



weston commons

GROCERY ANCHORED
NEIGHBORHOOD CENTER

4567 Weston Road
Weston, FL 33331

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

a shopper's haven

Weston Commons ~ Located in Weston, Florida, consistently ranked among the best places to live by Money Magazine, Family Circle, and USA Today—this highly affluent city boasts an impressive \$171K average household income, reflecting its luxurious appeal.

- Anchored by a strong performing Publix, Starbucks, Chili's, Bonefish Grill, Bank of America and mix of high-end retailers like MIA of London Jewelers, Isabel Boutique, Hydra Salon and The Gaia Spa.
- Average home prices in the \$800,000's with local communities in the millions.
- Conveniently located on Weston Road, at I75 and Griffin Road.

MUCH MORE THAN A GROCERY ANCHORED CENTER

FAMILY CENTRIC

Restaurants and retailers that cater to all age groups

SOON TO BE FOODIE DESTINATION

Second generation restaurant space available and new popular dining spots coming soon!

PENDING/FUTURE VACANCIES

Space from 750-5,000 SF

KATZ & ASSOCIATES



Publix®

SALLY BEAUTY®

pure barre®



Panera
BREAD®

BONEFISH
GRILL®

nuveen

affluent & suburban

Weston, a thriving master-planned community in Broward County, embodies the essence of modern South Florida living. Situated just 33 miles North of Miami, it's a serene escape from the bustling east coast. This affluent suburban haven is bordered by the expansive Everglades to the west, offering a tranquil retreat for those seeking a balance of luxury, nature, and privacy. Weston offers many elite country clubs and golf course communities to the higher end residents.

200K

Residents within 5 miles

\$162K–\$171K

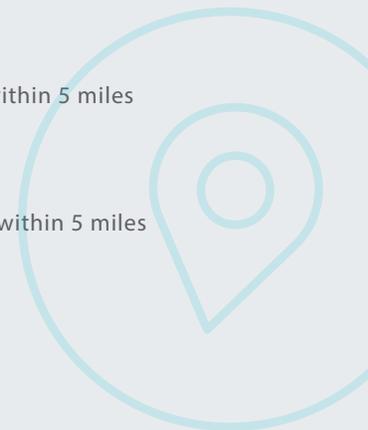
Average household income within 5 miles

55K

Average daytime population within 5 miles

\$808K

Average home value



site plan



4501	Chase Bank	4,000 SF
4503-4505	Starbucks	2,500 SF
4507	Available	762 SF
4509	One Sotheby's Real Estate	1,238 SF
4511	Wells Fargo	4,232 SF
4513	Bank of America	4,696 SF
4515	Chili's Bar & Grill	5,594 SF
4517	Leased	3,100 SF
4523	At Lease	1,700 SF
4525	European Wax Salon	1,200 SF
4527	Anthony's Coal Fired Pizza	2,100 SF
4529	MIA of London	1,200 SF
4531	Isabel Boutique	1,200 SF
4533	El Gallo Taqueria	1,200 SF
4535	Cold Stone Creamery	1,200 SF
4537	Dental Health Group	3,000 SF
4543	Aries Physical Therapy	1,500 SF
4545	Bonefish Grill	5,000 SF
4547	Panera Bread Company	4,500 SF
4549	Venetian Nail Spa	2,080 SF
4551	4Ever Young	2,060 SF
4553	Solis Mammography	2,940 SF
4555	Available	5,000 SF
4561	Hydra Salon	1,260 SF
4563	Gaia Spa	2,240 SF
4565	Sally's Beauty Salon	2,100 SF
4567	Publix	44,840 SF
4569	Publix Liquor	1,400 SF
4571	The Smash	1,400 SF
4573	White Lotus Boutique	1,400 SF
4575	Pure Barre	1,400 SF
4577	Weston Eye Center	1,800 SF
4579	Little Hen	1,800 SF
4581	The UPS Store	1,080 SF
4585	Weston Rd Animal Hospital	2,700 SF
4587	Body 20	1,500 SF

market aerial

GLADE CROSSING
Publix
Firestone
F45

WESTON LAKES PLAZA
Publix
CVS
menchie's
Starbucks

COUNTRY ISLES PLAZA
Publix Pet Super market
Orangetheory Fitness
CVS
T. J. LUGNA FLATS
McDonald's
FK
AMC THEATRES



Publix

SHENANDOAH SQUARE
Publix
DOLLAR TREE

PLAZA AT DAVIE
Winn-Dixie
LOWE'S

WESTON TOWN CENTER
Publix
Baptist Health Urgent Care
CARROT EXPRESS
Starbucks

WATERWAY SHOPPES OF WESTON
FLANIGAN'S
Wendy's
9ROUND
KICKBOXING FITNESS
CAROLINA ALL HOUSE
Pollo Tropical
CITRUS MARINATED CHICKEN

CLEVELAND CLINIC WESTON HOSPITAL
258 BEDS

WESTON COMMONS
Publix Pet Super market
Panera
Starbucks
Chick-fil-ly

WESTON ROAD SHOPPING CENTER
McDonald's
DUNKIN'
SMOOTHIE KING
MISSION BBQ

THE HOME DEPOT
Chick-fil-ly

GRIFFIN ROAD - 18,700 AADT

Publix
CVS

Walmart

COUNTRYSIDE SHOPS
Publix
ROSS DRESS FOR LESS
McDonald's
Orangetheory Fitness

CQUINA PLAZA
Publix
Starbucks
LOWE'S
Ashley HOMESTORE
CINEMARK

PINES ROAD - 64,000 AADT

ROYAL PALM BOULEVARD - 11,500 AADT

75 - 69,000 AADT

595 - 129,500 AADT

75

75 - 159,500 AADT

FLAMINGO ROAD - 32,500 AADT

27

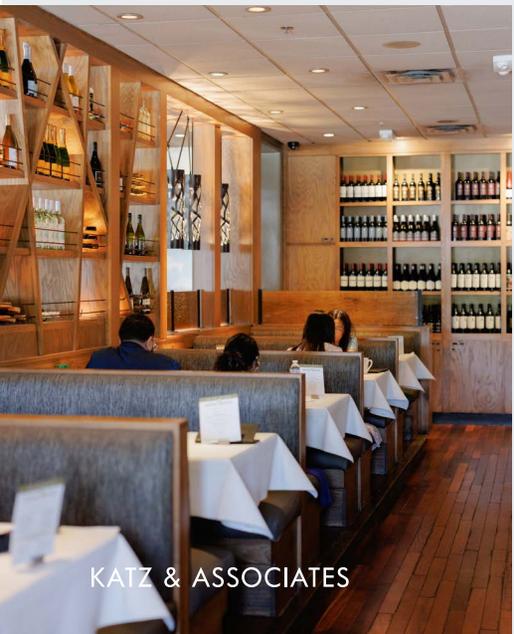
- 17,000 AADT

SITE

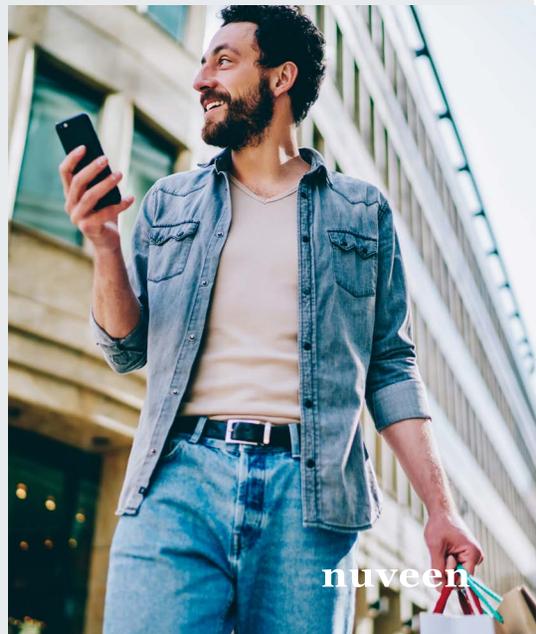
every store, every stop, all in one place



BRING GOOD COMPANY, UNWIND, & INDULGE



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