

RETAIL SPACE FOR LEASE

REGENCY LAKES VILLAGE CENTER

6310-6370 N State Road 7, Coconut Creek, FL 33073

ENDCAP SPACE AVAILABLE



2ND GENERATION MEDICAL END CAP SPACE AVAILABLE

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EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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Property Overview

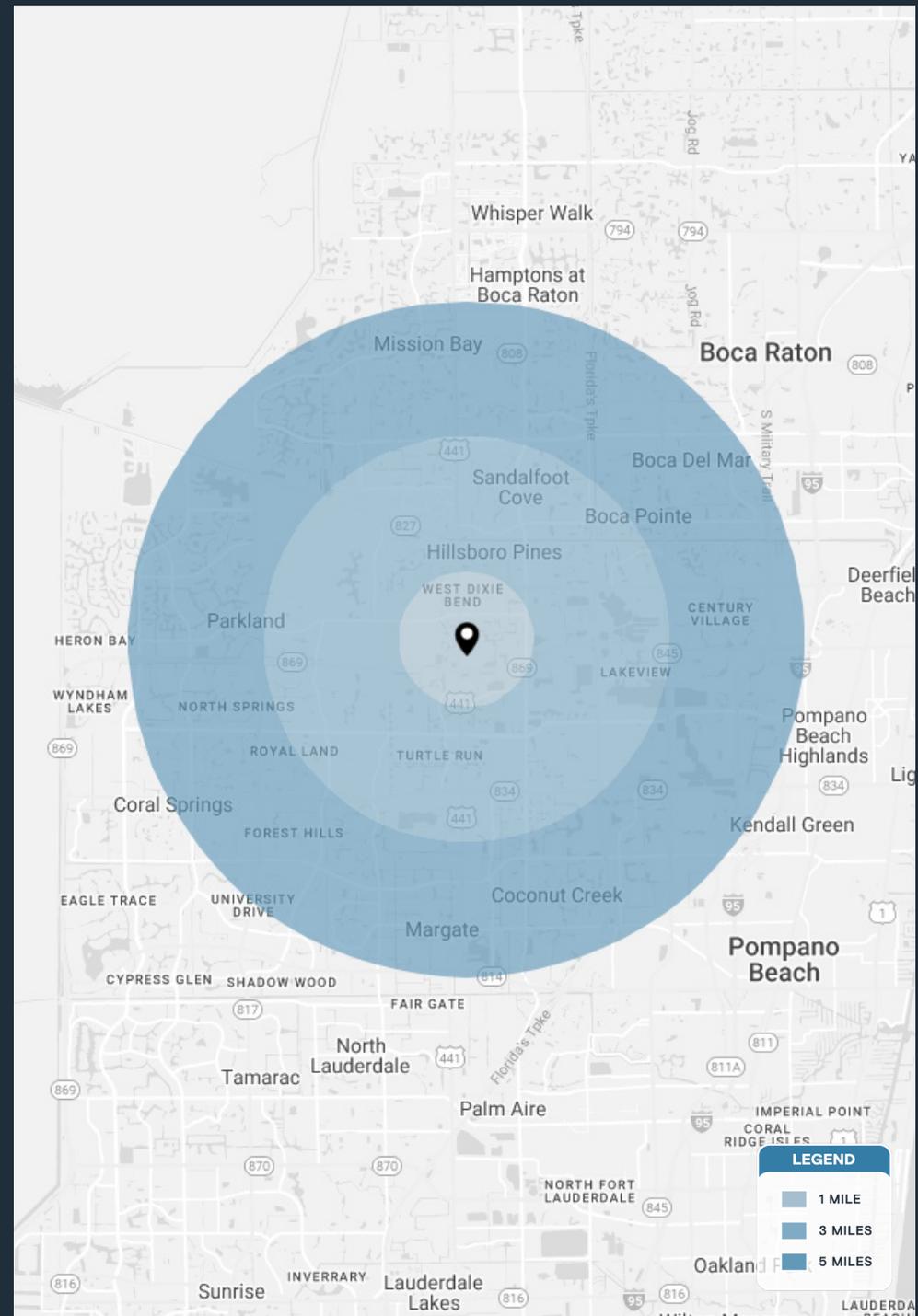
HIGHLIGHTS

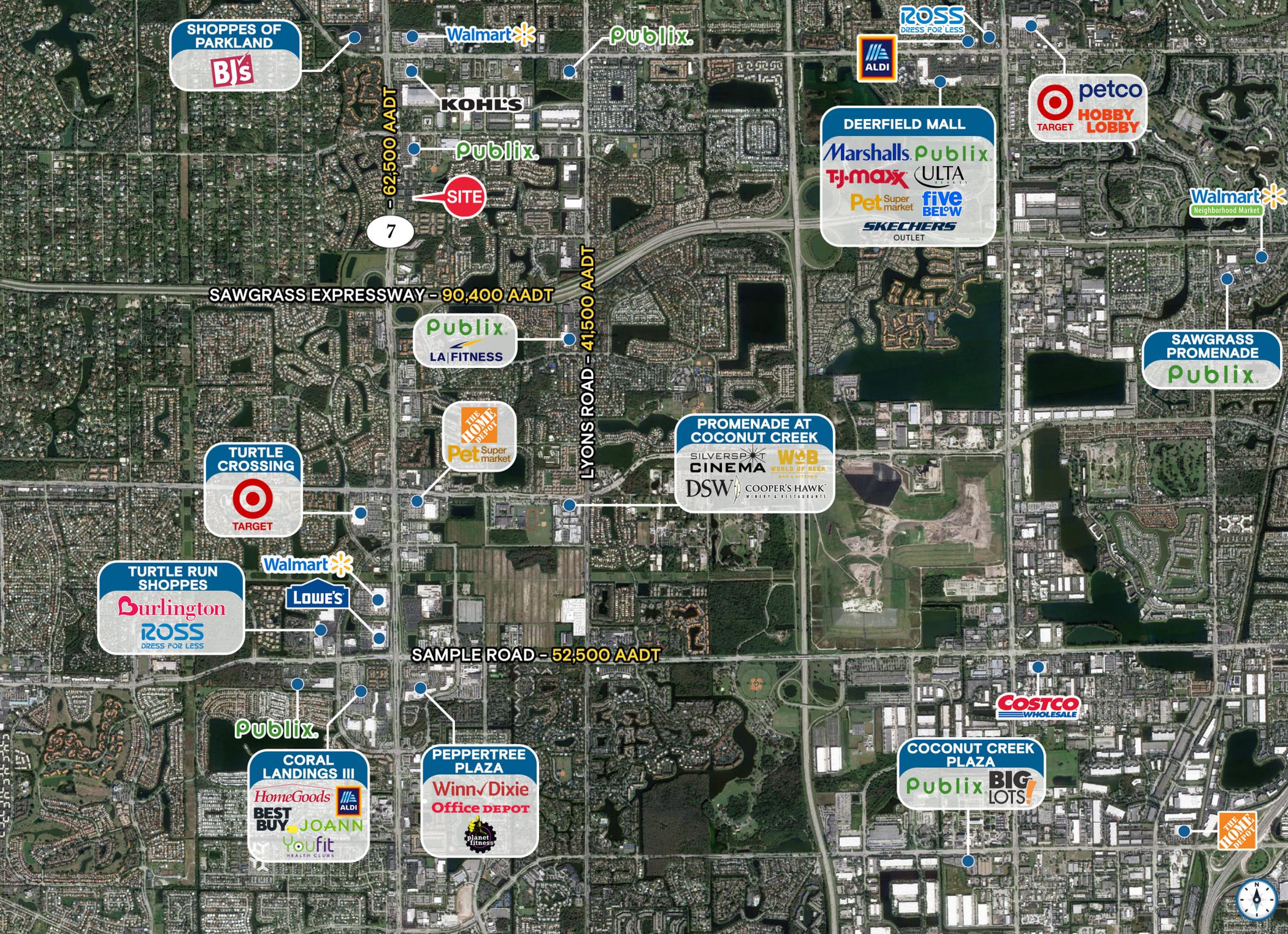
- Affluent trade area of Coconut Creek
- Medical space available (Fully built out)
- Dance studio available (Open floor plan)
- 62,500 AADT along North State Road 7
- Close proximity to Publix anchored shopping center
- Access from North State Road 7 & Regency Lakes Boulevard
- Dense residential district
- Outparcels include:   

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,712	127,119	345,652
HOUSEHOLDS	4,171	46,142	135,439
EMPLOYEES	9,389	103,610	286,789
AVERAGE HH INCOME	\$127,104	\$110,291	\$107,666

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	43,072	172,084	423,186
HOUSEHOLDS	15,236	65,380	164,246
EMPLOYEES	34,908	141,687	349,599
AVERAGE HH INCOME	\$124,687	\$107,073	\$106,660





SHOPPES OF PARKLAND
Bj's

Walmart*

Publix

ROSS
DRESS FOR LESS
ALDI

petco
TARGET
HOBBY LOBBY

62,500 AADT
7

KOHL'S

Publix

SITE

DEERFIELD MALL
Marshalls Publix
T.J. maxx ULTA
Pet Super market five BELOW
SKECHERS
OUTLET

Walmart*
Neighborhood Market

SAWGRASS EXPRESSWAY - 90,400 AADT

Publix
LA FITNESS

LYONS ROAD - 41,500 AADT

SAWGRASS PROMENADE
Publix

TURTLE CROSSING
TARGET

THE HOME DEPOT
Pet Super market

PROMENADE AT COCONUT CREEK
SILVERSPOT CINEMA WOB WORLD OF BEER
DSW COOPER'S HAWK WINE & RESTAURANTS

TURTLE RUN SHOPPES
Burlington
ROSS
DRESS FOR LESS

Walmart*
LOWE'S

SAMPLE ROAD - 52,500 AADT

Publix

CORAL LANDINGS III
HomeGoods ALDI
BEST BUY JOANN
Youfit HEALTH CLUBS

PEPPERTREE PLAZA
Winn-Dixie
Office DEPOT
planet fitness

COCONUT CREEK PLAZA
Publix BIG LOTS!

COSTCO
WHOLESALE

THE HOME DEPOT



Contact Brokers

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**MEDICAL SPACE
AVAILABLE
(FULLY BUILT OUT)**

**DANCE STUDIO
AVAILABLE
(OPEN FLOOR PLAN)**

SITE

**CASA PALMA
LUXURY
APARTMENTS
350 UNITS**



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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: 03.07.25