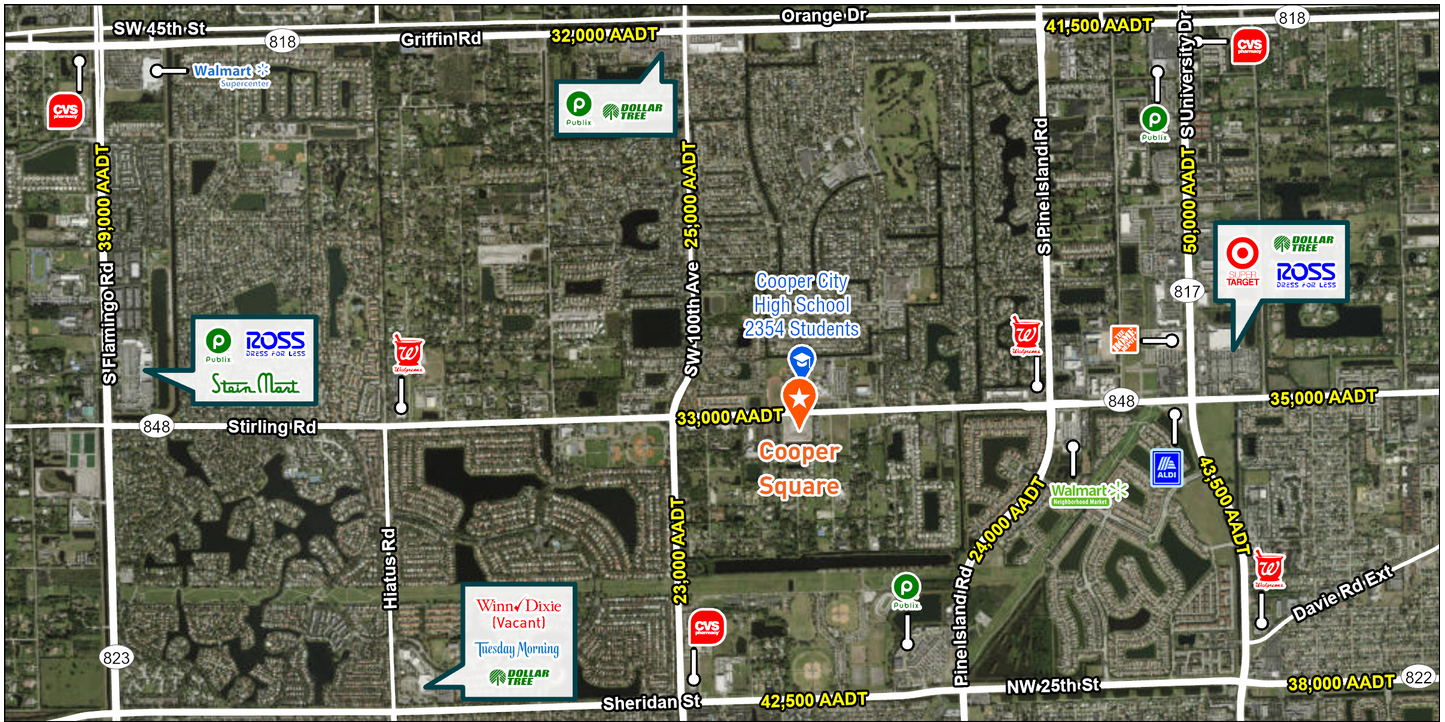


COOPER SQUARE

9600-9630 Stirling Rd, Cooper City, FL 33024



PROPERTY HIGHLIGHTS

- Highly visible new retail development with good access and parking
- Located in Cooper City on Stirling Road across Cooper City High with 2,354 students
- Available: 720 SF to 754 SF
- Strong average household income of \$126,144 within a 1 mile radius
- Traffic counts of 33,000 AADT on Stirling Road

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,337	46,353	128,000
Total Population	10,152	128,083	374,258
Average HH Income	\$126,144	\$94,646	\$85,653



EXCLUSIVE AGENT(S)

AMY BERRIOS • amy.berrios@tscg.com • 305.262.8877

MAGGIE REYES • maggie.reyes@tscg.com • 305.262.8877



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SUITE	TENANT NAME	SPACE SIZE
3-107	Available	750 SF
3-108	Available	750 SF
6-101	Bahia Bowls	1,500 SF
6-102-103	New Reflection Medspa	1,504 SF
6-104-106	F45 Gym	2,284 SF
7-101	Jeremiah's Italian Ice	750 SF

SUITE	TENANT NAME	SPACE SIZE
7-102	Napoli Now	720 SF
7-103	Taco Restaurant	717 SF
7-104	Poke Restaurant	717 SF
7-105	Available	720 SF
7-106	Clutch Coffee Bar	780 SF

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