

# KOHL'S ANCHORED PAD SITE

Coconut Creek, FL 33073 | 6950 SR 7 | SR-7 & W Hillsboro Blvd | #1243



AVAILABLE SF:  
APPROX 1.0 ACRES

GROUND LEASE:  
CALL FOR INFO

ZONING:  
COMMERCIAL

USE RESTRICTION:  
CALL FOR DETAILS

AREA ANCHORS:



- Prominent +/-1.0 Acre Out Parcel available fronting Kohl's in the highly desired sub-market of Coconut Creek, FL.
- 86,500 vehicles passing the site daily at the major intersection of W Hillsboro Blvd & State Rd 7
- 112,009 residents with an average household income of \$94,205.00 living within 3 miles of site
- Significant daytime population of 86,132 within 3 miles of the site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 DAYTIME POPULATION	15,443	112,009	306,408	W Hillsboro Blvd	27,000 VPD
2018 DAYTIME POPULATION	13,278	86,132	280,940	SR - 7	59,500 VPD
2018 AVERAGE HH INCOME	99,809	94,205	87,907		
2018 MEDIAN HH INCOME	76,550	70,406	60,400		



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
MIKE FETHERSTON • mike.fetherston@tscg.com • 305.262.8877

Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.



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TSCG

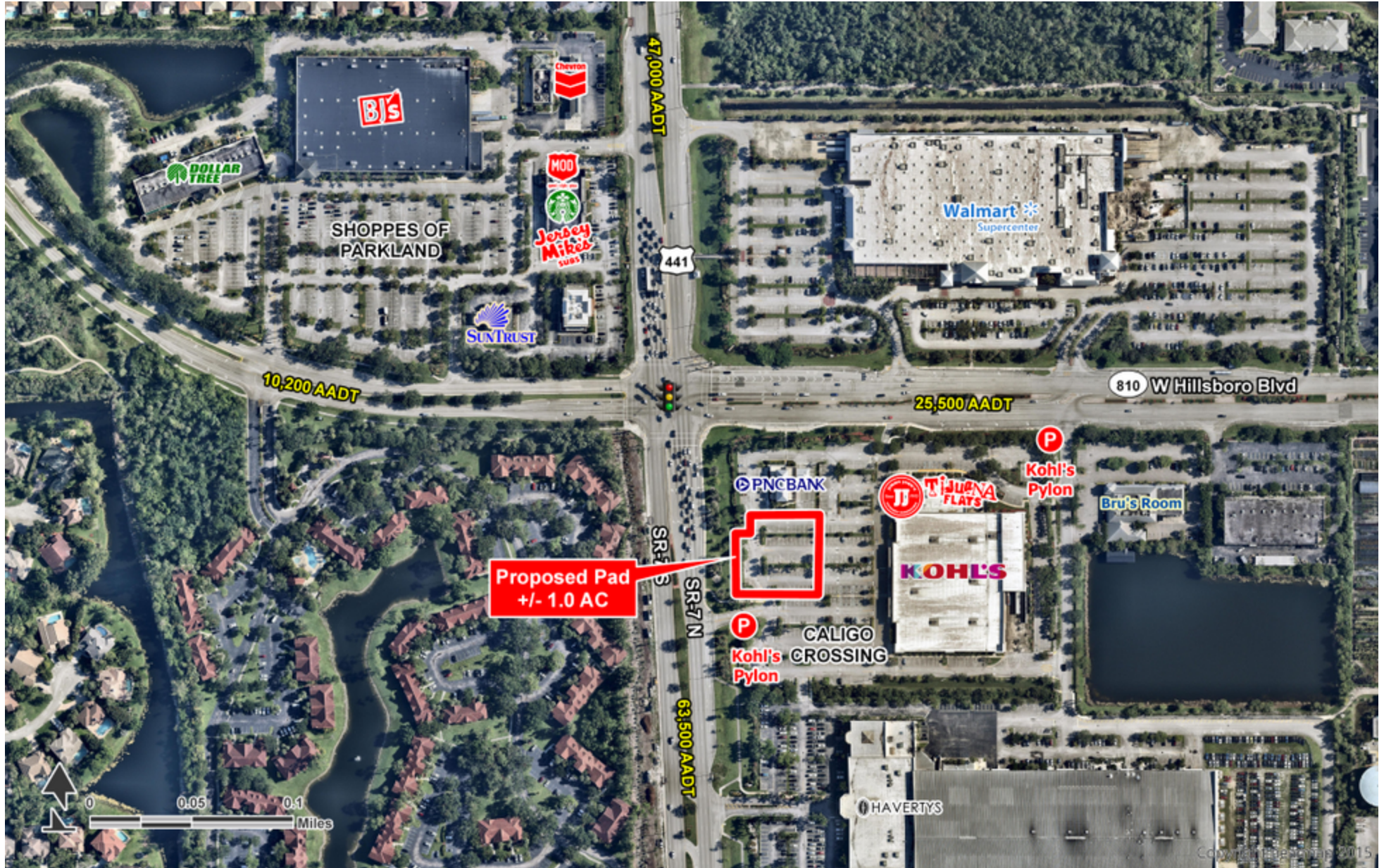
Stan Johnson Co.  
 THE NET LEASE AUTHORITY™

CHAINLINKS  
 RETAIL ADVISORS

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