



For Lease | Retail

# Waterways Shoppes At Parkland

7505-7639 North State Road 7, Parkland, FL 33073

## Property Features

- 5,000 sf retail space available
- Waterways Shoppes at Parkland provides service to the affluent areas of Parkland, West Boca, and Coral Springs
- Surrounded by upper-level incomes and a dense population
- ± 55,000 VPD on US 441 (SR 7)
- ± 16,600 VPD on Loxahatchee Road
- GLA: 75,440 SF

## Current Tenant Spotlight

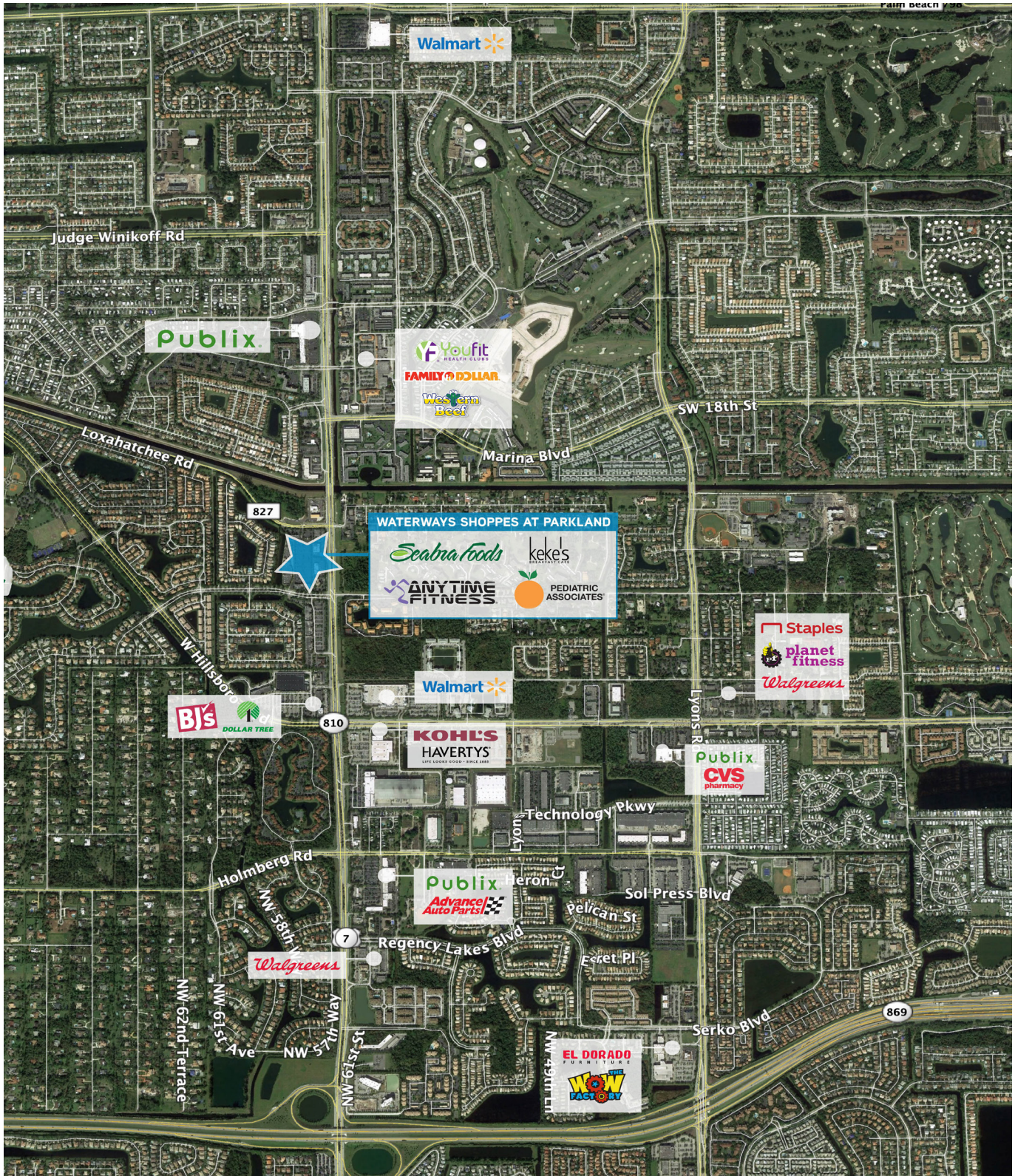
*Seabra Foods*

keke's  
BREAKFAST CAFE

ANYTIME  
FITNESS  
Get to a healthier place.

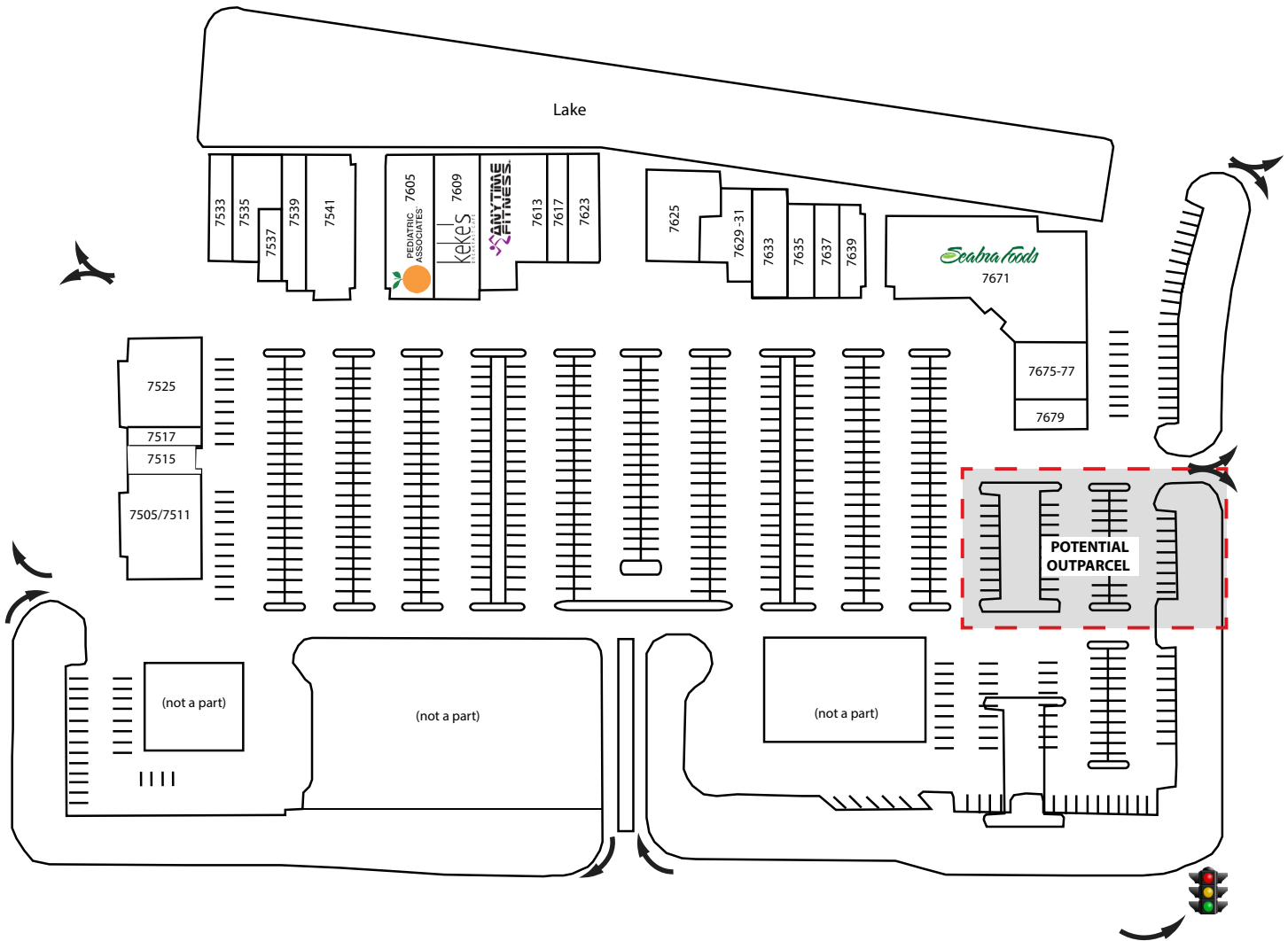
  
PEDIATRIC  
ASSOCIATES

# Waterways Shoppes at Parkland | Area Retailers



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# Waterways Shoppes at Parkland | Site Plan



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
<b>7505/7511</b>	Pineview Preschools	5,868 SF	<b>7605</b>	Pediatric Associates	5,098 SF	<b>7635</b>	Apollo Rehab	1,554 SF
<b>7515</b>	Sababa Hummus House	1,295 SF	<b>7609</b>	Keke's Breakfast Cafe	4,812 SF	<b>7637</b>	RE/MAX	1,620 SF
<b>7517</b>	Petite Designers	997 SF	<b>7613</b>	Anytime Fitness	5,535 SF	<b>7639</b>	Dad's Cave Barbershop	1,672 SF
<b>7525</b>	Fresenius Medical	4,610 SF	<b>7617</b>	Parkland Nails	1,300 SF	<b>7671</b>	Seabra Foods	13,099 SF
<b>7533</b>	Sunshine Denistry	1,880 SF	<b>7623</b>	Taco Labs	2,400 SF	<b>7675-7677</b>	Parkland Vet	2,733 SF
<b>7535-7537</b>	Dr. Ayar M.D., P.A.	3,992 SF	<b>7625</b>	DiPizza	3,808 SF	<b>7679</b>	First Catch	1,328 SF
<b>7539</b>	Dentist	1,664 SF	<b>7629-7631</b>	Arthur Murray Dance	2,577 SF	<b>OP</b>	<b>Available</b>	<b>5,000 SF</b>
<b>7541</b>	Medical Office	5,051 SF	<b>7633</b>	Parkland Orthodontics	2,547 SF			

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# Waterways Shoppes at Parkland | Demographics



## Population

1-Mile: 19,702  
3-Miles: 115,623  
5-Miles: 307,625



## Median Age

1-Mile: 40.4  
3-Miles: 42.3  
5-Miles: 44.4



## Total Households

1-Mile: 7,070  
3-Miles: 42,896  
5-Miles: 123,358



## Average HH Income

1-Mile: \$111,873  
3-Miles: \$136,275  
5-Miles: \$123,181

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