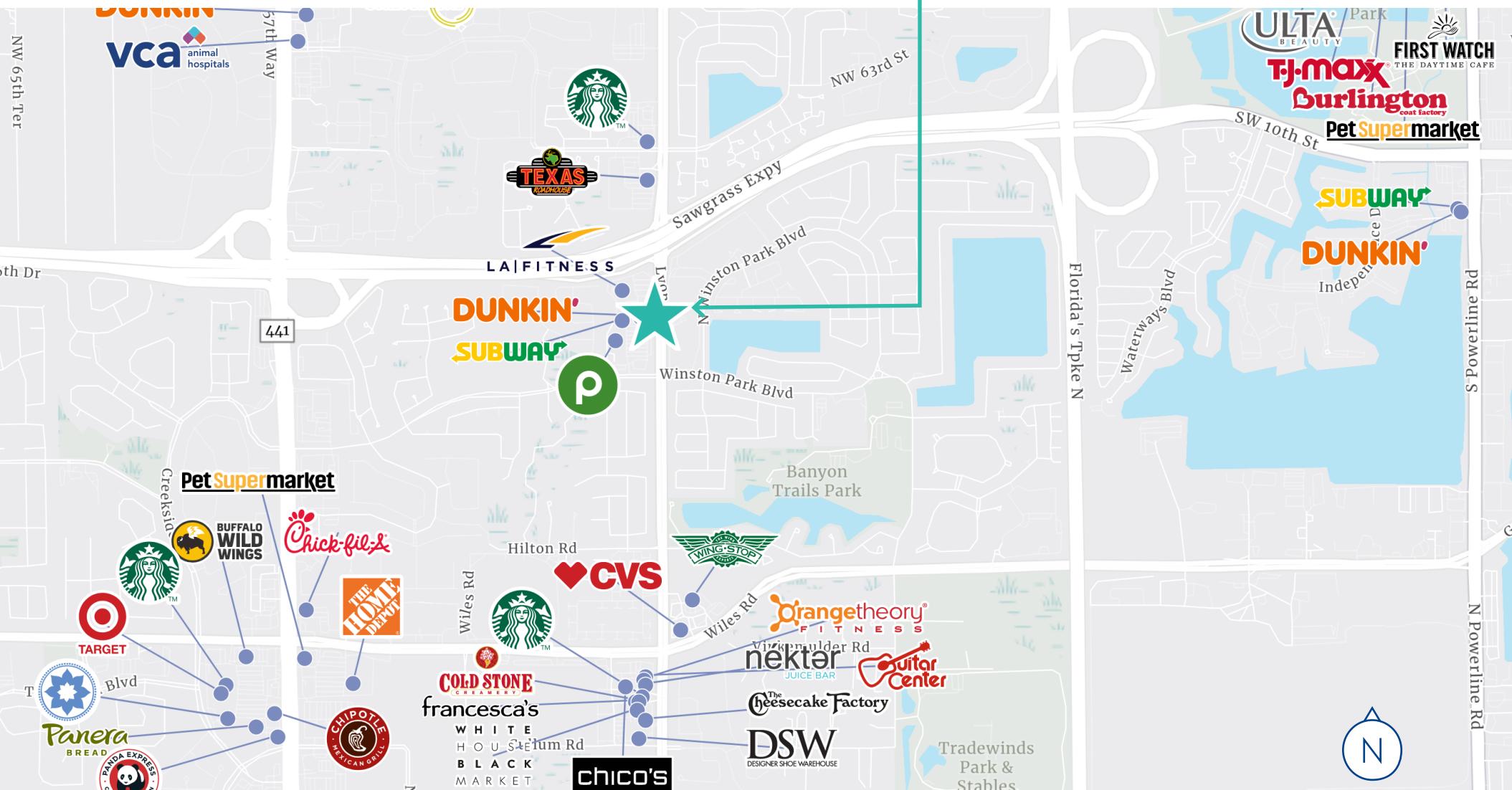
1.1M

ANNUAL
VISITOR



Location Map

5375 LYONS ROAD
SUITE B2



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