

# COCONUT CREEK, FL

4650 W HILLSBORO BLVD

±11,174 SF FREESTANDING BUILDING WITH DRIVE THRU AVAILABLE  
FOR LEASE



get in touch.

**KALAYAH SARGEANT**

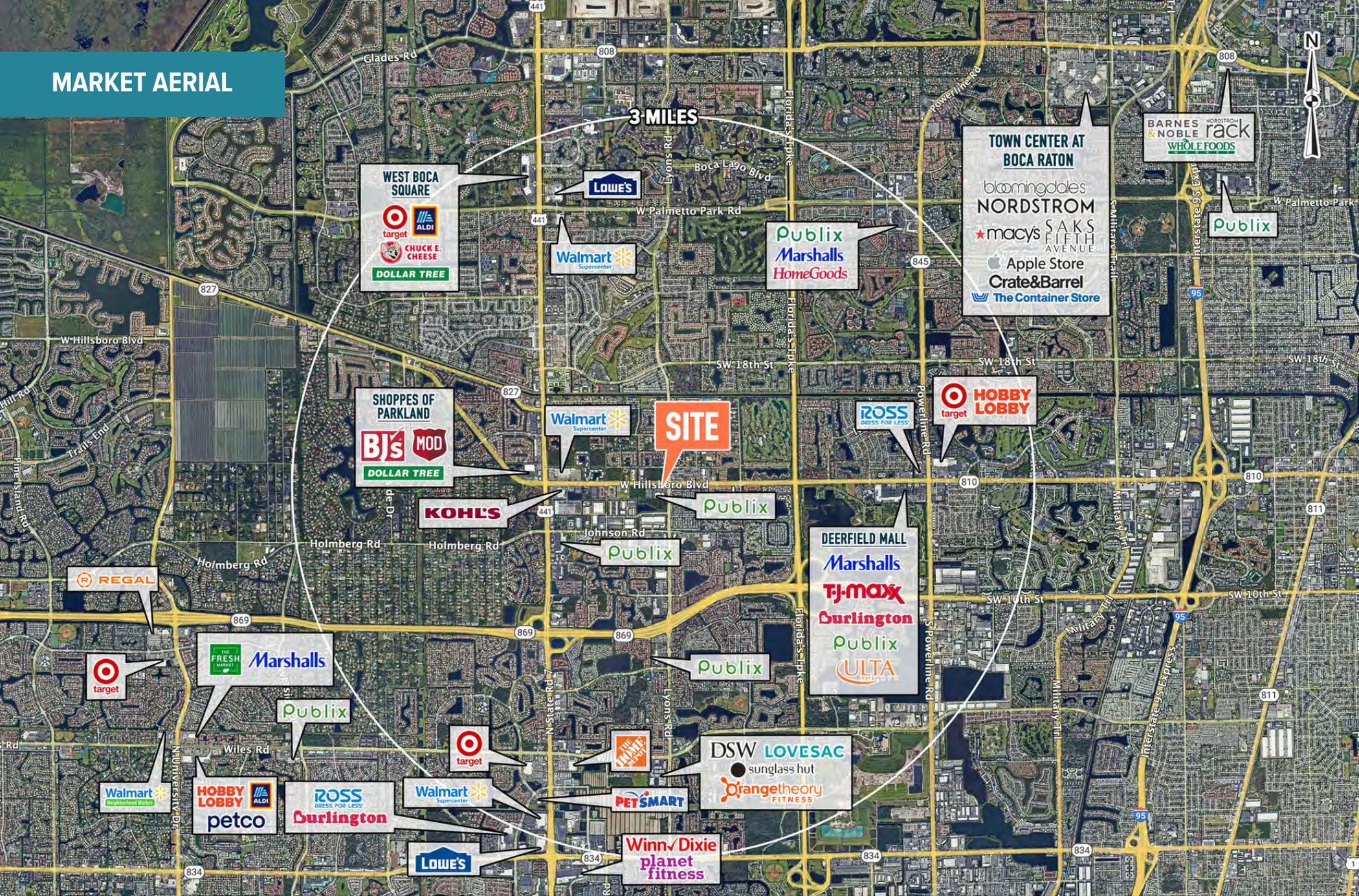
Office 786.671.4020

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ksargeant@metrocommercial.com



# MARKET AERIAL

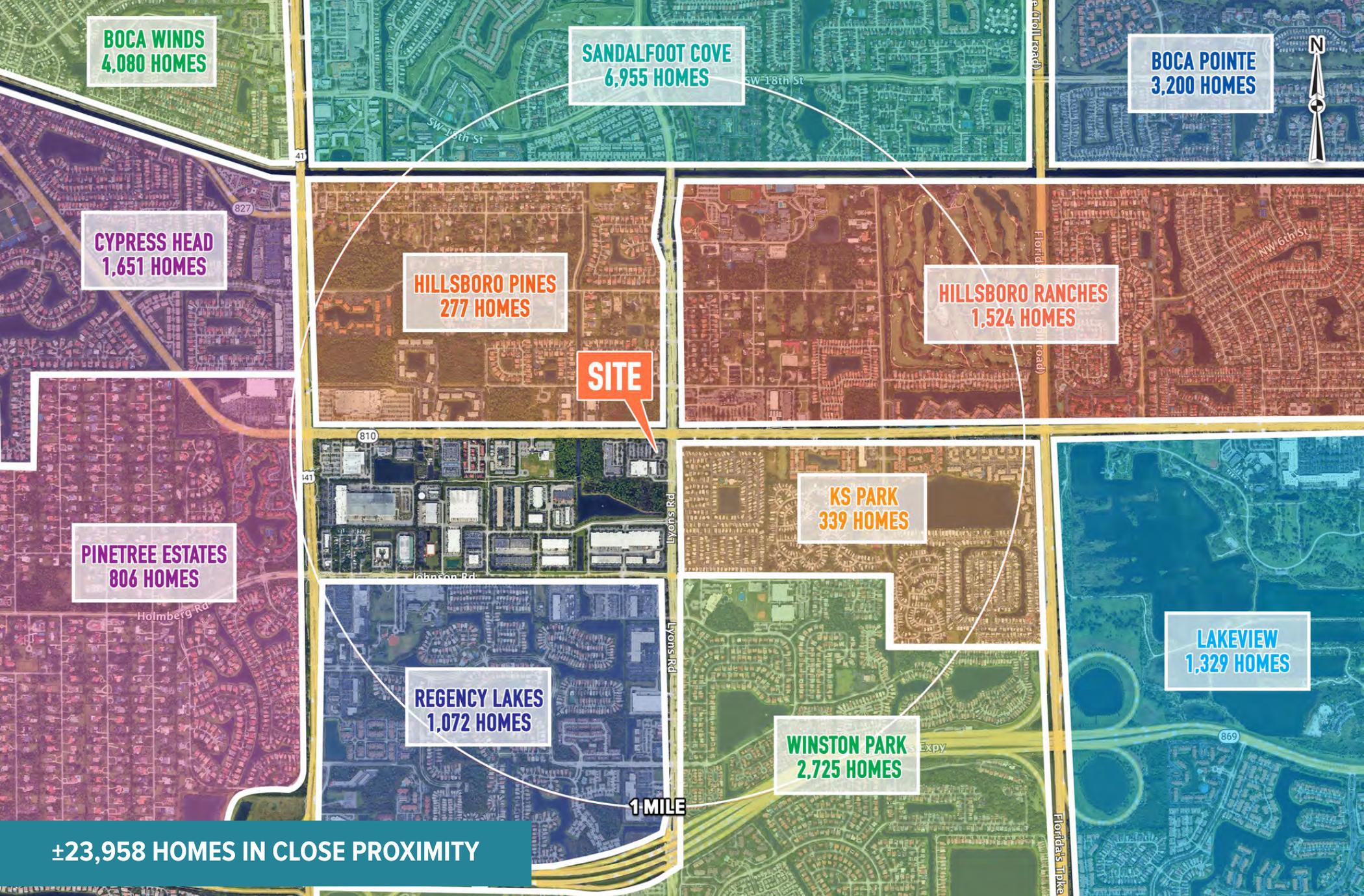


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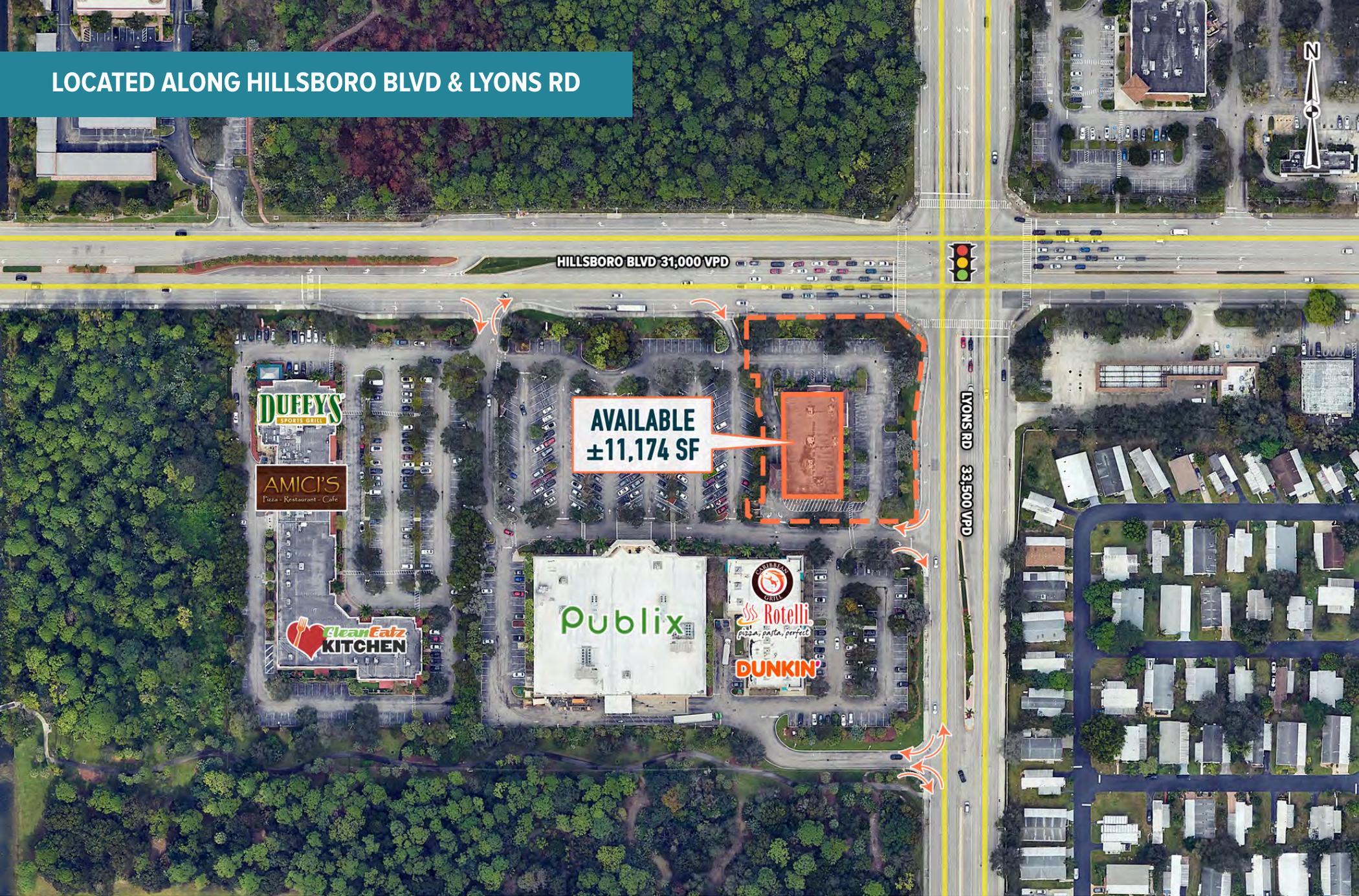
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LOCATED ALONG HILLSBORO BLVD & LYONS RD



AVAILABLE  
±11,174 SF

HILLSBORO BLVD 31,000 VPD

LYONS RD 33,500 VPD

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## ADDITIONAL PHOTOS



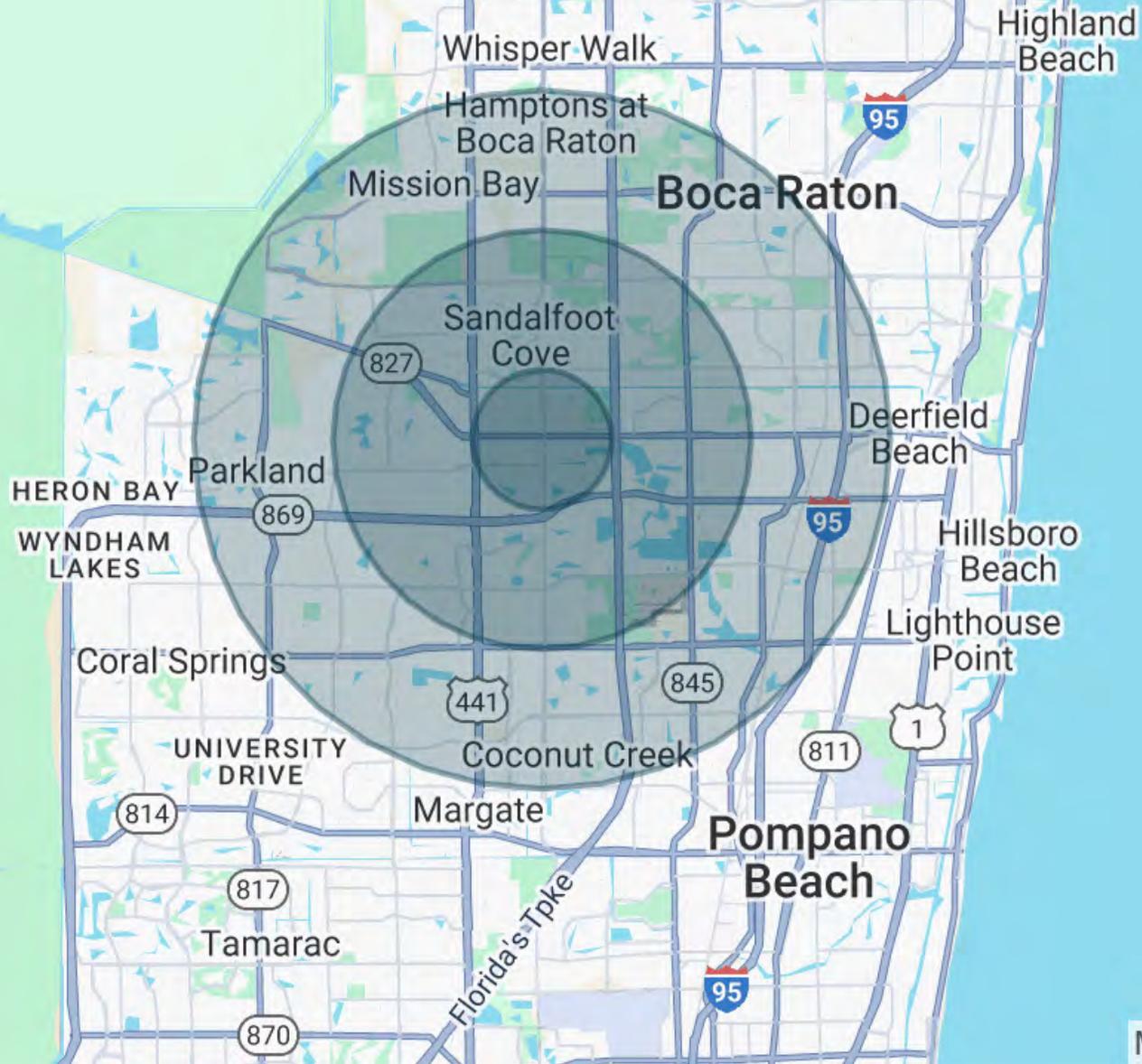
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# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

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# DEMOGRAPHICS MAP & REPORT

| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 13,773        | 121,072        | 324,368        |
| Average Age          | 40            | 43             | 44             |
| Average Age (Male)   | 39            | 42             | 43             |
| Average Age (Female) | 41            | 44             | 45             |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 5,142         | 46,570         | 131,084        |
| # of Persons per HH            | 2.7           | 2.6            | 2.5            |
| Average HH Income              | \$113,977     | \$121,003      | \$113,237      |
| Average House Value            | \$456,526     | \$478,439      | \$451,327      |

*Demographics data derived from AlphaMap*

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