

RETAIL SPACE FOR LEASE

# REGENCY LAKES VILLAGE CENTER

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

3,000 - 3,352 SF 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

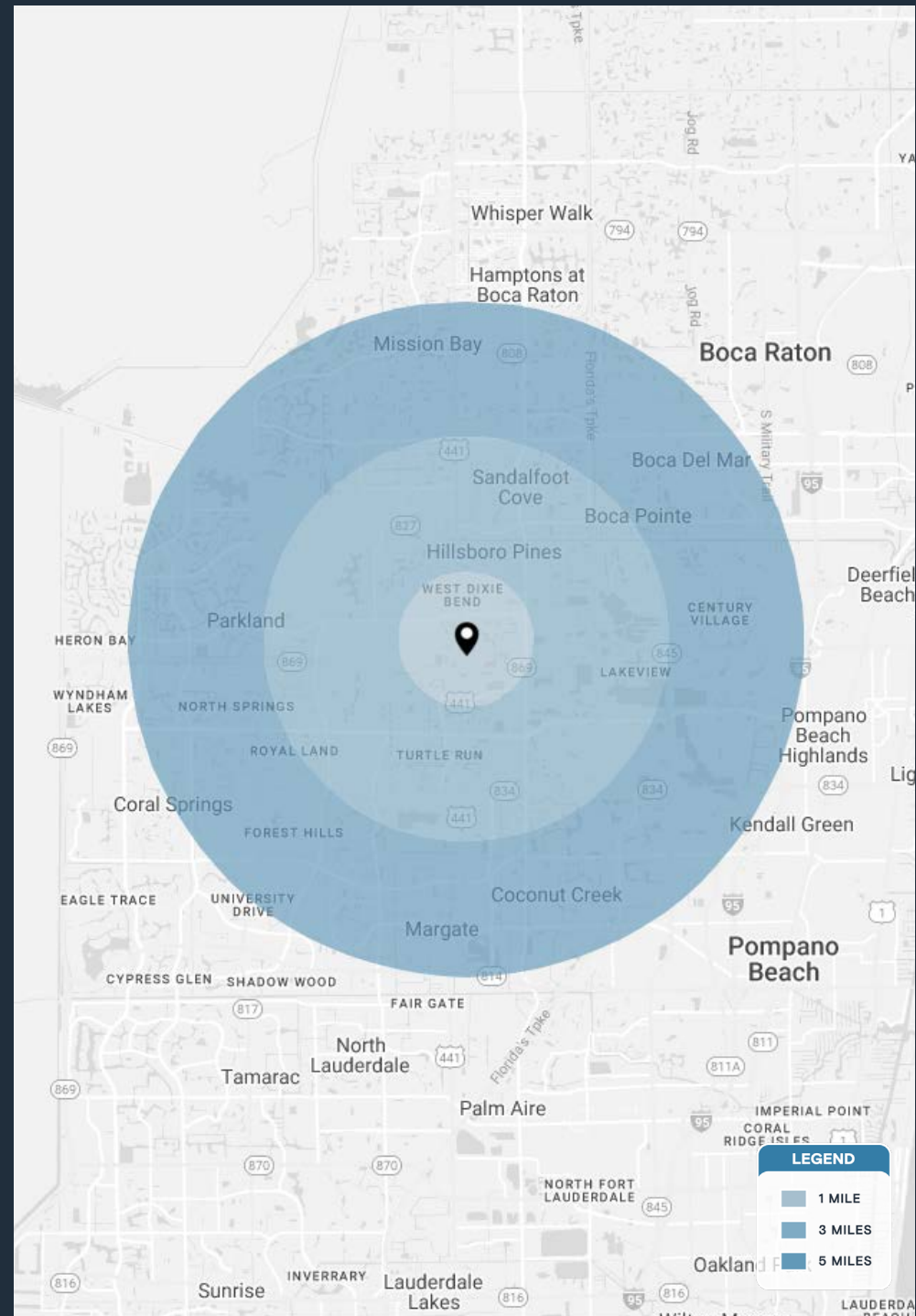
## HIGHLIGHTS

- Affluent trade area of Coconut Creek
- 3,352 SF Medical space available (Fully built out)
- 3,000 SF 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:   

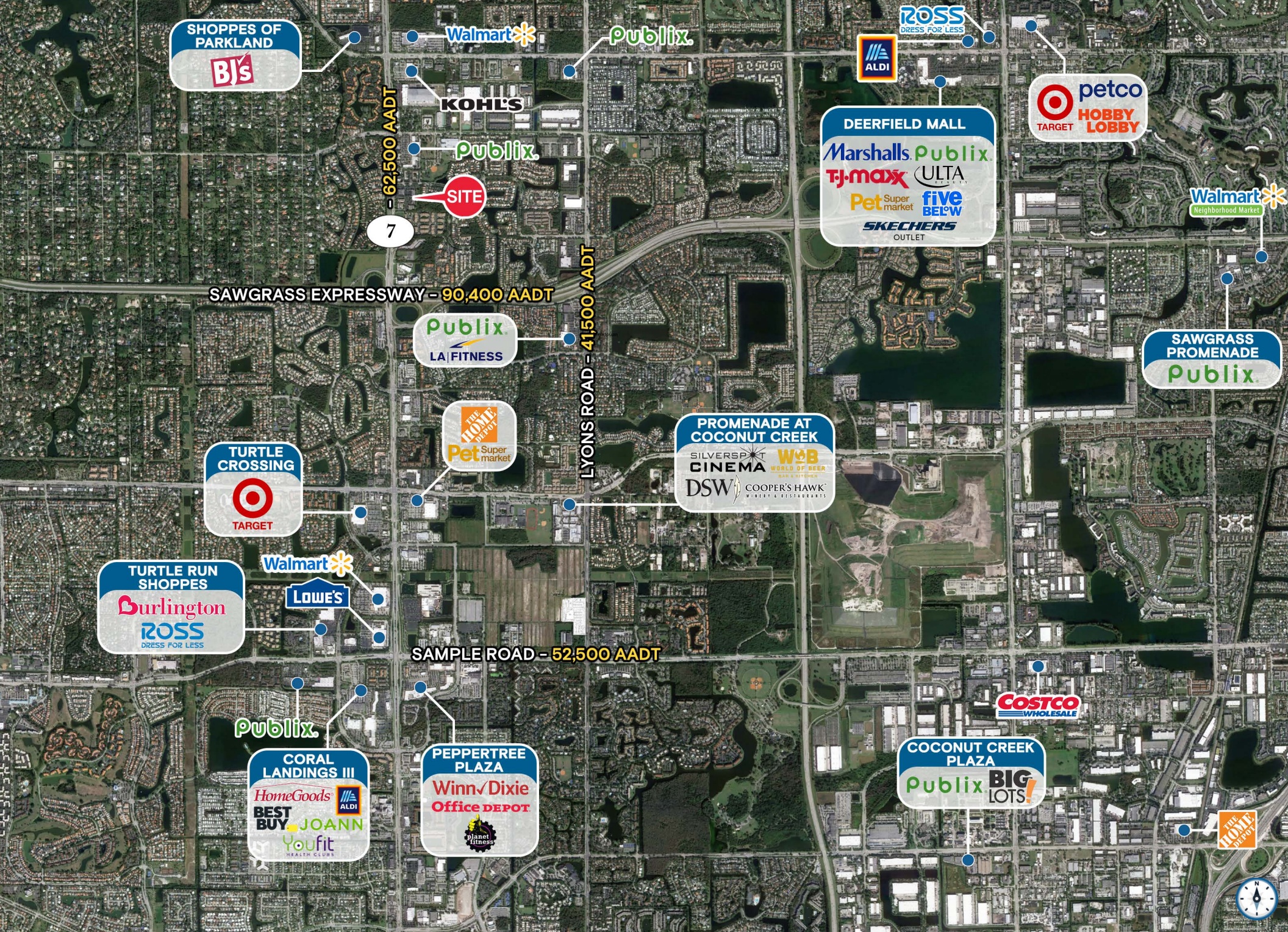
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	11,712	127,119	345,652
HOUSEHOLDS	4,171	46,142	135,439
EMPLOYEES	9,389	103,610	286,789
AVERAGE HH INCOME	\$127,104	\$110,291	\$107,666

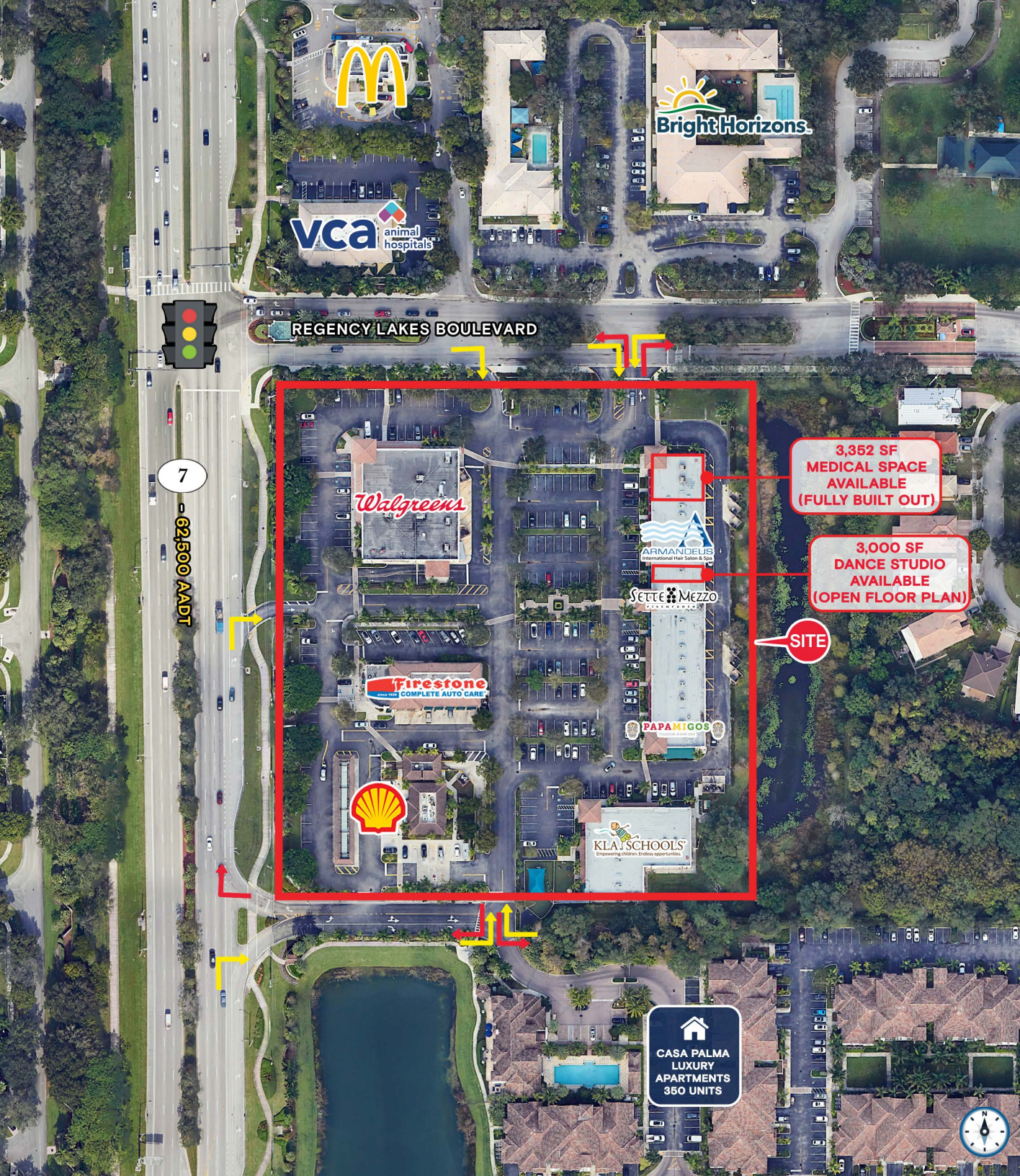
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	43,072	172,084	423,186
HOUSEHOLDS	15,236	65,380	164,246
EMPLOYEES	34,908	141,687	349,599
AVERAGE HH INCOME	\$124,687	\$107,073	\$106,660











## Contact Brokers

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## KATZ & ASSOCIATES

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[katzretail.com](http://katzretail.com)

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