RETAIL SPACE FOR LEASE

HERON BAY PLAZA

6071 CORAL RIDGE DRIVE | CORAL SPRINGS (PARKLAND), FL 33076

OPERATING BUSINESS – DO NOT DISTURB



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

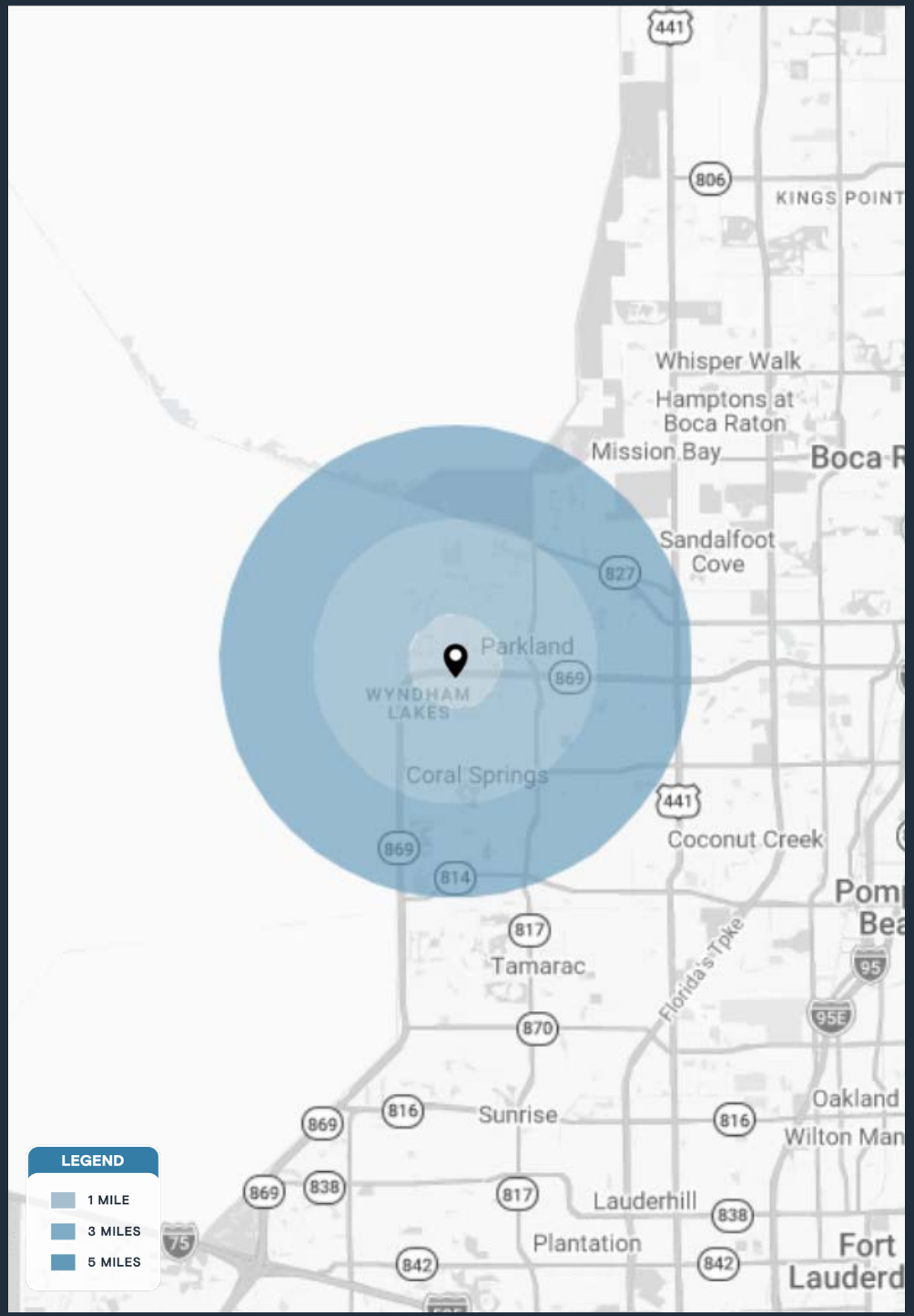
HIGHLIGHTS

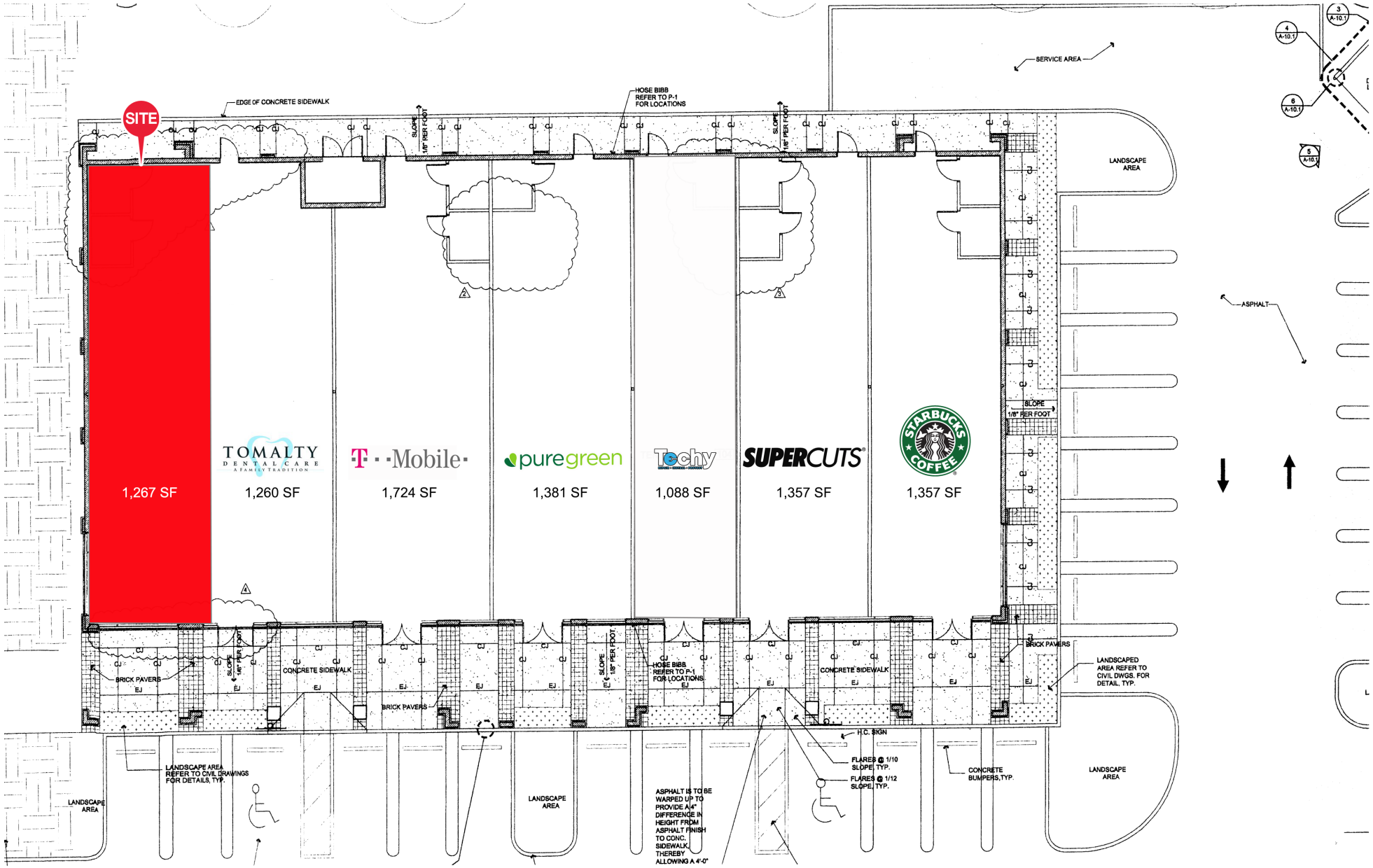
- **Operating business - DO NOT DISTURB**
- **±1,267 SF 2nd generation restaurant available for lease**
- **Outparcel to Walmart**
- **Seeking dessert tenants - will consider other uses**
- **Servicing Parkland trade area**
- **Tenants include: Starbucks, Supercuts, T-Mobile, Pure Green**
- Located at the SEC of the signalized intersection of Coral Ridge Drive and Holmberg Drive
- Population is 84,154 in a 3-mile radius
- Average household income is $195,550 within a 1-mile radius

DEMOGRAPHICS

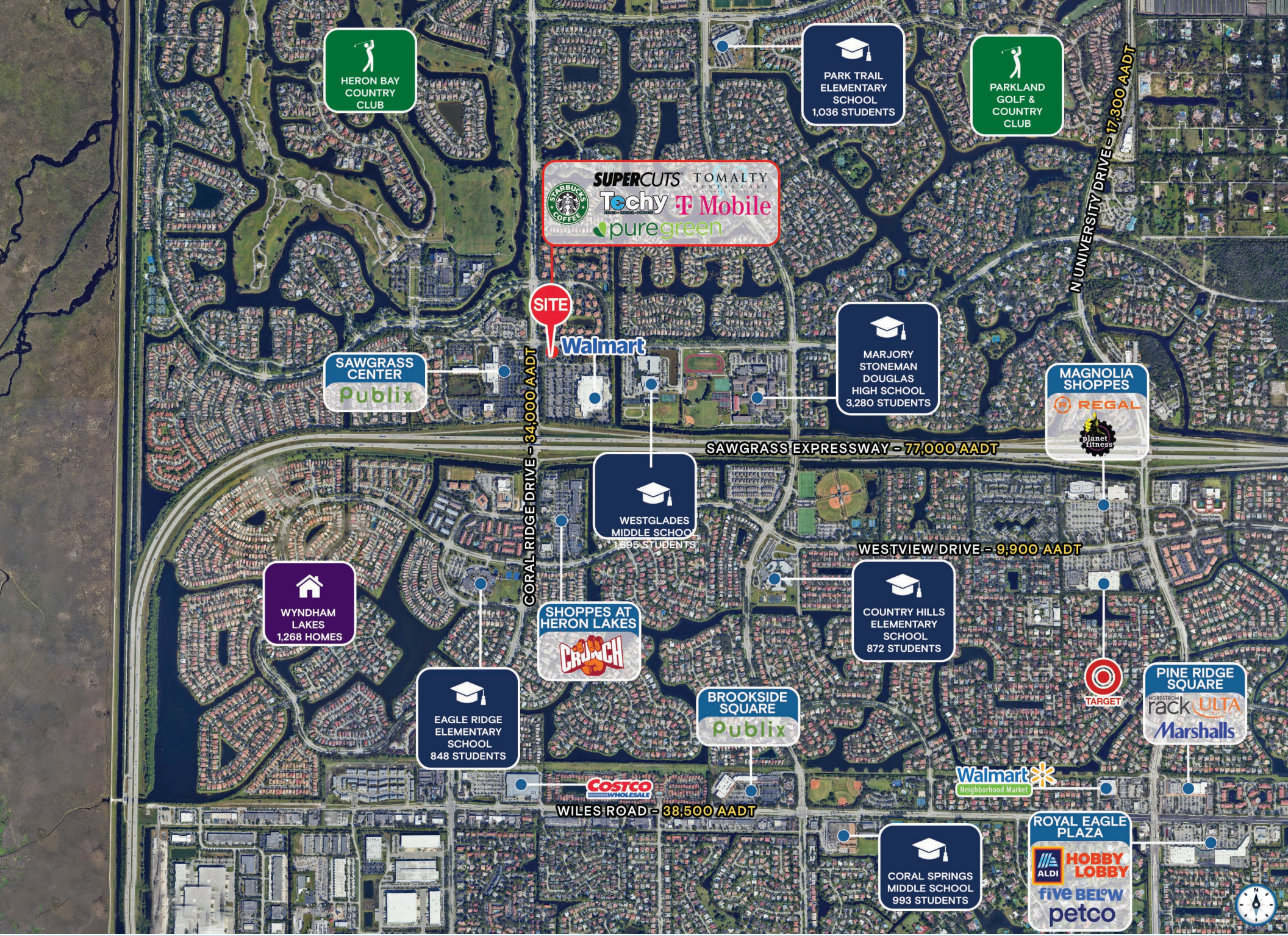
	1 MILE	3 MILES	5 MILES
POPULATION	13,029	84,154	202,996
HOUSEHOLDS	4,230	27,444	68,673
EMPLOYEES	2,457	19,246	41,223
AVERAGE HH INCOME	$195,550	$176,265	$151,435

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	41,170	133,976	273,682
HOUSEHOLDS	13,259	44,442	97,964
EMPLOYEES	6.843	31.978	61.612
AVERAGE HH INCOME	$192,602	$161.071	$136.810




SITE
1,267 SF
TOMALTY DENTAL CARE A FAMILY TRADITION
1,260 SF
T-Mobile
1,724 SF
puregreen
1,381 SF
Techy
1,088 SF
SUPERCUTS
1,357 SF
STARBUCKS COFFEE
1,357 SF
EDGE OF CONCRETE SIDEWALK
SLOPE 1/8" PER FOOT
HOSE BIBB REFER TO P-1 FOR LOCATIONS
SERVICE AREA
LANDSCAPE AREA
ASPHALT
BRICK PAVERS
CONCRETE SIDEWALK
LANDSCAPED AREA REFER TO CIVIL DWGS. FOR DETAIL, TYP.
H.C. SIGN
FLARES @ 1/10 SLOPE, TYP.
FLARES @ 1/12 SLOPE, TYP.
CONCRETE BUMPERS, TYP.
LANDSCAPE AREA REFER TO CIVIL DRAWINGS FOR DETAILS, TYP.
ASPHALT IS TO BE WARPED UP TO PROVIDE A 1/4" DIFFERENCE IN HEIGHT FROM ASPHALT FINISH TO CONC. SIDEWALK, THEREBY ALLOWING A 4'-0"


THE HAMPTONS ON HERON BAY 294 UNITS
MOE'S SOUTHWEST GRILL
MD NOW URGENT CARE
TRUIST
HOLMBERG ROAD
SUPERCUTS
TOMALTY DENTAL CARE
STARBUCKS COFFEE
Techy
T-Mobile
puregreen
SITE
Pediatrics URGENT CARE
CAMBRIDGE SCHOOL CORAL SPRINGS
WING STOP
BANK OF AMERICA
Publix
WELLS FARGO
CORAL RIDGE DRIVE – 34,000 AADT
Walmart
Pediatric Associates
SAWGRASS EXPRESSWAY – 77,000 AADT


HERON BAY COUNTRY CLUB
PARK TRAIL ELEMENTARY SCHOOL 1,036 STUDENTS
PARKLAND GOLF & COUNTRY CLUB
N UNIVERSITY DRIVE – 17,300 AADT
SUPERCUTS
TOMALTY DENTAL CARE
STARBUCKS COFFEE
Techy
T-Mobile
puregreen
SITE
Walmart
SAWGRASS CENTER
Publix
MARJORY STONEMAN DOUGLAS HIGH SCHOOL 3,280 STUDENTS
MAGNOLIA SHOPPES
REGAL
planet fitness
SAWGRASS EXPRESSWAY – 77,000 AADT
CORAL RIDGE DRIVE – 34,000 AADT
WESTGLADES MIDDLE SCHOOL 1,695 STUDENTS
WESTVIEW DRIVE – 9,900 AADT
WYNDHAM LAKES 1,268 HOMES
SHOPPES AT HERON LAKES
CRUNCH
COUNTRY HILLS ELEMENTARY SCHOOL 872 STUDENTS
TARGET
PINE RIDGE SQUARE
NORDSTROM rack
ULTA BEAUTY
Marshalls
EAGLE RIDGE ELEMENTARY SCHOOL 848 STUDENTS
BROOKSIDE SQUARE
Publix
COSTCO WHOLESALE
Walmart
Neighborhood Market
WILES ROAD – 38,500 AADT
ROYAL EAGLE PLAZA
ALDI
HOBBY LOBBY
five BELOW
petco
CORAL SPRINGS MIDDLE SCHOOL 993 STUDENTS



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