

FOR LEASE

PLAZA AT CORAL SPRINGS

650 RIVERSIDE DRIVE, CORAL SPRINGS, FL 33065



±1,146 SF FORMER
CLEANERS SPACE

ANCHORED BY PARAGON THEATERS

EXCLUSIVE LISTING

KATZ & ASSOCIATES


RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

HIGHLIGHTS

- ±1,146 SF built out former cleaners available for lease
- Located next to Coral Square Mall!
- Ample parking
- Great day time population and retailers nearby
- 198,576 population in a 3-mile radius
- \$77,678 average HH income in a 3-mile radius
- Anchored by  PARAGON THEATERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	16,766	198,576	405,744
HOUSEHOLDS	6,064	70,532	150,895
DAYTIME EMPLOYEES	13,932	161,818	333,583
AVERAGE HH INCOME	\$87,097	\$77,678	\$81,798
	5 Minutes	10 Minutes	15 Minutes
POPULATION	52,414	241,572	450,852
HOUSEHOLDS	19,741	90,548	172,230
DAYTIME EMPLOYEES	43,440	197,739	370,671
AVERAGE HH INCOME	\$83,133	\$77,494	\$80,638



PLAZA AT CORAL SPRINGS | EXECUTIVE SUMMARY

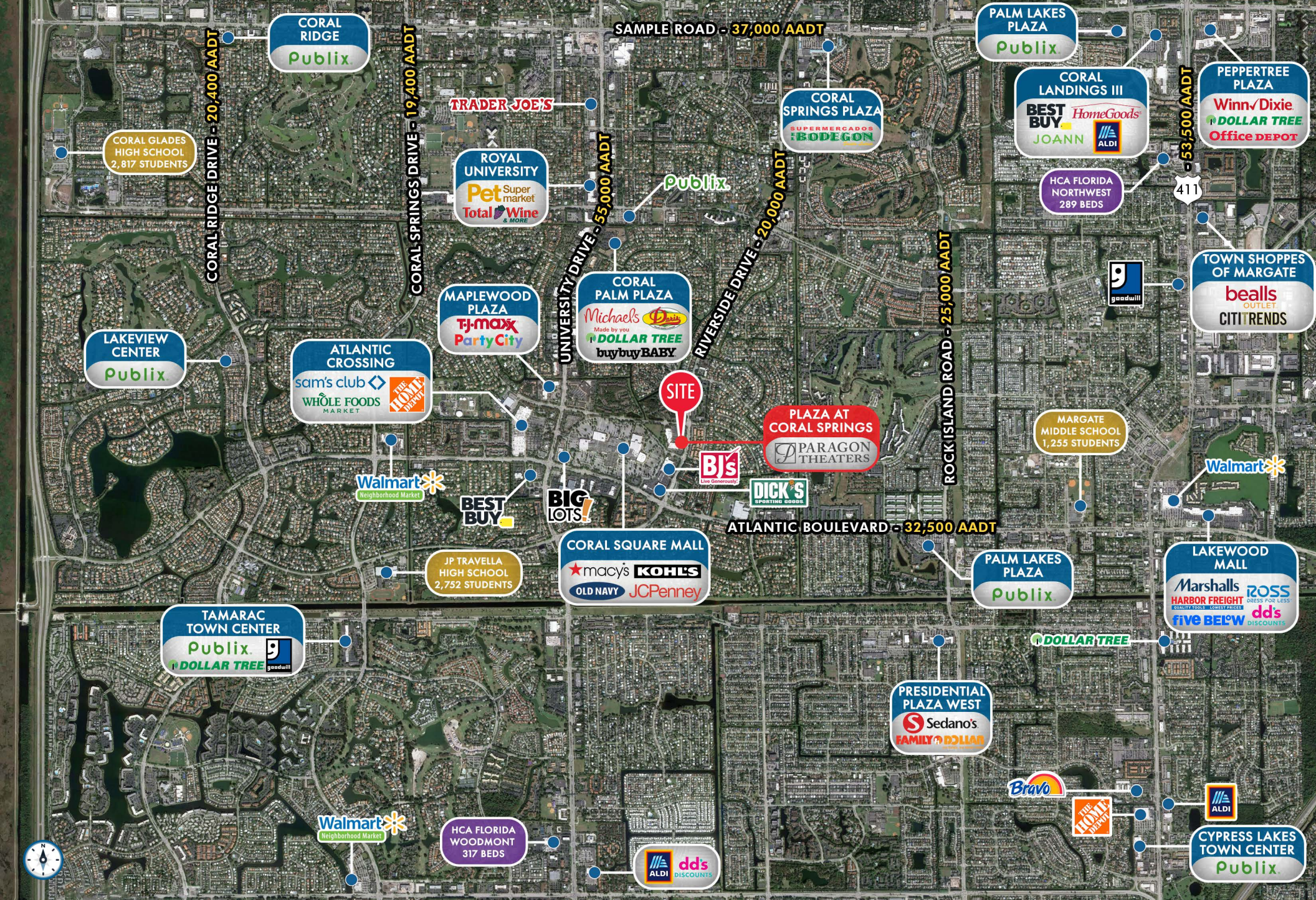


±1,146 SF
AVAILABLE

RAMBLEWOOD DRIVE - 8,200 AADT

RIVERSIDE DRIVE - 19,200 AADT

PLAZA AT CORAL SPRINGS | CLOSE AERIAL



PLAZA AT CORAL SPRINGS | EXTENDED TRADE AERIAL



CONTACT AGENTS

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