

SPACE FOR SUBLEASE IN WINSTON PARK CENTER

5375 LYONS ROAD
SUITE B2
COCONUT CREEK, FL

YOUR SIGN HERE

Colliers

Property Highlights

Colliers is proud to present the sublease of Space B2 at Winston Park Shopping Center, ideally located at 5375 Lyons Road in Coconut Creek, FL. This 2,400 SF unit offers excellent visibility and is well-suited for a variety of retail or service uses. The center features strong co-tenancy with Publix, Hair Cuttery, and Subway, driving consistent foot traffic. Located along a major corridor with high daily traffic counts, the property provides easy access to Florida's Turnpike, Sawgrass Expressway, and I-95.



- › Prime Location & Visibility: Strategically located on Lyons Road with traffic counts of 60,000 vehicles per day and convenient access to Florida's Turnpike, Sawgrass Expressway, and I-95.

- › Strong Tenant Mix & Demographics: Anchored by Publix with co-tenants like Hair Cuttery, Dairy Queen, and Subway, the center serves a dense population of over 339,000 within a 5-mile radius and an average household income of nearly \$110,000.



60k
FOOT
TRAFFIC



400k
SURROUNDING
POPULATION



110k
AVERAGE
HOUSEHOLD INCOME



1.1M
ANNUAL
VISITOR

Photo Caption

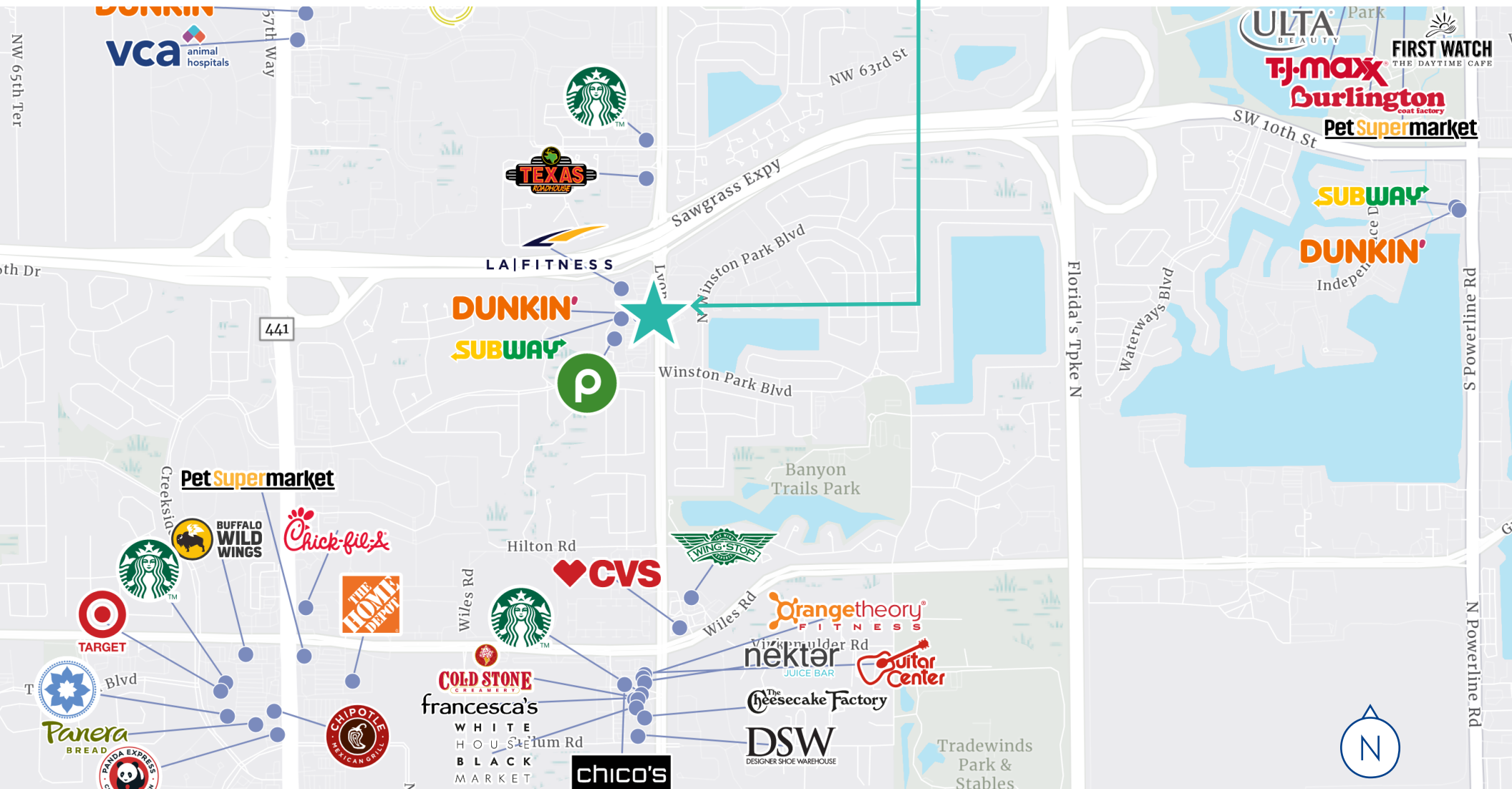


Photo Caption



Location Map

5375 LYONS ROAD
SUITE B2



5375 LYONS ROAD
SUITE B2

THE VITAMIN SHOPPE

DQ

SUBWAY

Fornello
Italian Cuisine
Pasta, Pizza, Sandwiches & More

HC

HAIR CUTTERY

Publix

Drubi Dental

ABC
DAYCARE

M
MARATHON

DUNKIN'

WELLS
FARGO

LYONS ROAD - 41,500 AADT

WINSTON PARK BOULEVARD - 27,500 AADT



CORAL POINTE
252 HOMES



WINDSOR
COCONUT CREEK
562 UNITS

WINSTON PARK
LAKE

WINSTON
RECREATION
PARK

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