

Winston Park Shoppes II



Storefront Retail

5463 Lyons Rd. Coconut Creek, FL 33073

GLA:16,572



PROPERTY HIGHLIGHTS

- Prime neighborhood retail location on Lyons Road with strong daily traffic and excellent visibility within a dominant grocery-anchored shopping center.
- High-income and dense trade area with strong demographics, including significant population growth and household income within a 1-, 3-, and 5-mile radius.
- Co-tenancy with nationally recognized retailers including Publix, LA Fitness, Sage Dental, and The Vitamin Shoppe driving consistent daily customer traffic.

Co-Tenants:



Zoning

Traffic Count

ADT: 40,000

Demographics

2023	1 mile	3 miles	5 miles
Population:	15,220	114,906	352,852
Average Income:	\$111,260	\$94,234	\$87,885
Average Age:	37.2	40.4	42.2

Available For Lease

3,800 sq feet -Restaurant Space



5463 LYONS ROAD



AERIAL | CLOSE-UP

5463 LYONS ROAD
COCONUT CREEK, FL



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