

Winston Park Shoppes II



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INTERIOR OF SPACE



EXTERIOR OF SPACE

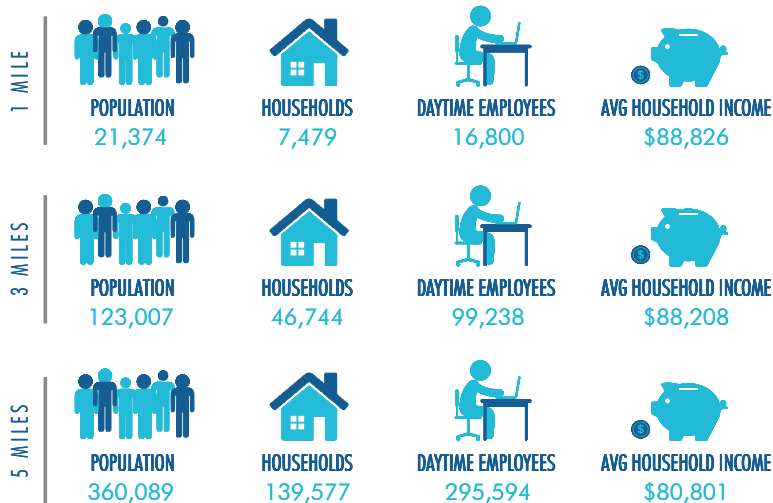


WINSTON PARK SHOPPES II

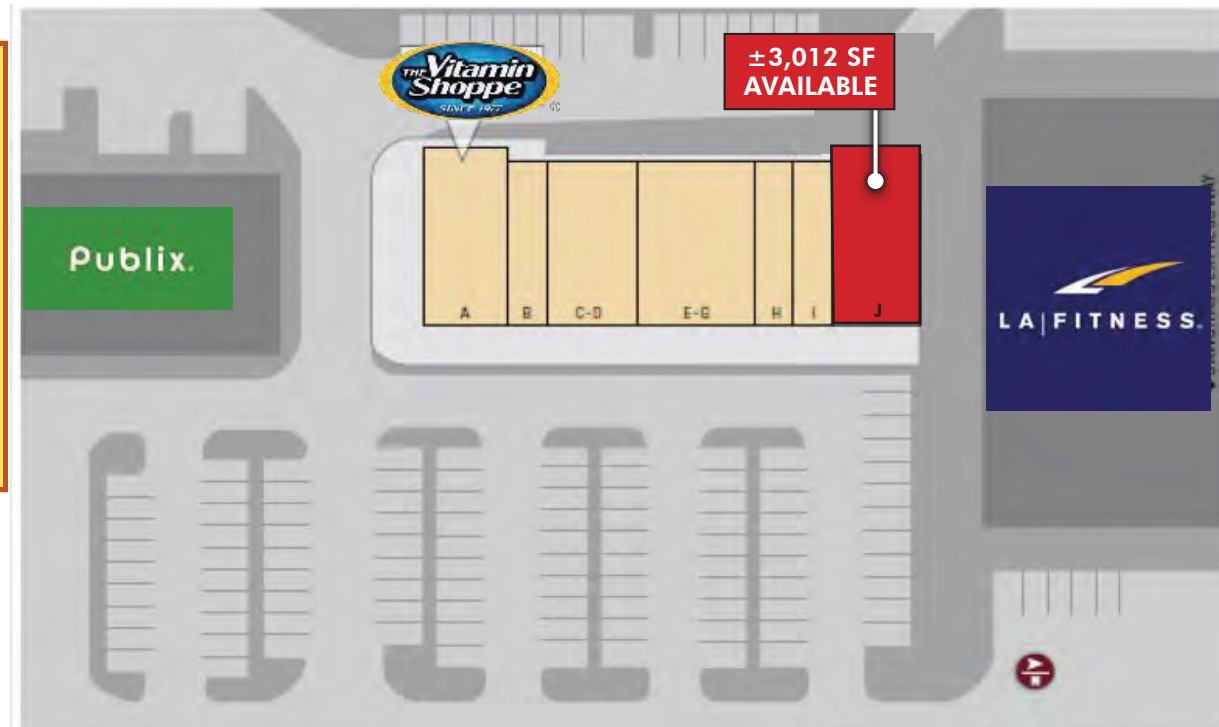
HIGHLIGHTS

- Space is in retail vanilla box condition (will also consider non-retail uses)
- ±3,012 SF space
- Ingress and egress on Lyons Road
- Winston Park Shoppes II is in between a dynamic Publix shopping center and an extremely busy LA Fitness
- Join national and local co-tenants such as: **LA FITNESS** **SUBWAY** **DQ** **Publix**.
- ±45,000 vehicles per day on Lyons Road
- Located just off the Sawgrass Expressway exit

DEMOGRAPHICS

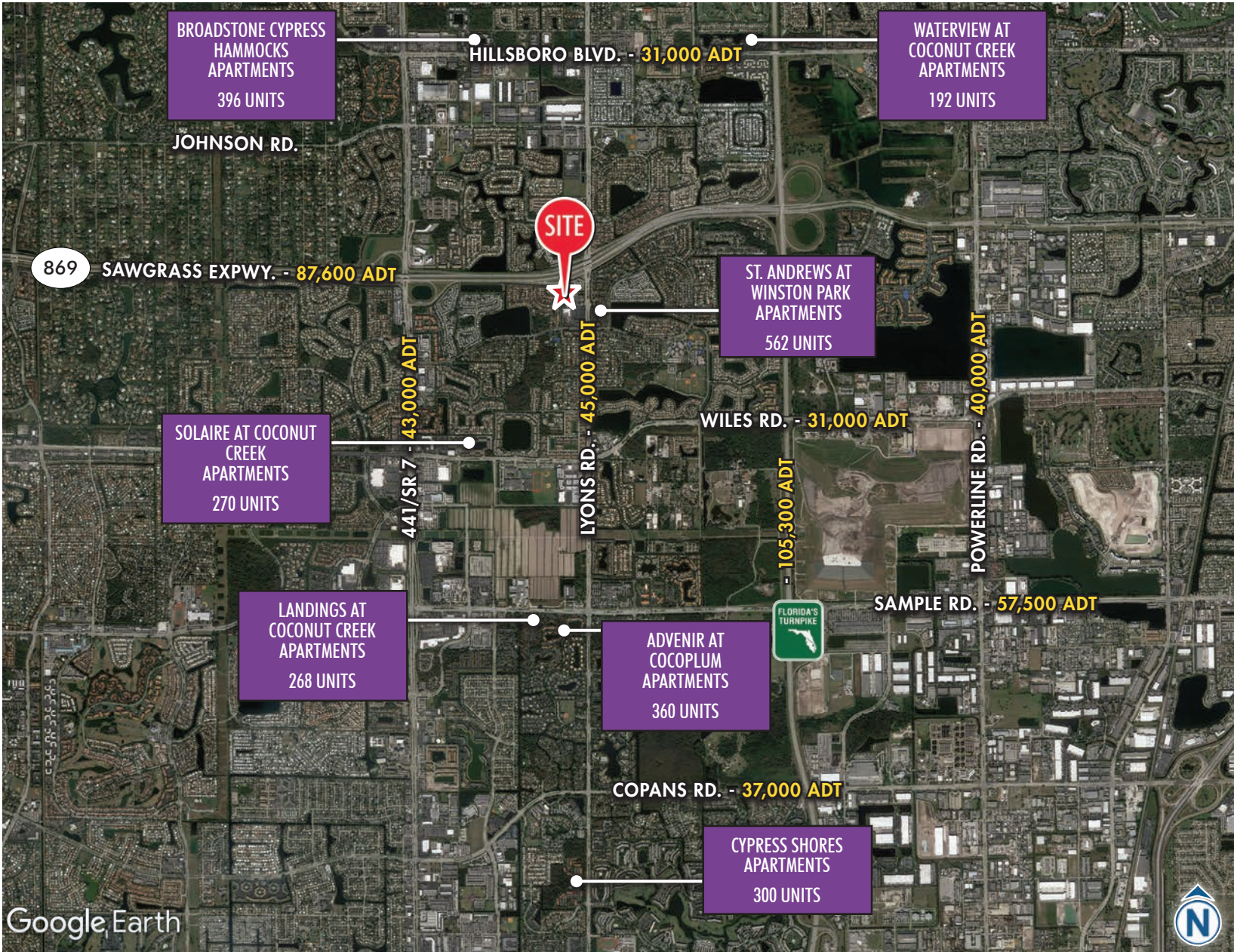


| Unit | Tenant | SF |
|-------|----------------|-------|
| A | Vitamin Shoppe | 3,012 |
| B | Lovely Nails | 1,256 |
| C-D | Gentle Dental | 2,880 |
| E-F-G | Eggspress | 3,800 |
| H | Planet Beauty | 1,281 |
| I | Mama Maria's | 1,331 |
| J | Available | 3,012 |



LYONS RD. = 45,000 ADT





AERIAL | RESIDENTIAL COMMUNITIES

5463 LYONS ROAD
COCONUT CREEK, FL

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