

# Waterways Shoppes at Parkland

CREC

Upscale Retail in the heart of Parkland!

7505 - 7639 N. State Road 7  
Parkland, FL 33073

## LOCATION

7505 - 7639 N. State Road 7  
Parkland, FL 33073

## TOTAL SQ. FT

75,440 SF

## TRAFFIC COUNTS

+ 58,000 vpd on US 441 (SR 7)  
+ 9,700 vpd on Loxahatchee Rd.

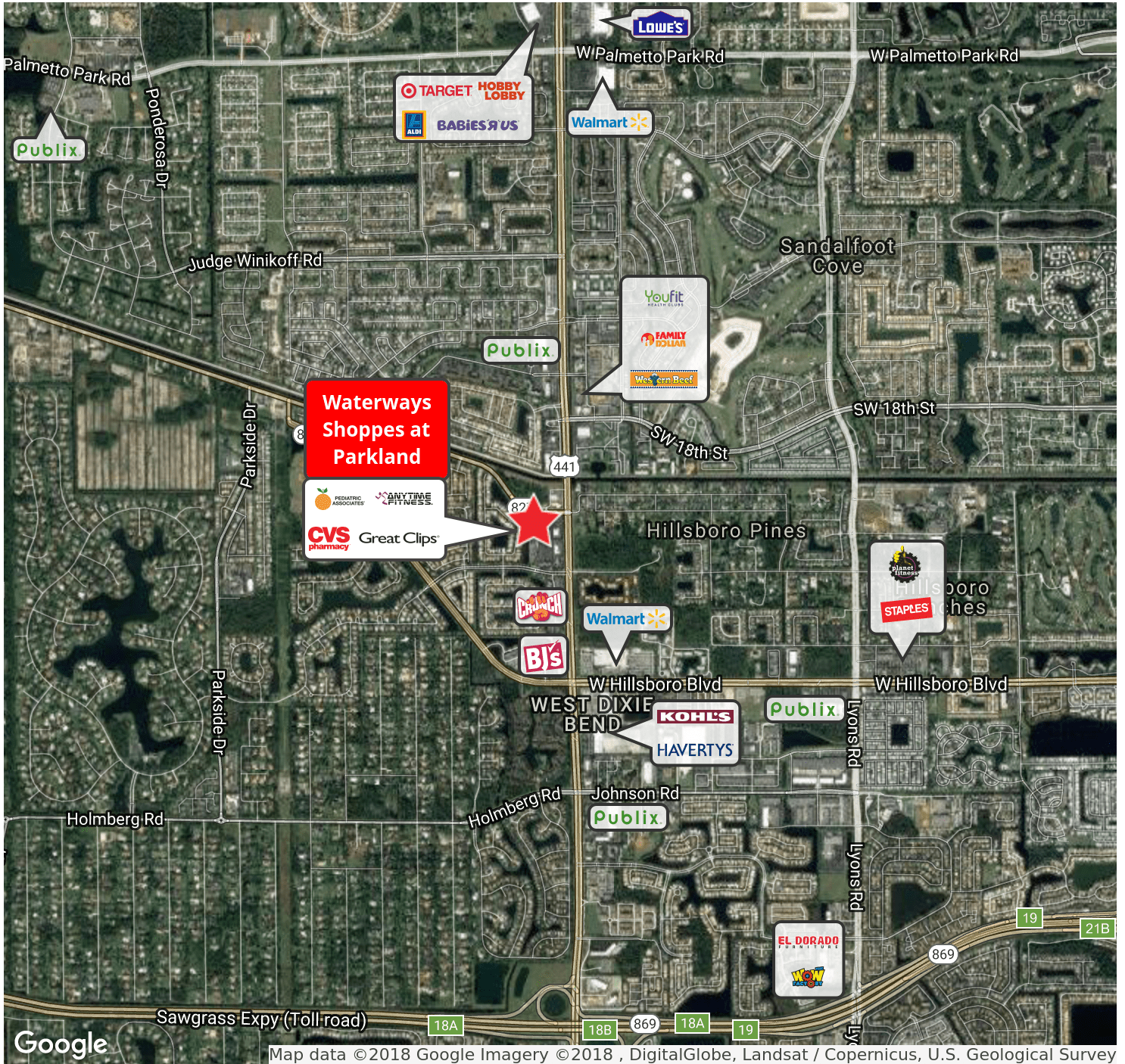


## FEATURES

- Waterways Shoppes at Parkland provides service to the affluent areas of Parkland, West Boca and Coral Springs
- Surrounded by upper-level incomes and a dense population
- Direct access to 1,500 new homes being built in The Wedge

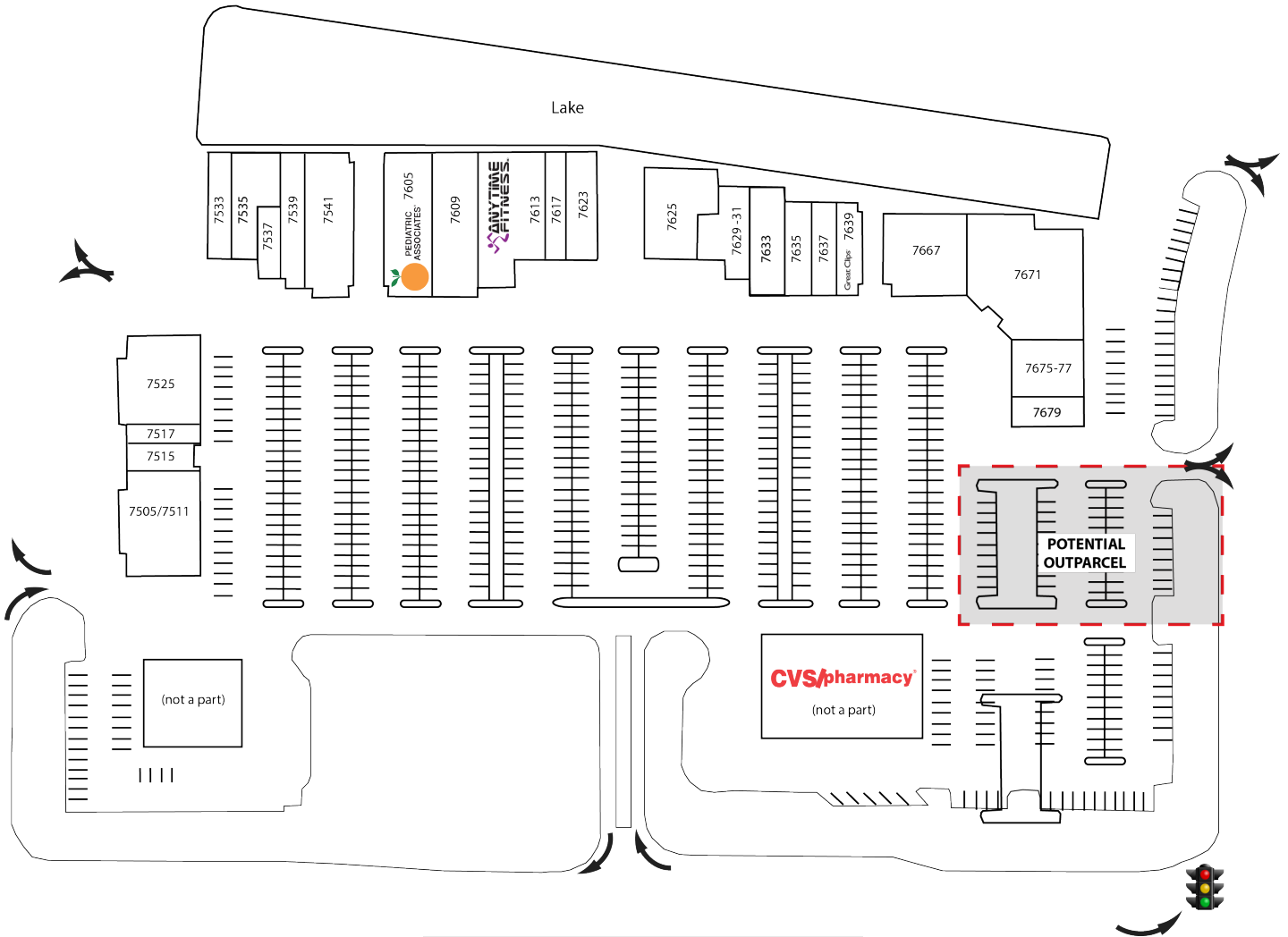
# Area Retailers

## Waterways Shoppes at Parkland



# Site Plan

## Waterways Shoppes at Parkland



7505/7511	Pineview Preschools	5,868 SF	7605	Pediatric Associates (Future)	5,098 SF	7637	Available	1,620 SF
7515	Glyk Gelato	1,295 SF	7609	Blue Agave	4,812 SF	7639	Great Clips	1,672 SF
7517	Board & Brush	997 SF	7613	Anytime Fitness	5,535 SF	7667	Chadwick Hair	4,331 SF
7525	Nx Stage Medical	4,610 SF	7617	Parkland Nails	1,300 SF	7671	Seabra Foods (Future)	8,768 SF
7533	Sunshine Kidds Dentistry (Future)	1,880 SF	7623	Bahama Grill	2,400 SF	7675/7677	Paredes DVM	2,733 SF
7535	Performing Arts	2,721 SF	7625	DiPizza	3,808 SF	7679	Available	1,328 SF
7537	Allstate	1,271 SF	7629/7631	CryoSpace	2,577 SF	OP		5,000 SF
7539	Dentist	1,664 SF	7633	Simply Smiles	2,547 SF			
7541	Medical Office	5,051 SF	7635	S-Criage	1,554 SF			

# Demographics

## Waterways Shoppes at Parkland



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,349	96,641	264,859
Median age	37.7	39.7	42.3
Total households	4,869	35,070	104,832
Average HH income	\$78,309	\$85,229	\$80,473



### CONTACT

Ariel Bernstein  
Vice President  
305.779.3152  
abernstein@crec.com

CREC  
2121 Ponce de Leon Blvd.  
Suite 1250  
Coral Gables, FL 33134