



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
2018 Population	17,816	116,162	292,753
2023 Population	18,386	120,971	306,936
2018 Average HH Income	\$98,865	\$80,727	\$80,470
2018 Median HH Income	\$81,422	\$59,725	\$57,474

PROPERTY HIGHLIGHTS

- 78,000 SF Publix-anchored neighborhood shopping center with great visibility, access and parking
- Located at the signalized intersection of Lakeview Dr. & Coral Ridge Dr. on the DWC
- Strategically located in the center of an affluent golf course community with a median household income of over \$80,000 within 1 mile
- 5 minute drive from the Atlantic Blvd exit of the Sawgrass Expressway
- Densely populated suburban market
- Combined Traffic Count (2018): 30,200 CPD

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Licensed Real Estate Broker

Leasing Contact:
Fernando Espino
305.342.4629
fespino@crossmanco.com



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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	AVAILABLE	900
1370	Hair Cuttery	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
TOTAL		78,790

AVAILABLE
 NOT OWNED



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