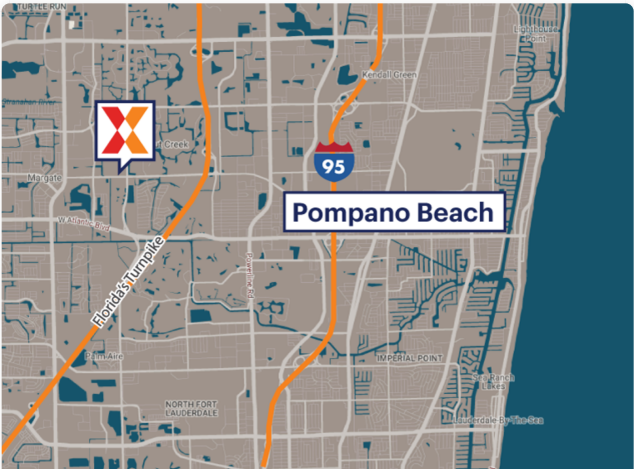


# Coconut Creek Plaza

4801-4967 Coconut Creek Parkway | Coconut Creek, FL 33063

Broward County Miami-Fort Lauderdale-West Palm Beach, FL 263,646 Sq Ft

26.2458, -80.1894



| Demographics | 1 Mile    | 3 Miles  | 5 Miles   |
|--------------|-----------|----------|-----------|
| Population   | 16,595    | 147,720  | 418,924   |
| Daytime Pop. | 20,725    | 151,090  | 444,278   |
| Households   | 7,959     | 59,187   | 160,089   |
| Income       | \$140,716 | \$99,868 | \$100,394 |

Source: Synergos Technologies, Inc. 2024

Highly trafficked Publix-anchored center drawing an estimated 2.7M annual visits, ranking in the top 10% of like centers in the state (Placer.ai 2025)

Less than one mile from Broward College with an enrollment of 52K+ students and 3K+ employees (Broward College 2025)

High visibility on Lyons Rd with 29K+ vehicles daily and Coconut Creek Pkwy with 16K+ vehicles daily (Kalibrate 2021)

Surrounded by a dense population of 147K+ residents within a 3-mile radius

Strong lineup of national and local retailers including Pet Supplies Plus, Planet Fitness and Off the Wall Entertainment Center

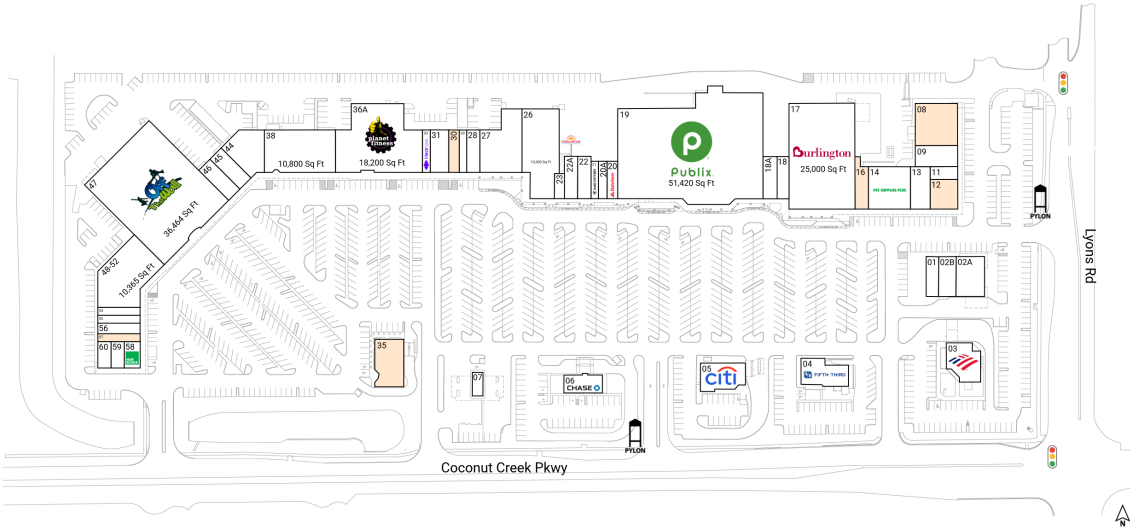


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## Available Spaces

|    |             |      |    |             |      |
|----|-------------|------|----|-------------|------|
| 08 | 5,824 Sq Ft | 360° | 30 | 1,600 Sq Ft | 360° |
| 12 | 3,000 Sq Ft | 360° | 35 | 4,783 Sq Ft | 360° |
| 16 | 2,800 Sq Ft | 360° | 57 | 1,250 Sq Ft | 360° |

## Current Tenants

Space size listed in square feet

|     |                                         |        |       |                                    |        |
|-----|-----------------------------------------|--------|-------|------------------------------------|--------|
| 01  | Edward Jones - Corporate                | 1,535  | 26    | Harvest Church                     | 10,300 |
| 02A | Bluebird Kids Health                    | 4,000  | 27    | Ballet Elite                       | 8,000  |
| 02B | Sanna Wellness                          | 2,500  | 28    | G's Kitchen & Bar                  | 2,000  |
| 03  | Bank of America                         | 3,900  | 29    | Certified Foot and Ankle           | 1,136  |
| 04  | Fifth Third Bank                        | 2,000  | 31    | Back In Motion Physical Therap     | 2,050  |
| 05  | Citibank                                | 4,235  | 33    | HearUSA                            | 1,200  |
| 06  | Chase                                   | 2,483  | 36A   | Planet Fitness                     | 18,200 |
| 07  | BP Products North America, Inc          | 3,522  | 38    | Sanitas Medical Center             | 10,800 |
| 09  | DJ's Laundromart                        | 3,112  | 44    | Coconut Creek Academy              | 4,901  |
| 11  | Cosmetic & Implant Designs              | 1,250  | 45    | Dental First Care                  | 2,400  |
| 13  | Crafted Art Club                        | 2,550  | 46    | Cloak & Dagger Escape Rooms        | 2,400  |
| 14  | Pet Supplies Plus                       | 6,370  | 47    | Off The Wall Trampoline Fun Center | 36,464 |
| 17  | Burlington                              | 25,000 | 48-52 | CareerSource Broward               | 10,365 |
| 18  | Diva Beauty Bar                         | 1,740  | 54    | Ronel Desrosiers                   | 1,200  |
| 18A | Publix Liquor                           | 1,973  | 55    | A-1MasterTraffic&DrivingS chool    | 1,200  |
| 19  | Publix                                  | 51,420 | 56    | Mega Pack and Ship                 | 1,600  |
| 20  | State Farm                              | 1,412  | 58    | H&R Block                          | 1,500  |
| 20A | Johnny Pies                             | 1,155  | 59    | Estrella Insurance                 | 1,250  |
| 21  | Hair Cuttery                            | 1,050  | 60    | Puppylicious Grooming Spa          | 1,250  |
| 22  | Chase Nails                             | 1,975  |       |                                    |        |
| 22A | Golden Krust Caribbean Bakery and Grill | 1,834  |       |                                    |        |
| 23  | Tarrazu Coffee Co                       | 1,157  |       |                                    |        |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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