

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

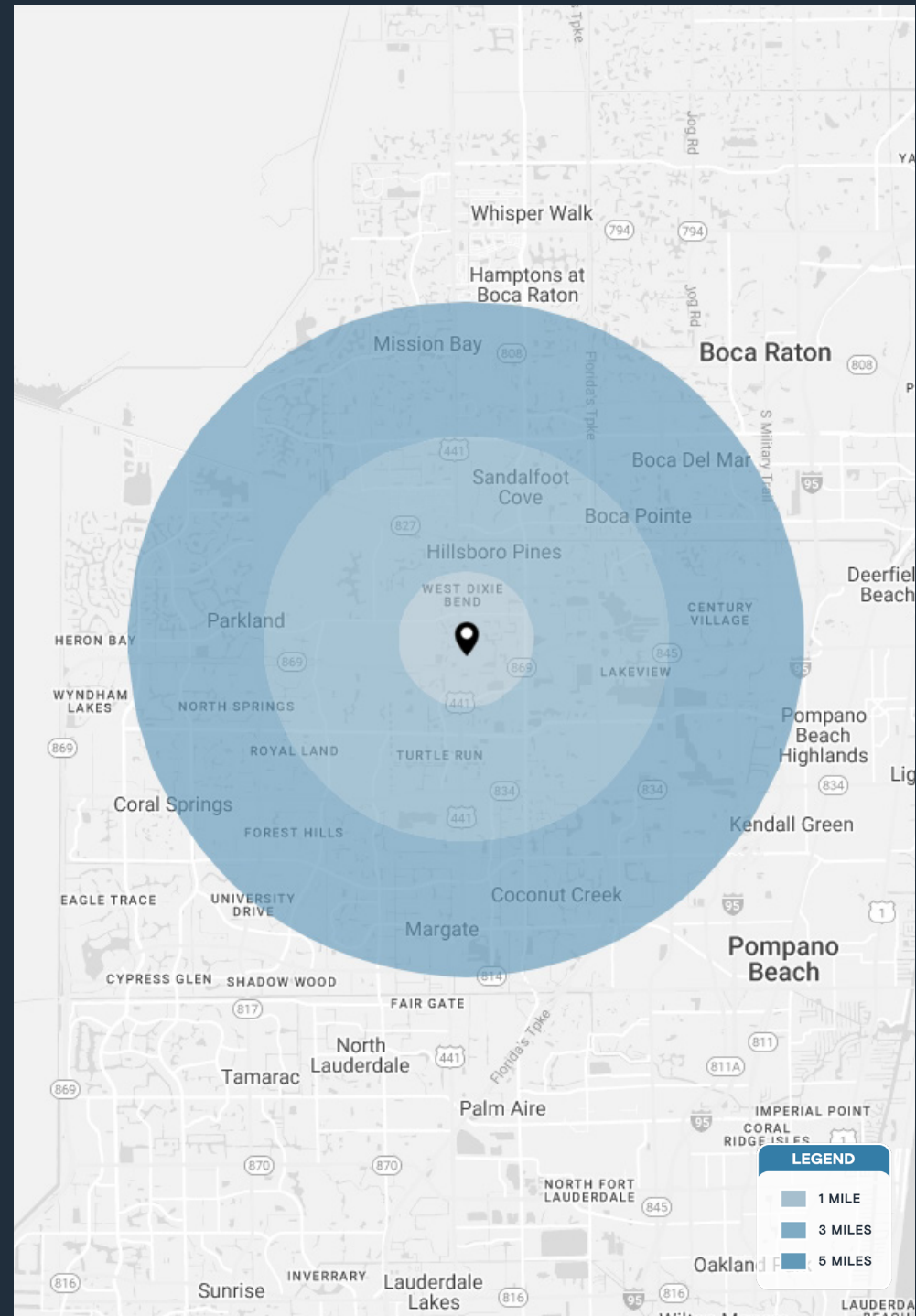
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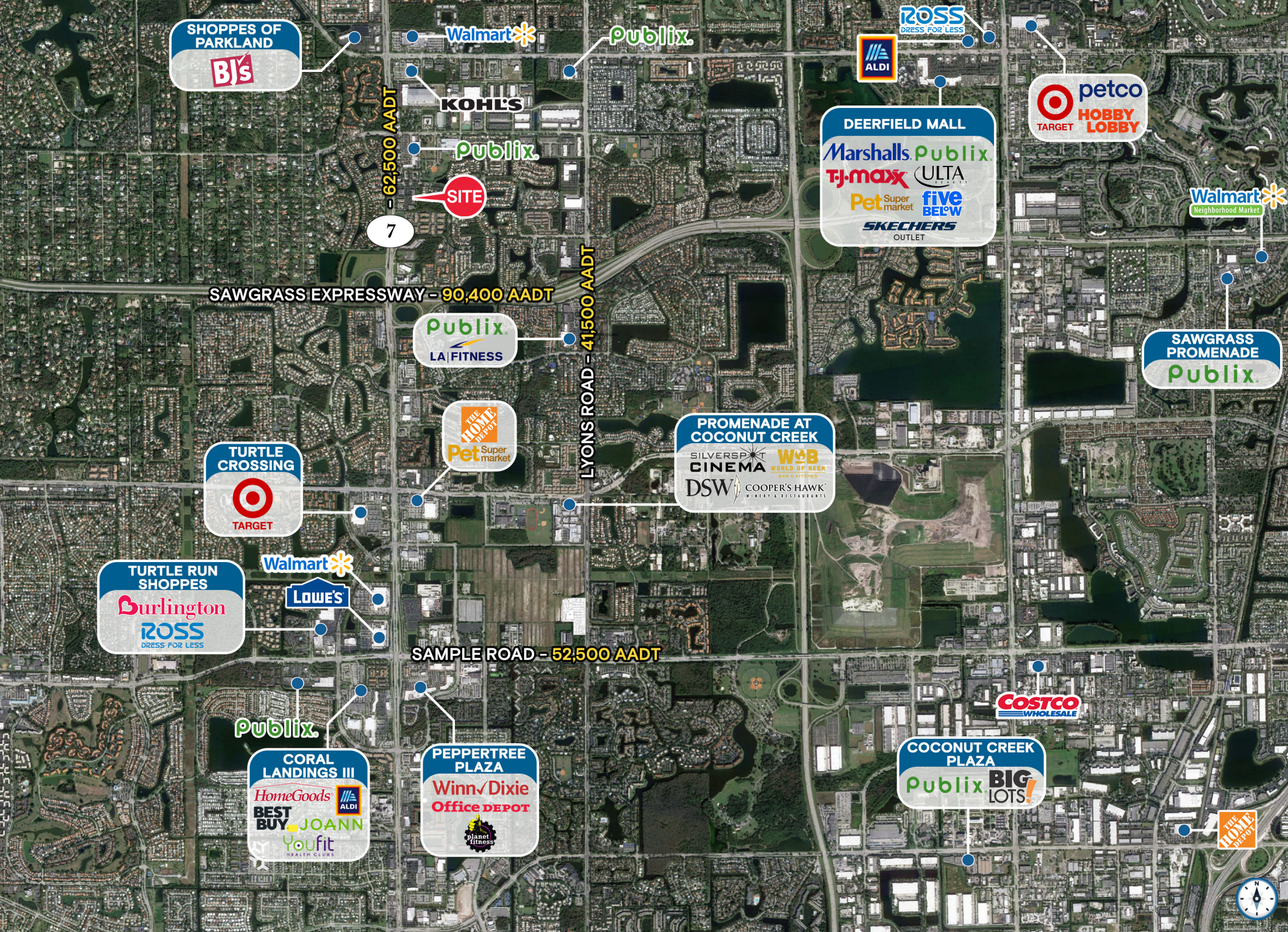
Property Overview

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: *Walgreens* **BRIDGESTONE** **Daily's**
Bridgestone Americas, Inc.

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







Contact Brokers

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