

SPACE FOR SUBLEASE IN WINSTON PARK CENTER

5375 LYONS ROAD  
SUITE B2  
COCONUT CREEK, FL

YOUR SIGN HERE

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

Photo Caption

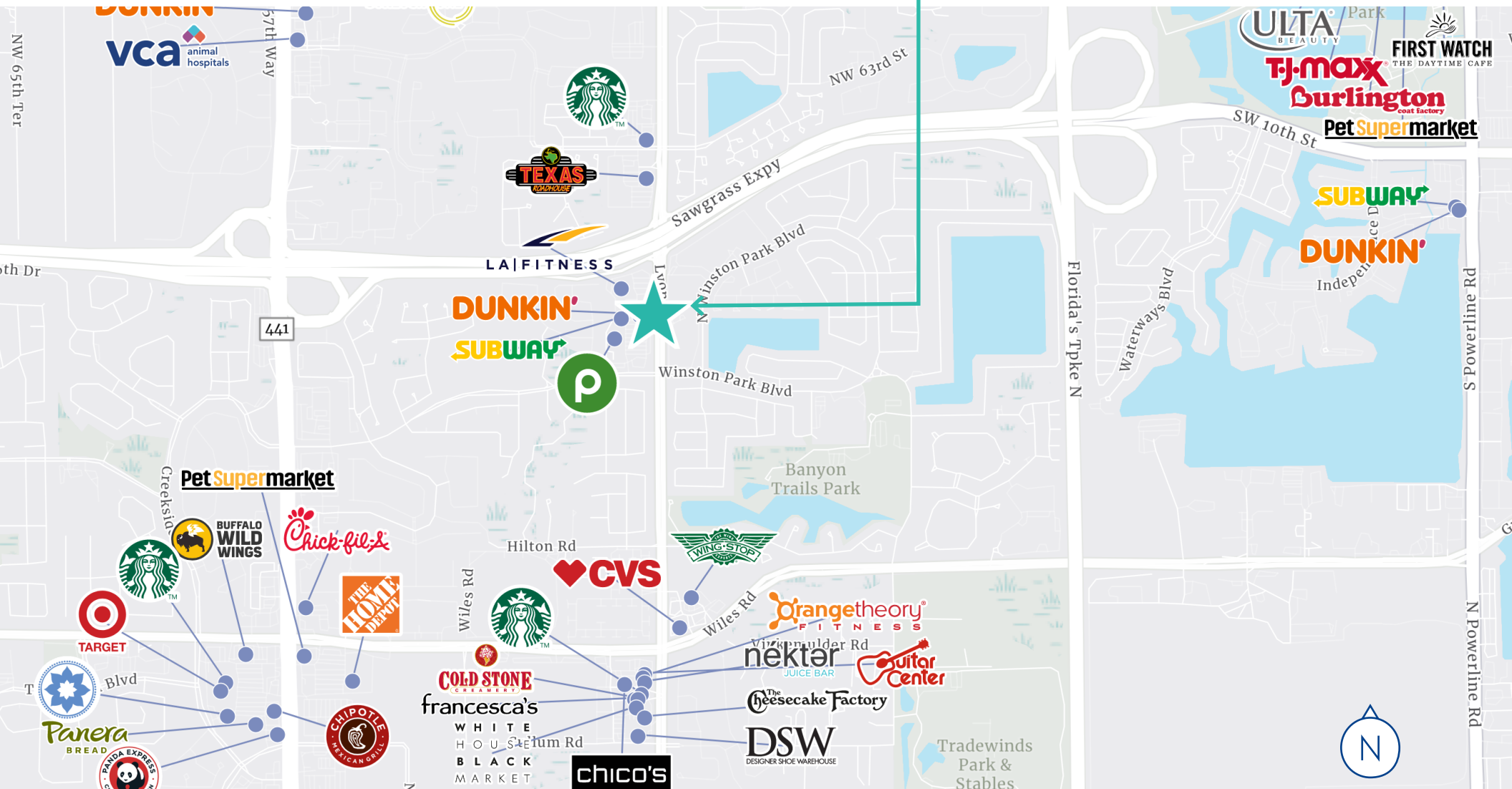


Photo Caption



# Location Map

5375 LYONS ROAD  
SUITE B2





5375 LYONS ROAD  
SUITE B2

THE VITAMIN SHOPPE

DQ

SUBWAY

Fornello  
Italian Cuisine  
Pasta, Pizza, Sandwiches & More

HC

HAIR CUTTERY

Publix

Drubi Dental

ABC  
DAYCARE

MARATHON

DUNKIN'

WELLS  
FARGO

LYONS ROAD - 41,500 AADT

WINSTON PARK BOULEVARD - 27,500 AADT

CORAL POINTE  
252 HOMES

WINDSOR  
COCONUT CREEK  
562 UNITS

WINSTON PARK  
LAKE

WINSTON  
RECREATION  
PARK



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