

BROOKSIDE SHOPPING CENTER

10595-10631 WILES ROAD
CORAL SPRINGS, FL 33076

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional leasing opportunity at Brookside Square Shopping Center, located at 10595-10631 Wiles Rd, Coral Springs, FL. This Publix-anchored neighborhood retail center offers 500 - 5,113 SF of prime retail space within its total GLA of 114,534 SF. Built-in 2000, the center features a multi-tenancy setup and amenities such as 675 surface parking spaces, dedicated turn lanes, and prominent signage. With 608 feet of frontage on Wiles Rd and 237 feet on Coral Springs Dr, the location ensures high visibility and easy access for tenants and customers.

Surrounded by affluent residential neighborhoods like Coral Springs and Parkland, Brookside Square benefits from a robust demographic profile. Excellent connectivity to major highways and nearby roads further enhances the accessibility of this prime retail space. This strategic location is perfect for businesses looking to capitalize on a high-traffic area and a strong local customer base



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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PROPERTY HIGHLIGHTS

- Publix-anchored neighborhood shopping center
- 1,050 SF of available retail space
- Total GLA of 114,534 SF
- Multi-tenancy layout
- Built-in 2000 with modern amenities
- 675 surface parking spaces
- Frontage on Wiles Rd (608') and Coral Springs Dr (237')
- Dedicated turn lane for easy access
- High visibility with prominent signage



Brookside Square Shopping Center:
Available Spaces for Lease



Prime Location:
Coral Springs



Exceptional Freeway Access:
2.2 miles to Sawgrass Expressway
5.6 miles N State Rd 7
8.3 miles to Florida Turnpike

SITE PLAN



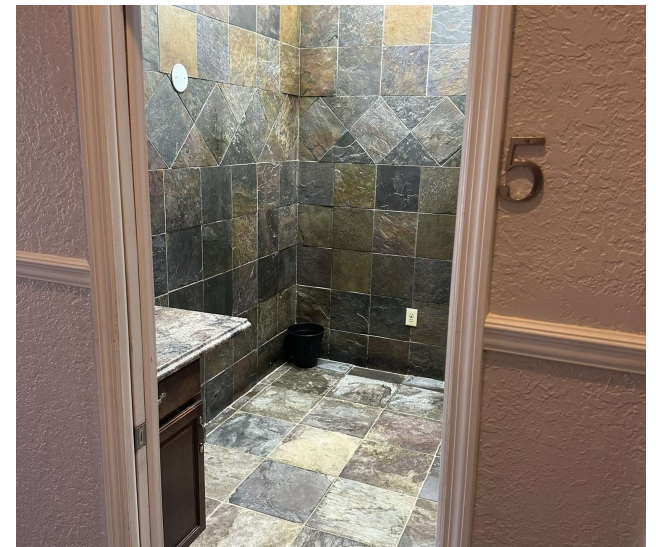
LEASE SPACES



AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------|-----------|-----------|------------|---------------|--|
| Suite 10615 | Available | 1,050 SF | NNN | \$28.00 SF/yr | R/E Tax \$5.06 - Ins \$6.02 - CAM \$6.97 Total: \$18.05 |

SUITE 10615



PROPERTY DETAILS

LOCATION INFORMATION

| | |
|-------------------------|---|
| BUILDING NAME | Brookside Shopping Center |
| STREET ADDRESS | 10595-10631 Wiles Road |
| CITY, STATE, ZIP | Coral Springs, FL 33076 |
| COUNTY | Broward |
| MARKET | South Florida |
| NEAREST HIGHWAY | Sawgrass Expressway |
| NEAREST AIRPORT | Fort Lauderdale-Hollywood Int'l Airport |

PROPERTY INFORMATION

| | |
|-------------------------|--------------|
| PROPERTY TYPE | Retail |
| PROPERTY SUBTYPE | Strip Center |
| LOT SIZE | 3.55 Acres |

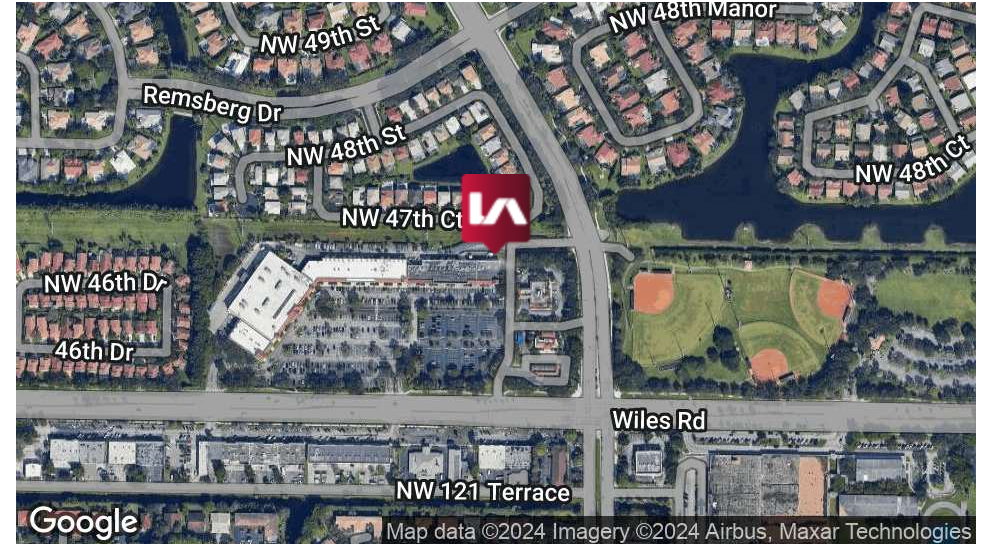
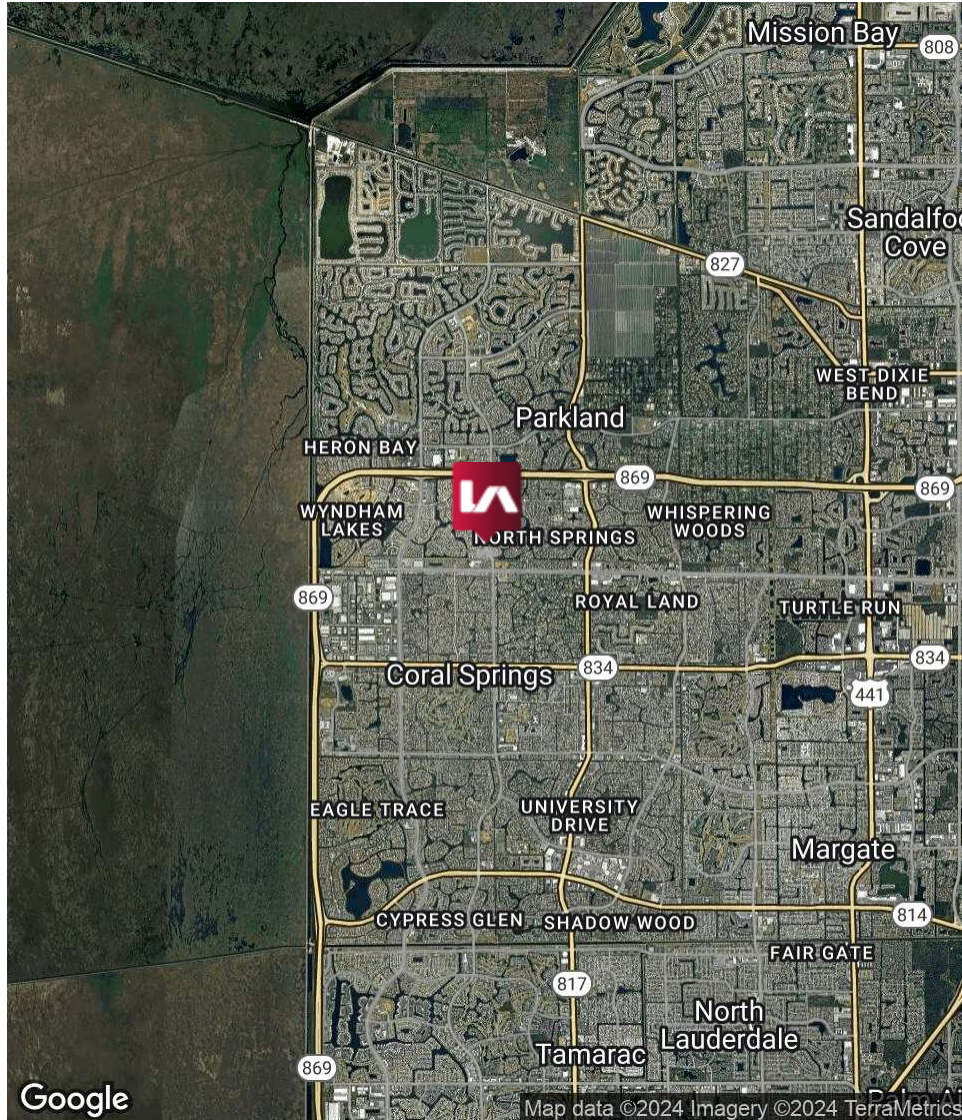
BUILDING INFORMATION

| | |
|-------------------------|-----------|
| BUILDING SIZE | 21,200 SF |
| TENANCY | Multiple |
| NUMBER OF FLOORS | 1 |
| YEAR BUILT | 2000 |

PARKING & TRANSPORTATION

| | |
|---------------------------------|------|
| PARKING RATIO | 10.0 |
| NUMBER OF PARKING SPACES | 213 |

REGIONAL MAP



LOCATION OVERVIEW

Brookside Square Shopping Center is ideally positioned in the NW Broward/Coral Springs submarket, surrounded by affluent residential neighborhoods and offering excellent access to major highways. This prime retail space is perfect for businesses seeking high visibility and a strong local customer base. The property has excellent access just 5 minutes (2.2 miles) to Sawgrass Expressway, 11 minutes (5.6 miles) N State Rd 7, and 12 minutes (8.3 miles) to Florida Turnpike

CITY INFORMATION

| | |
|-------------------------|---------------------|
| CITY: | Coral Springs |
| MARKET: | South Florida |
| NEAREST HIGHWAY: | Sawgrass Expressway |

RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS



301,169
Total Population



\$114,169
Average Household Income

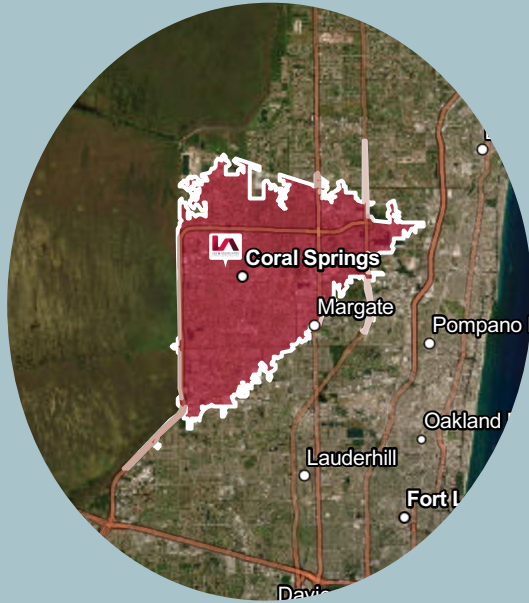


41.7
Median Age



2.7
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$2,418
Apparel



\$3,890
Dining Out

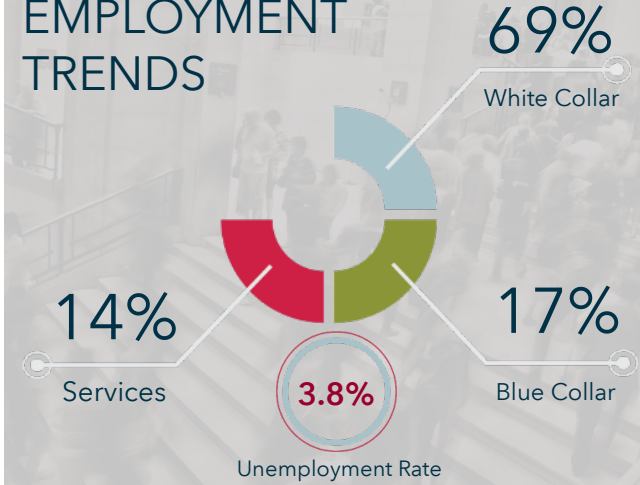


\$7,351
Groceries



\$7,540
Health Care

EMPLOYMENT TRENDS



BUSINESS



15,161
Total Businesses



112,135
Total Employees



18,493,145,358
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



586,151
Total Population



\$103,894
Average Household Income

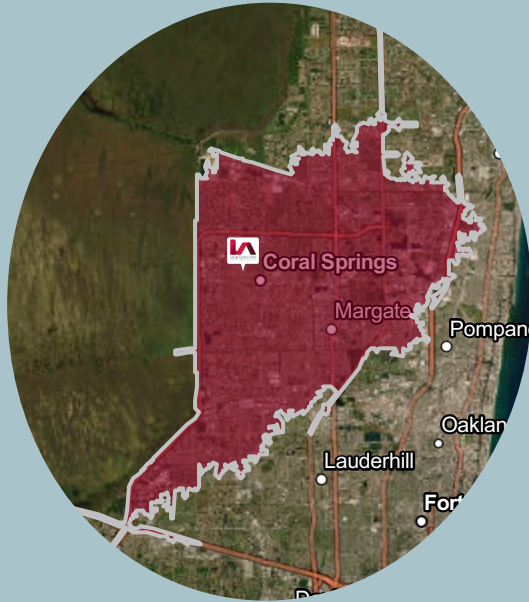


42.0
Median Age



2.6
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,223
Apparel



\$3,562
Dining Out

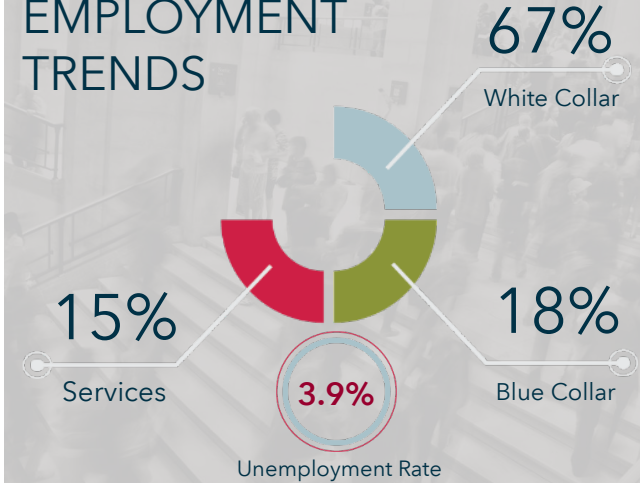


\$6,784
Groceries



\$6,968
Health Care

EMPLOYMENT TRENDS



BUSINESS



30,157
Total Businesses



234,569
Total Employees



41,364,902,190
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



1,511,011
Total Population



\$113,631
Average Household Income

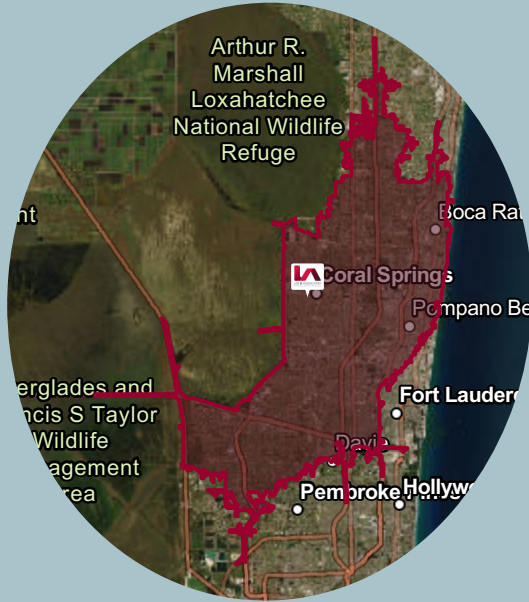


43.2
Median Age



2.5
Average Household Size

Drive time of 30 minutes



Average Consumer Spending



\$2,413
Apparel



\$3,846
Dining Out

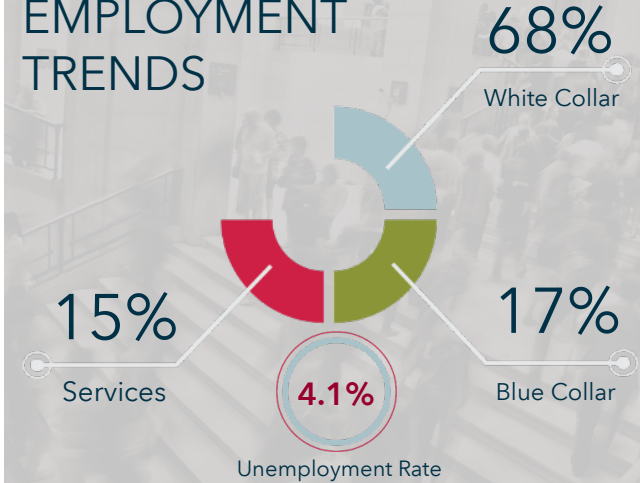


\$7,383
Groceries



\$7,632
Health Care

EMPLOYMENT TRENDS



BUSINESS



95,256
Total Businesses



770,441
Total Employees



126,112,101,409
Total Sales

HOUSING UNITS



DAYTIME POPULATION

