

RETAIL SPACE FOR LEASE

PLAZA AT CORAL SPRINGS

776 Riverside Drive, Coral Springs, FL 33065

±3,174 SF 2ND GENERATION
MEDICAL OFFICE



A FAMILY FOCUSED DESTINATION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- Spaces ranging from 1,003 SF – 3,174 SF
- Adjacent to Coral Square Mall
- Highly visible frontage on Riverside Drive with excellent signage opportunities
- Abundant parking on-site to support retail and restaurants users.
- Ideal for restaurant or retail users seeking turnkey fit-out and immediate possession.
- Exciting landscaping upgrades coming soon
- Tenants include:

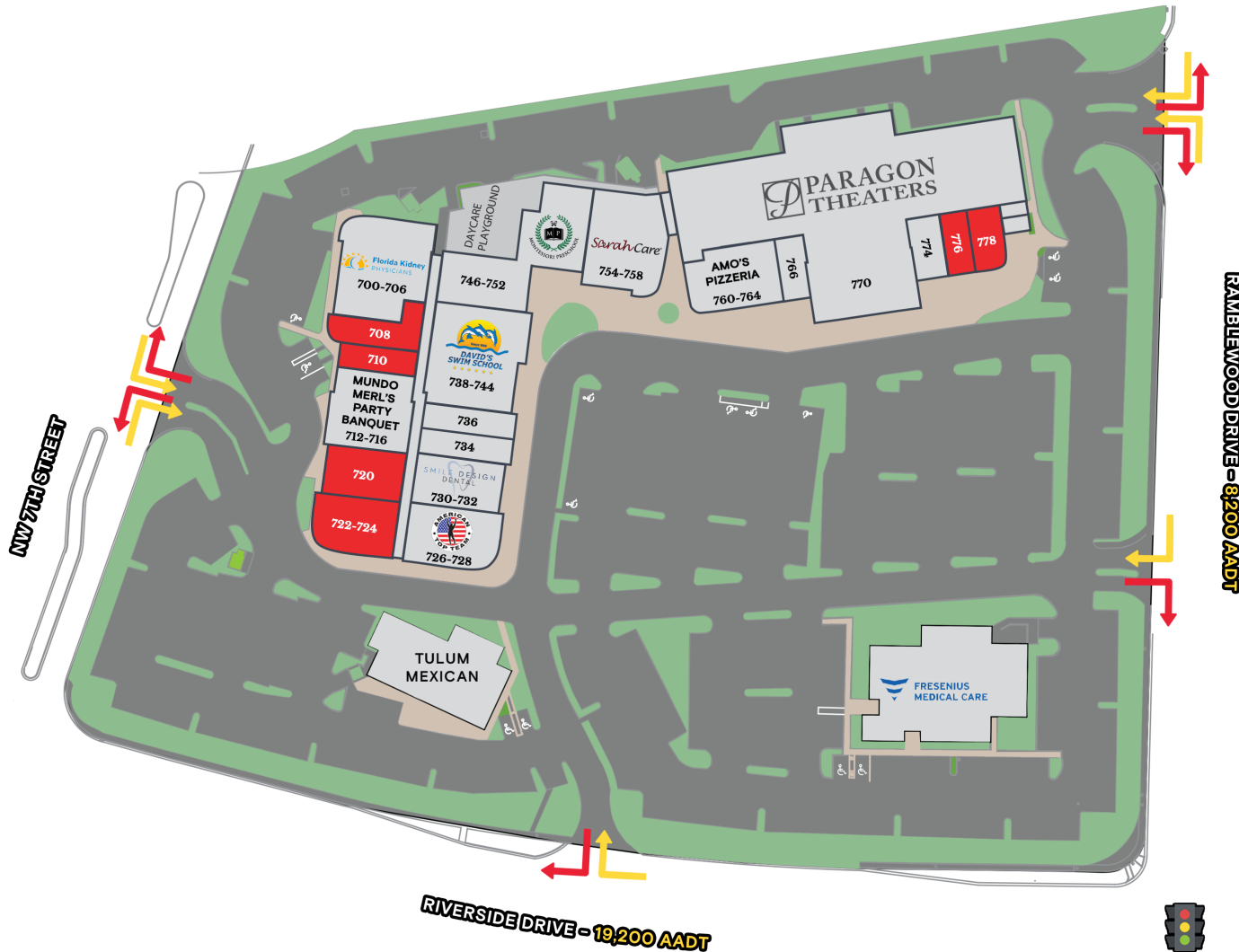


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	16,231	198,069	408,550
HOUSEHOLDS	6,200	72,704	155,947
DAYTIME EMPLOYEES	13,569	162,172	337,322
AVERAGE HH INCOME	\$104,239	\$90,532	\$95,811
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	51,738	235,775	423,539
HOUSEHOLDS	19,418	88,543	160,711
DAYTIME EMPLOYEES	43,086	193,995	348,930
AVERAGE HH INCOME	\$96,262	\$91,199	\$96,028



Tenant Roster

700-706	Florida Kidney Physicians	4,604 SF
708	Available	2,099 SF
710	Available	1,120 SF
712-716	Mundo Merl's Party Banquet	3,680 SF
720	Available	2,270 SF
722-724	Available	3,174 SF
726-728	American Top Team	3,083 SF
730-732	Smile Design Dental	2,640 SF
734	Allure Nails	1,300 SF
736	Smart Cash Pawn	1,600 SF
738-744	David's Swim School	5,760 SF
746-752	Montessori Preschool	5,400 SF
754-758	Sarah Care	4,420 SF
760-764	Amo's Pizzeria	2,910 SF
766	Naz Brow	994 SF
770	Paragon Theaters	29,610 SF
774	Barbershop	975 SF
776	Available	1,003 SF
778	Available	1,465 SF







Contact Brokers

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