



## Publix #0549 - Lakeview

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

### DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2020 Population	17,682	116,164	292,339
2025 Population	17,999	120,529	302,012
2020 Average HH Income	\$105,223	\$85,472	\$84,559
2020 Median HH Income	\$84,309	\$62,948	\$60,135

### 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 Median Household Income of Over \$80,000 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

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## SITE PLAN

STE	TENANT	SIZE
1400	Publix	47,955
1300	AT&T	2,000
1304	Amazing Lash Boutique	2,000
1308	Orange Theory Fitness	2,400
1320	Dry Cleaners	1,500
1324	Subway	1,200
1330	Split Endz Salon	900
1340	H&R Block	900
1350	State Farm	900
1360	The Joint Chiropractic	900
1370	AVAILABLE	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
<b>TOTAL</b>		<b>78,790</b>

AVAILABLE   
  NOT OWNED



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