

FOR LEASE

Waterway Shoppes of Weston  
2222 WESTON RD  
WESTON, FL 33326



Current Capital Realty  
4000 Hollywood Blvd #765-S  
Hollywood, FL 33021  
Office: 954-966-8181  
[www.currentcapitalgroup.com](http://www.currentcapitalgroup.com)

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License #: 3366506



FOR LEASE

## Waterway Shoppes of Weston

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Waterway Shoppes of Weston is a Class A, 40,848 square feet centre located on Weston Rd, in the city of Weston, FL. Anchored by Hooters, AT&T and Baires Grill. The centre receives high daily foot traffic from surrounding residential communities, and commercial businesses.

Waterway Shoppes of Weston has a prominent placement at a major intersection in Weston on Weston Rd. The Property offers a mix of space sizes, from 1250 square feet and up. The centre already has a mix of tenants, drawing different consumer types, including Restaurants and cafes, Health and Fitness, Beauty, Telecom and more. Surrounding Waterway Shoppes of Weston is a large daytime employment base that has immediate access to the centre and is proximally located to Broward Health.



Space Available (SqFt)	2,520 SqFt
Asking rent	\$55/Sqft NNN
Term	5+
Parcel ID	50-40-17-02-0300
Property Type	Retail
Zoning	C-1 Commercial
Unit Frontage	117.00 Ft
County	Broward
Traffic Count	20,000 AADT+

- 2,520 Sqft unit available for Lease
- Former CYCLEBAR space with the existing full buildout and equipment in place of the former tenant
- Can be delivered AS-IS, with or without current equipment for tenants/uses or Vacant
- Currently positioned for Health and Fitness use, move-in ready
- Stunning waterfront Retail location
- The shopping centre hosts a mix of National, Regional & Local retail tenants
- Very affluent and growing trade area
- Median HH income +/- \$132,832
- Highly trafficked shopping center in Weston FL

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2222	Retail	\$ 55.00 SF/Yr	NNN	2,520 SF	5+ Yrs



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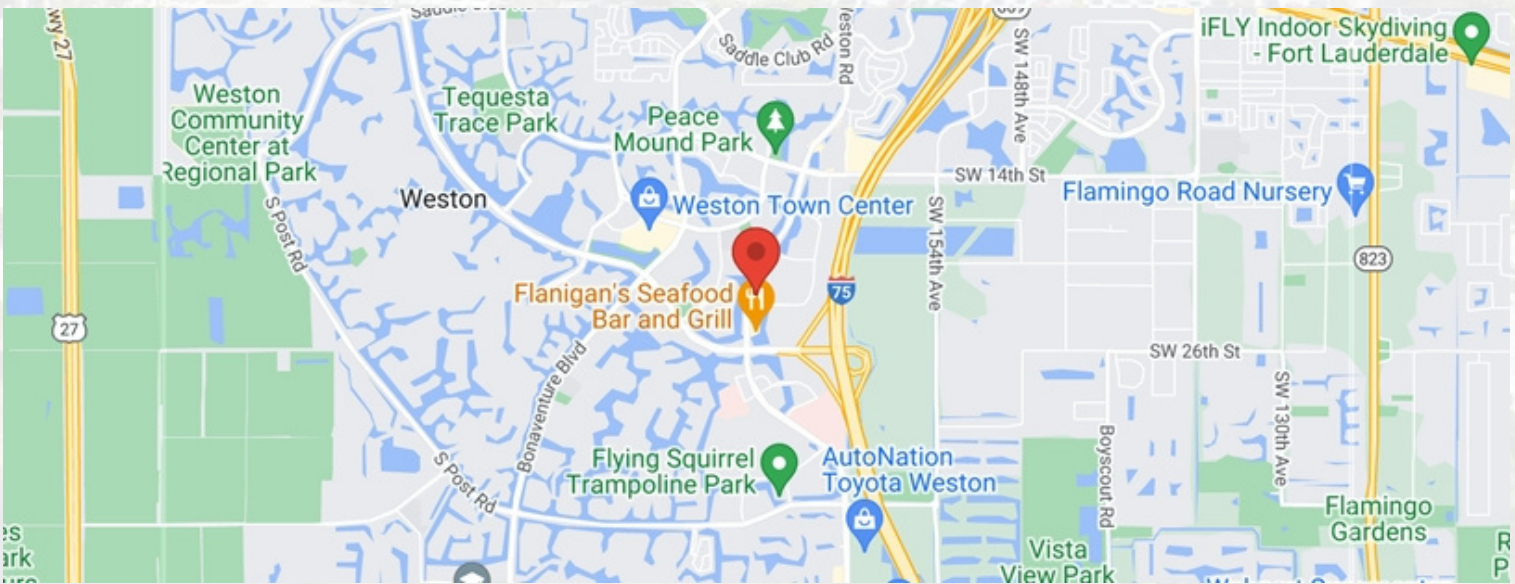
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,673	60,556	120,20
2010 Population	5,475	70,428	9
2023 Population	5,700	74,382	147,132
2028 Population	5,591	73,849	156,144
2023-2028 Growth Rate	-0.39 %	-0.14	156,752
2023 Daytime Population	17,949	%	0.08 %
		73,593	150,70

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	52	944	1,917
\$15000-24999	38	646	1,520
\$25000-34999	116	1,149	2,083
\$35000-49999	101	1,700	3,536
\$50000-74999	147	2,658	5,820
\$75000-99999	187	2,652	6,107
\$100000-149999	520	5,659	11,379
\$150000-199999	240	3,174	6,649
\$200000 or greater	532	5,931	12,014
Median HH Income	\$	\$ 116,899	\$ 114,935
Average HH Income	125,677	\$	\$
	\$	162,399	158,637
	171,460		

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,696	20,183	40,110
2010 Total Households	1,997	23,392	47,875
2023 Total Households	1,933	24,513	51,026
2028 Total Households	1,893	24,361	51,147
2023 Average Household Size	2.95	3.03	3.06
2023 Owner Occupied Housing	1,264	19,009	39,737
2028 Owner Occupied Housing	1,257	19,116	40,476
2023 Renter Occupied Housing	669	5,504	11,289
2028 Renter Occupied Housing	636	5,244	10,671
2023 Vacant Housing	160	1,284	2,296
2023 Total Housing	2,093	25,797	53,322



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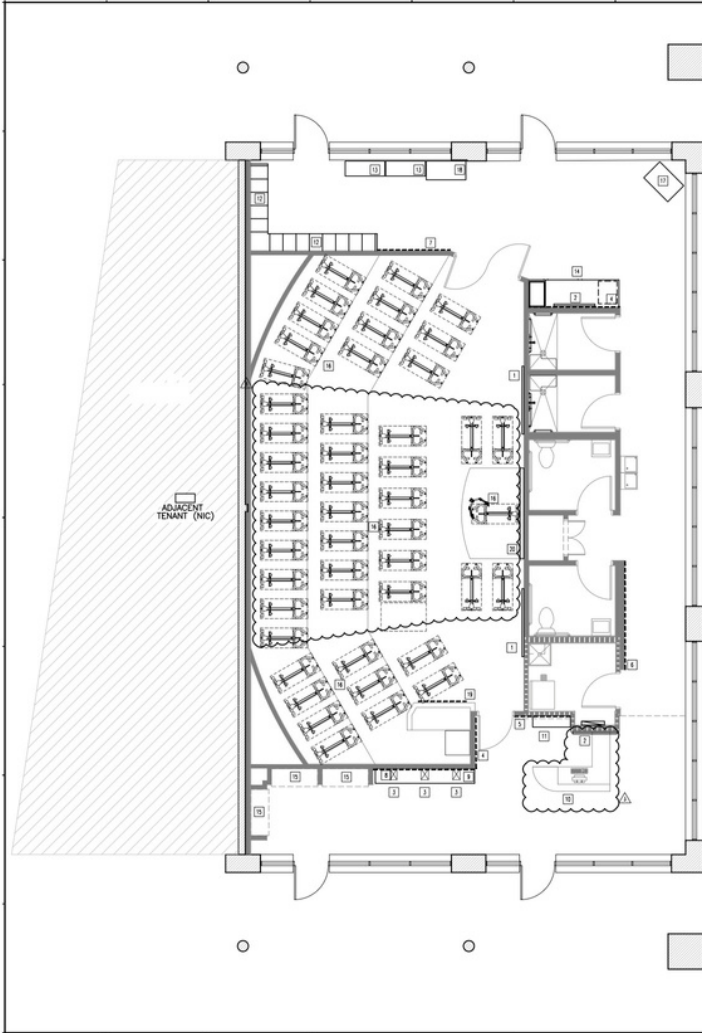


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- KEYED FURNISHING NOTES:**
- 1 HORIZONTALLY MOUNTED FLAT PANEL TV (27" WIDE x 14" HIG)
  - 2 HORIZONTALLY MOUNTED FLAT PANEL TV (21.5" WIDE x 12" HIG)
  - 3 CHECK IN PANEL
  - 4 INFORMATION WALL
  - 5 CYCLE ORL # 2 (2) CYCLE #1000 MOUNTED BEHIND OR UNDER REF. REF FOR EXACT LOCATION
  - 6 BENCH WALL REF TO 1/2" HANG
  - 7 DRY ERASE WALL
  - 8 LOCKER (2) PAIR
  - 9 SHOE CLOSET REF. WED.
  - 10 RECEPTION SIGN REF. WED.
  - 11 RECEPTION BOOTH REF. WED.
  - 12 LOCKER REF. WED.
  - 13 BENCHES
  - 14 COMPANY ROOM SIGN
  - 15 RETAIL BANNER REF. 12" HANG
  - 16 SIGNWAY BENCH 2" H
  - 17 SHOE DISPLAY
  - 18 AIR BENCH (47" WIDE x 27" DEEP x 14" HIG)
  - 19 24 BENCH LOCK
  - 20 CYCLE READY LOCK SIGN

01 FURNISHING AND WALL ELEMENTS PLAN  
 SCALE: 1/8"=1'-0"



Architecture / Development  
 14901 Quantum Drive  
 Suite 300  
 Dallas, Texas 75254  
 Ph: (972) 239-8888  
 Fax: (972) 239-3050

CYCLEBAR  
 TENANT FURNISHOUT  
 WATERWAY SHOPPES - WESTON  
 2222-2226 WESTON ROAD  
 WESTON, FL 33326



DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS-BEFORE PROCEEDING  
 OF ANY DISCREPANCIES PRIOR TO  
 BEGINNING CONSTRUCTION

NO REVISION  
 1/1/17  
 BMM/MS/STO

ISSUE  
 ISSUE FOR CONSTRUCTION 01/13/17  
 ISSUE FOR PERMIT 10/06/16

PROJECT NUMBER  
 C160230

SHEET NUMBER  
 1/1

DATE OF THIS PRINTING: 1/1/17



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## ABOUT WESTON

Weston is a city in Broward County, Florida, United States, just west of Fort Lauderdale. It is 31 miles (50 km) to the northwest of Miami and part of the Miami metropolitan area. The population was 68,107 at the 2020 census.

### CITY OF WESTON

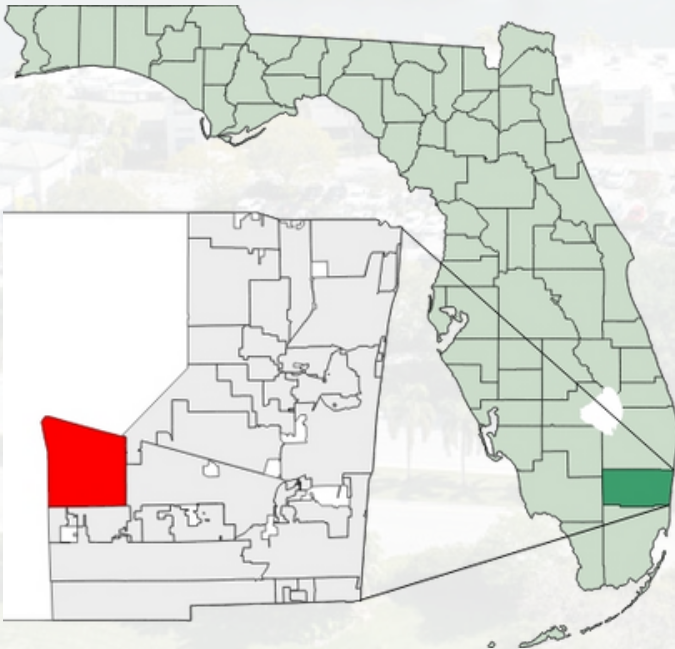
COUNTY	BROWAR
INCORPORATED	D 9/2/1996

### AREA

CITY	26.1 SQ MI
LAND	24.6 SQ MI
WATER	1.5 SQ MI
ELEVATION	10 FT

### POPULATION

POPULATION	68,107
DENSITY	2,769.37 SQ MI



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