

LEASE

ZUCKERMAN HOMES

6131 LYONS ROAD Coconut Creek, FL 33073



PROPERTY DESCRIPTION

First floor office space, nicely built out with 7 perimeter window offices, conference room, kitchenette and open area. Suite includes a separate private entrance, In-suite janitorial and internet is included in CAM. Furnishings available!

PROPERTY HIGHLIGHTS

- Class A Office Building with high-end interior finishes and well maintained exterior grounds and landscape. Surrounded by convenient amenities including restaurants, Starbucks, daycare center, gas station and just one block from the Sawgrass Expressway.

OFFERING SUMMARY

Lease Rate:	\$17.75 SF/yr (NNN)
Number of Units:	4
Available SF:	2,410 - 4,816 SF
Lot Size:	0.12 Acres
Building Size:	9,633 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,091	39,491	126,492
Total Population	12,557	100,690	284,722
Average HH Income	\$94,505	\$79,898	\$76,132

M J Ridenour
954 646 1775



COLDWELL BANKER
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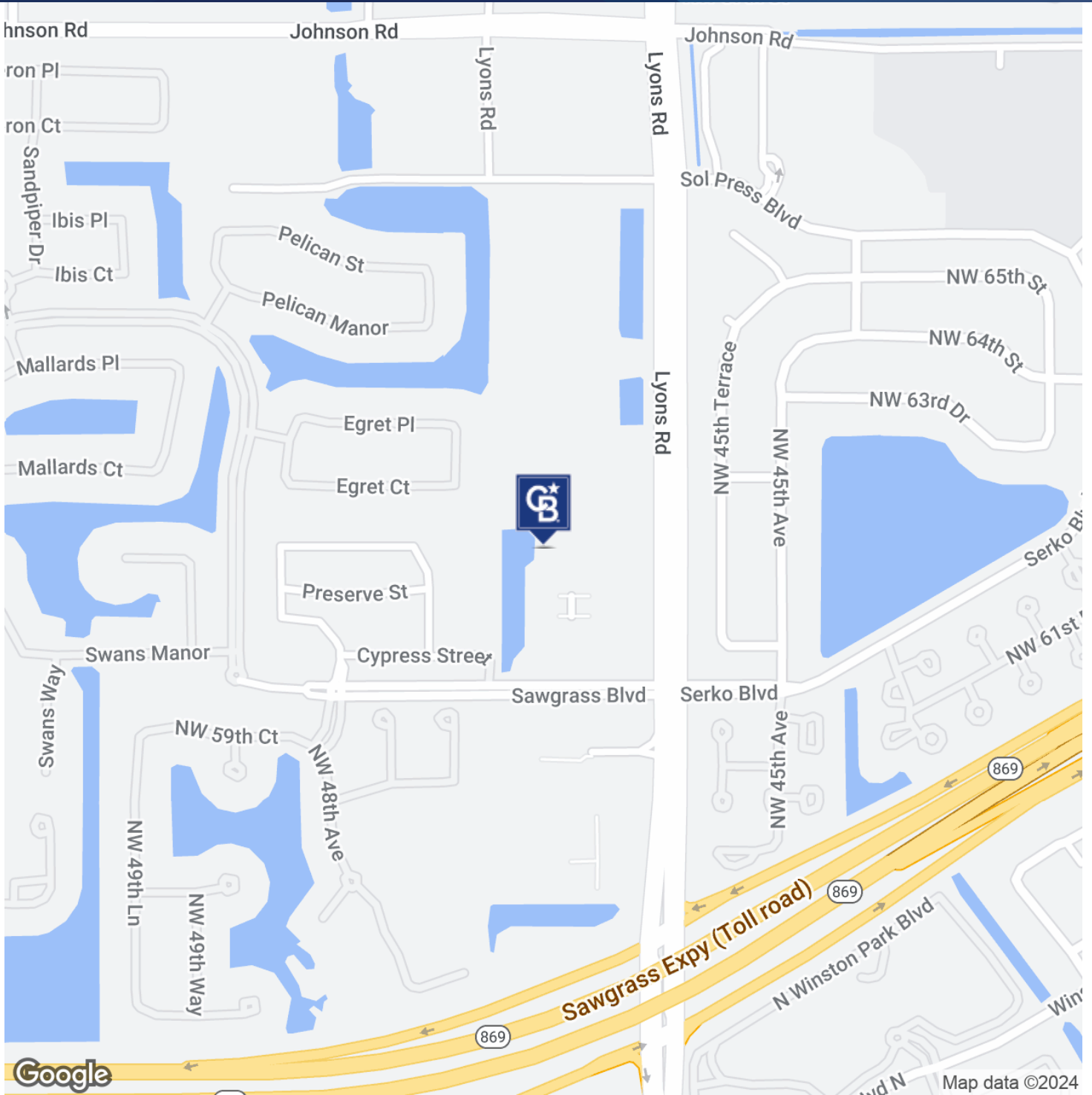


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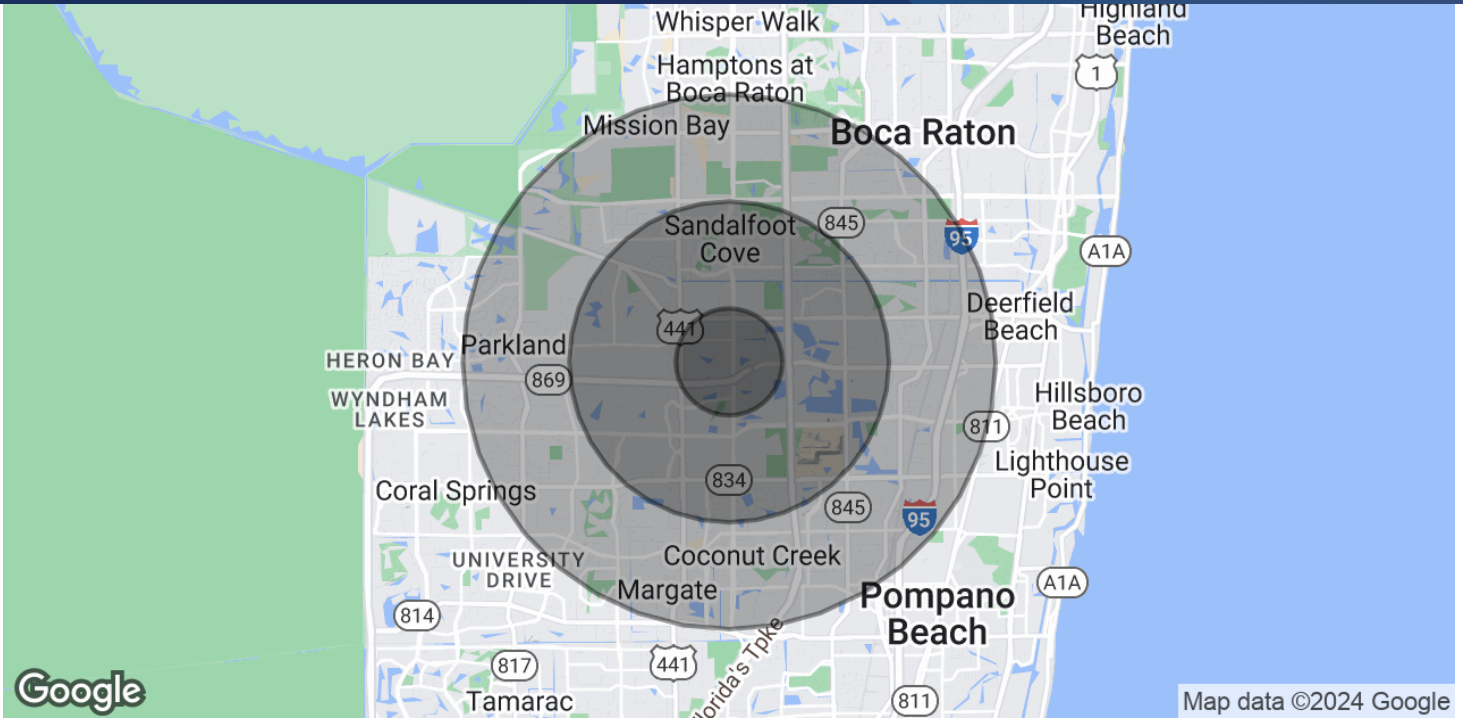


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,557	100,690	284,722
Average Age	33.8	39.2	42.9
Average Age (Male)	31.3	38	41.1
Average Age (Female)	34.4	40.3	44.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,091	39,491	126,492
# of Persons per HH	3.1	2.5	2.3
Average HH Income	\$94,505	\$79,898	\$76,132
Average House Value	\$589,705	\$391,122	\$329,049

2020 American Community Survey (ACS)

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