

Publix #1301 - Pine Lake Plaza

10018 Griffin Road
Cooper City, FL 33328
Lat 26.062, Long -80.281

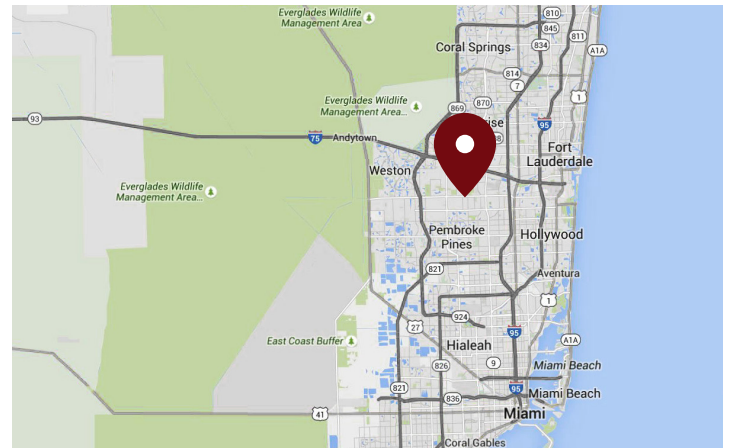
FOR LEASE



3,834 - 4,200 SF & ±0.65 ACRE OP AVAILABLE

PROPERTY HIGHLIGHTS

- Cooper City Market
- Publix-Anchored Community Center
- Very Good Visibility and Access from Griffin Road
- Strong Local and National Tenant Mix
- Combined Traffic Count: 57,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	10,771	100,706	310,880
Daytime Population	7,443	86,086	294,054
Total Households	3,662	34,841	115,898
Avg. HH Income	\$128,956	\$110,817	\$94,135

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
2655 South Le Jeune Road, Suite 908, Miami, FL

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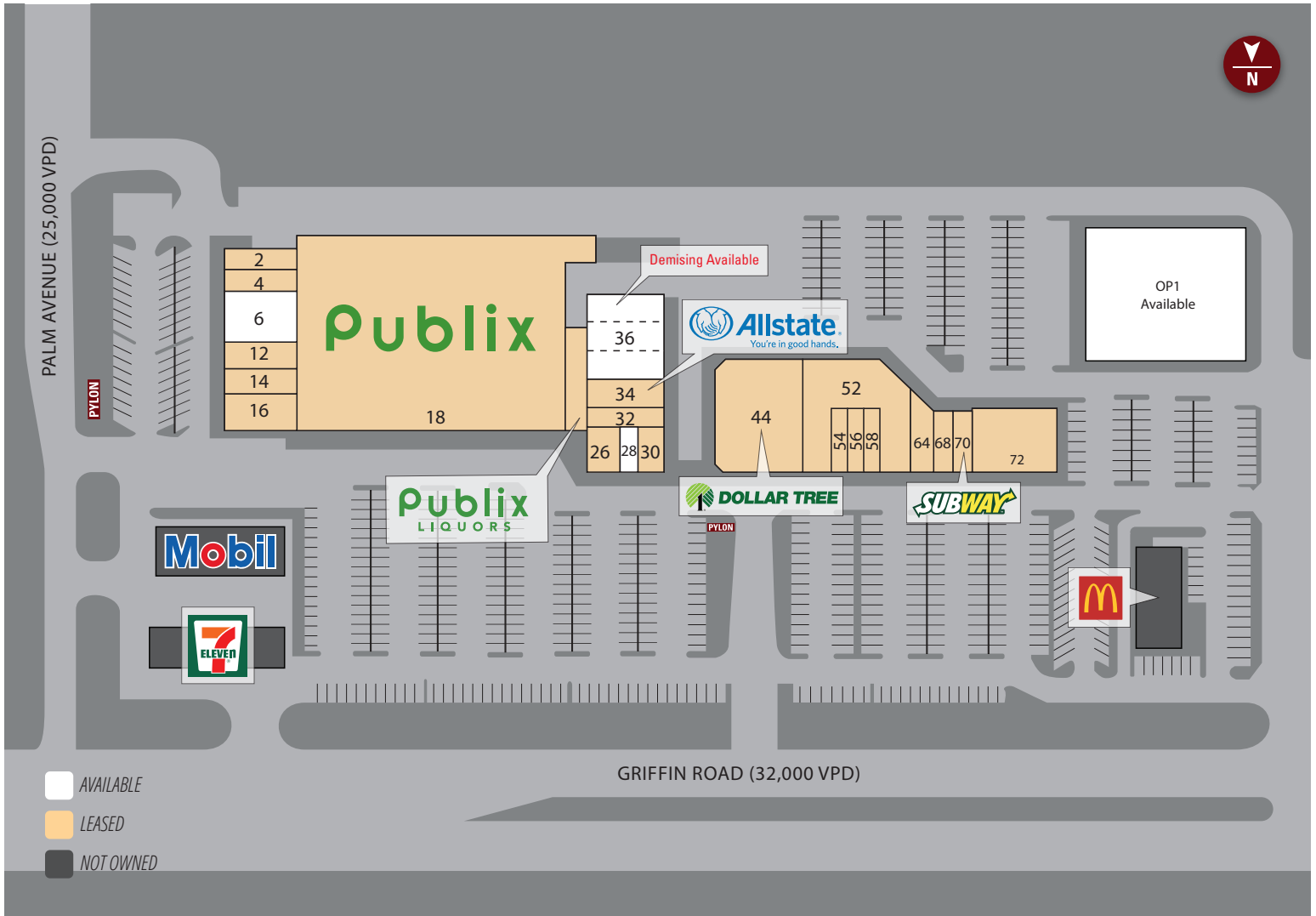


Crossman & Company

www.crossmanco.com

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- AVAILABLE
- LEASED
- NOT OWNED

Suite	Tenant	Size
18	Publix	54,007
4	Coin Laundry	1,400
6	AVAILABLE	4,200
12	Freeway Barber & Beauty Salon, Inc	1,120
14	Vita Restaurant & Pizza	1,680
16	KICKS Martial Arts	2,450
26	Dr. Mendez, DDS.	2,115
28	AVAILABLE	1,058
30	Beauty Boutique	2,079

Suite	Tenant	Size
32	Just Pass It Tutoring	1,136
34	Allstate	1,100
36	AVAILABLE	3,834
42	Maintenance	149
44	Dollar Tree	9,570
52	LiveFit Fitness	7,763
54	Horsing Around	900
56	Lemon Honey Salon	900
58	Gold Post Jewelry	900

Suite	Tenant	Size
68	Great Wall Chinese	1,200
70	Subway	900
64	Palm Vision	1,500
72	Blue Moon Diner	5,100
OP1	AVAILABLE	±0.65 AC
TOTAL		106,312

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	220,817
Sunday	216,856
Friday	198,036

OF VISITS

TOP 3 HOURS



5-6 PM	249,069
4-5 PM	237,184
6-7 PM	231,598

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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