

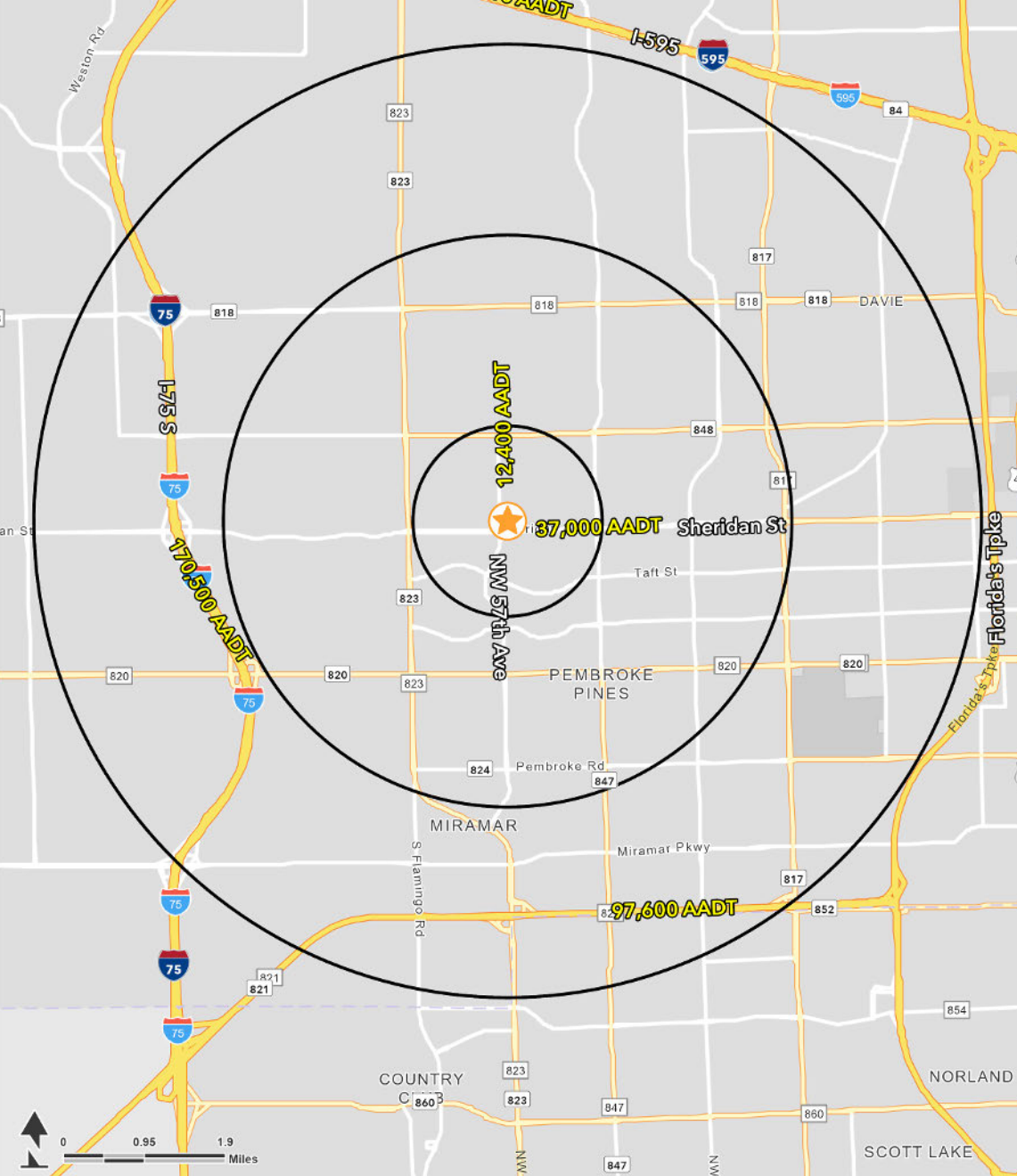
EMBASSY LAKES SHOPPING CENTER

2661 N HIATUS RD, COOPER CITY, FL 33026

FOR LEASE



TSCG™



PROPERTY HIGHLIGHTS

- Embassy Lakes Shopping Center boasts a dense residential population and is located in an affluent section of Cooper City with average household incomes exceeding \$151,159 with a 1-mile radius
- The center is anchored by Dollar Tree, Flamingo Supermarket and many other national retail shops
- GLA: 130,511

AVAILABLE SPACES

- Suite 5 - 2695: 905 SF
- Suite 8 - 2671: 18,645 SF
- Suite 11 - 2651: 2,750 SF
- Suite 16 - 2625: 1,625 SF
- Suite 17 - 2621: 2,110 SF
- Suite 26 - 2571: 1,620 SF
- Suite 33 - 2511: 900 SF
- Suite 35 - 2501: 1,240 SF

DEMOGRAPHICS

Latitude: 26.03178 Longitude: -80.29537

	1 MILE	3 MILES	5 MILES
2025 Total Population	16,883	129,393	343,469
2025 Total Households	6,010	50,086	125,168
2025 Average HH Income	\$151,159	\$114,303	\$119,008
2025 Daytime Population	11,235	102,693	272,869

PROPERTY OVERVIEW

SITE PLAN



Last Update: 3.3.26

SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE
1-2731	Abby's Restaurant & Bar	3,823 SF	13-2643	Allstate Insurance	2,374 SF	27-2565	Creative Chiropractic	1,620 SF
2-2711	Joe's Old School Pizza	905 SF	14-2635	La Brochette Bistro	2,494 SF	28-2555	Salonz Beauty & Spa	7,028 SF
3-2705	Miracle Aquatics	905 SF	15-2631	AR Workshop	1,274 SF	29-2535	Broccolini Cafe	1,500 SF
4-2701	WYSP Skin Studio	905 SF	16-2625	Available	1,625 SF	30-2525	Let Knit B	900 SF
5-2695	Available	905 SF	17-2621	Available	2,110 SF	31-2521	Clipper Kings Barber Lounge	900 SF
6-2691	Main Spot	905 SF	18-2615	Dry Cleaner	931 SF	32-2515	No1 Wok Chinese Resta...	900 SF
7-2685	Fit 4 Lyfe	2,935 SF	19-2611	All About Empanadas	1,119 SF	33-2511	Available	900 SF
8-2671	Available	18,645 SF	20-2605	Optical Impressions	1,119 SF	34-2505	Sew & Fix	900 SF
9-2665	Jamie Shore DDS	1,477 SF	21-2601	Tipsy Salon Bar	3,391 SF	35-2501	Available	1,240 SF
10-2661	Embassy Lakes Animals	1,539 SF	24-2581	Flamingo (Bravo) Market	46,328 SF			
11-2651	Available	2,750 SF	25-2575	Cooper City Discount Liquors	1,620 SF			
12-2645	Dollar Tree	11,126 SF	26-2571	Available	1,620 SF			

AREA OVERVIEW



EXCLUSIVE AGENT(S):

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