

RETAIL SPACE FOR LEASE

PLAZA AT CORAL SPRINGS

650 Riverside Drive, Coral Springs, FL 33065

±1,146 SF FORMER
CLEANERS SPACE



ANCHORED BY PARAGON THEATERS

Robert Nuchereo
ASSOCIATE
RN@katzretail.com
(716) 867-5222

EXCLUSIVE RETAIL LEASING


KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

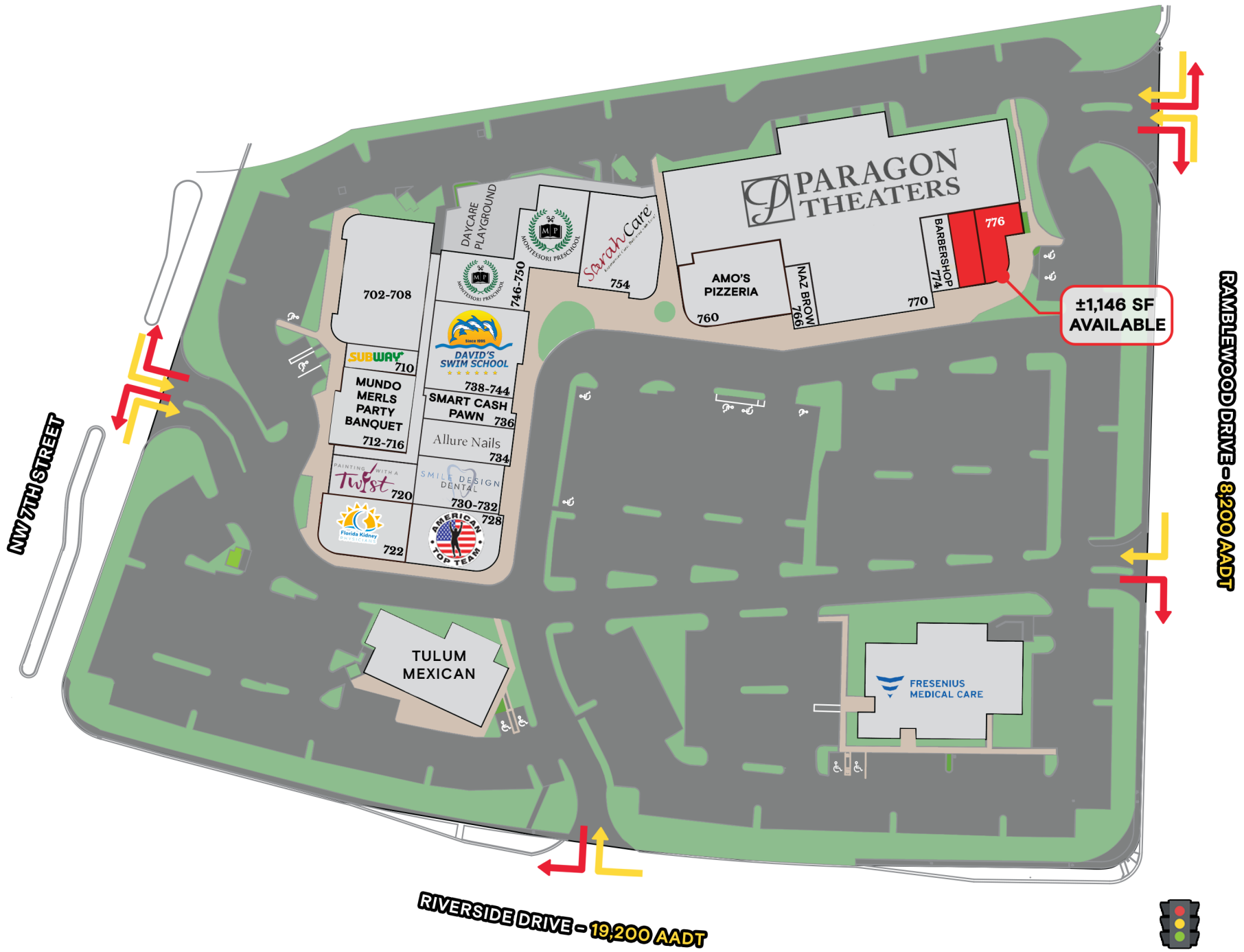
HIGHLIGHTS

- ±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





±1,146 SF AVAILABLE

NW 7TH STREET

RAMBLEWOOD DRIVE - 8,200 AADT

RIVERSIDE DRIVE - 19,200 AADT





Contact Brokers

Robert Nucheren
ASSOCIATE
RN@katzretail.com
(716) 867-5222

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.16.24