

Publix #0549 - Lakeview

1300-1478 Coral Ridge Drive
Coral Springs, FL 33071
Lat 26.249, Long -80.280

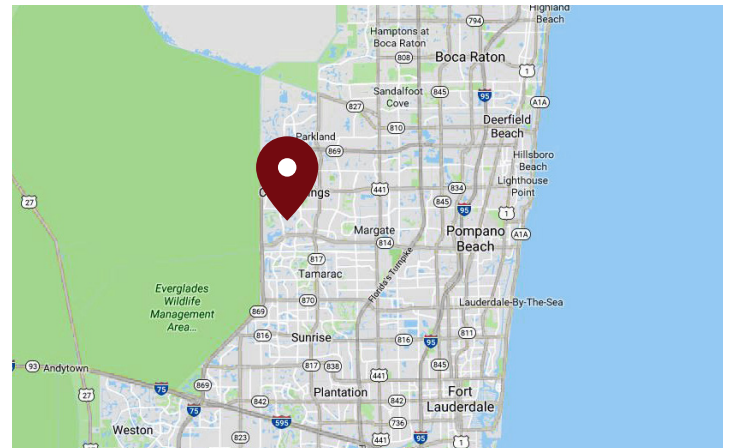
FOR LEASE



2,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 78,000 SF Publix-Anchored Neighborhood Shopping Center with Great Visibility, Access and Parking
- Located at the Signalized Intersection of Lakeview Drive and Coral Ridge Drive on the DWC
- Strategically Located in the Center of an Affluent Golf Course Community with a Average Household Income of Over \$119,000 Within One-Mile
- Five Minute Drive from the Atlantic Boulevard Exit of the Sawgrass Expressway
- Densely Populated Suburban Market
- Combined Traffic Count: 30,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	19,051	154,447	327,659
Daytime Population	13,698	123,412	268,241
Total Households	6,601	58,101	119,802
Avg. HH Income	\$124,192	\$96,414	\$98,731

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Collazo

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SITE PLAN

Suite	Tenant	Size
1400	Publix	47,955
1300	AT&T	2,000
1304	Amazing Lash Boutique	2,000
1308	AVAILABLE	2,400
1320	Dry Cleaners	1,500
1324	Subway	1,200
1330	Split Endz Salon	900
1340	H&R Block	900
1350	Unavailable	900
1360	The Joint Chiropractic	900
1370	The Tutoring Center	1,200
1380	Eagle Eyecare	1,312
1384	Woof Gang Bakery	1,471
1390	Dentist Office	1,472
1410	Joe's Pizza	2,500
1420	Rob's Bageland	2,800
1430	China Star	1,200
1440	The UPS Store	1,500
1470-76	Bank of America	3,693
1478	Moonline Nails	987

TOTAL 78,790



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **145,500**

EST. # OF VISITS ANNUALLY

 **1.3 Million**

AVG. VISITS / CUSTOMER

 **9.21**

AVG. LENGTH-OF-STAY / VISIT

 **42 MIN**

TOP 3 DAYS



Sunday
Saturday
Monday

OF VISITS

226,772
198,506
191,006

TOP 3 HOURS



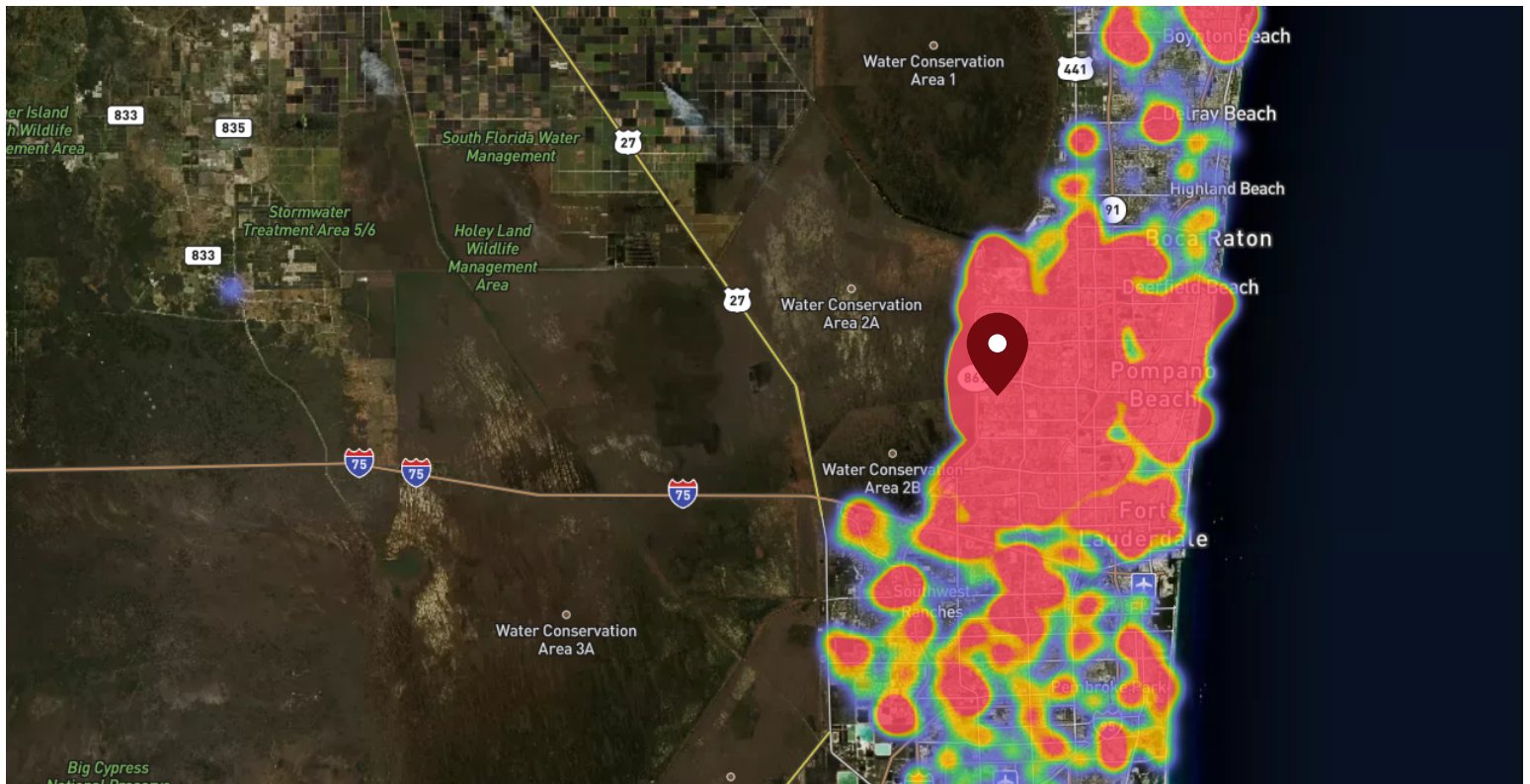
5-6 PM
4-5 PM
6-7 PM

OF VISITS

225,785
215,798
202,441

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2021 - July 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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