

# SHOPPES OF COOPER CITY

12109 SHERIDAN STREET  
COOPER CITY, FL 33026



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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# TABLE OF CONTENTS

PROPERTY INFORMATION	5
LOCATION INFORMATION	11
FINANCIAL ANALYSIS	18
COMPETITIVE PROPERTY SET	24
RENT COMPARABLES	33
DEMOGRAPHICS	38

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# INVESTMENT HIGHLIGHTS



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## SALE HIGHLIGHTS

- High Vehicle Traffic Counts - 45,000 VPD
- 89% Occupancy
- Within Minutes of I-595 and the Florida Turnpike

## INVESTMENT HIGHLIGHTS

- Value Add Opportunity
- 2 Spaces Available 4,017 SF
- Long Standing Tenants
- Leases feature 3% annual increases
- Below Market Rents
- Abundant Parking Ratio 6:27

## ECONOMIC HIGHLIGHTS

- Located in Cooper City, one of Broward County's fastest growing communities with a high density of family households
- \$100,000 Average Household Income
- Excellent Visibility from Flamingo Road and Sheridan Street

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# EXECUTIVE SUMMARY

	<b>Name:</b> <b>Shoppes of Cooper City</b>	
	<b>Sale Price:</b> <b>\$9,800,000</b>	<b>Price / SF:</b> <b>\$278.97</b>
	<b>Cap Rate:</b> <b>7%</b>	<b>NOI:</b> <b>\$681,627</b>
	<b>Size:</b> <b>35,129 SF</b>	<b>No. Units:</b> <b>21</b>
	<b>Occupancy:</b> <b>89%</b>	



## PROPERTY OVERVIEW

Lee & Associates, as exclusive advisor, is pleased to present for sale the Shoppes of Cooper City, ("the Property"), a nearly 5 acre site, 35,129 - rentable square foot, 3 building property consisting of in-line retail. This 21 unit plaza is offered for sale at \$9,800,000 and is currently 89% occupied. The center is located directly along Sheridan Street, which experiences traffic counts in excess of 31,930 cars per day. Shoppes of Cooper City is currently 89 percent occupied by 19 tenants and has 2 vacant spaces. Tenants within the center operate under triple-net leases with an average rental rate of \$22.24 per square foot. The retail bays within the center range from 820 square feet to 3,864 square feet. The three largest tenants are New Castle Realty, Dunkin Donuts and Northwestern Management, which occupy 3,864 square feet, 2,250 square feet, and 2,180 square feet, respectively.

Additionally, an investor can significantly raise the Property's current NOI by leasing the vacant space and raising the current tenant's rent to market upon lease expirations.

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## PROPERTY INFORMATION





# PROPERTY PHOTOS



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# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Shoppes of Cooper City
<b>STREET ADDRESS</b>	12109 Sheridan Street
<b>CITY, STATE, ZIP</b>	Cooper City, FL 33026
<b>COUNTY/TOWNSHIP</b>	Broward/40
<b>MARKET</b>	South Florida
<b>SUBMARKET</b>	South West Broward
<b>CROSS STREETS</b>	Flamingo Road
<b>SIGNAL INTERSECTION</b>	Yes
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	Florida Turnpike
<b>NEAREST AIRPORT</b>	Fort Lauderdale–Hollywood International Airport

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	35,129 SF
<b>OCCUPANCY %</b>	89%
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	1
<b>YEAR BUILT</b>	1988
<b>LAST RENOVATED</b>	2017
<b>GROSS LEASABLE AREA</b>	35,129 SF
<b>CONSTRUCTION STATUS</b>	Existing
<b>CONDITION</b>	Excellent
<b>NUMBER OF BUILDINGS</b>	3

## PROPERTY DETAILS

<b>PROPERTY TYPE</b>	Retail
<b>PROPERTY SUBTYPE</b>	Strip Center
<b>ZONING</b>	B-2
<b>LOT SIZE</b>	4.94 Acres
<b>APN#</b>	5140 01 09 0030 & 5140 01 09 0010
<b>LOT FRONTAGE</b>	1,064
<b>CORNER PROPERTY</b>	Yes
<b>TRAFFIC COUNT</b>	40,000
<b>TRAFFIC COUNT STREET</b>	Sheridan Street
<b>TRAFFIC COUNT FRONTAGE</b>	1064

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	6.27
<b>NUMBER OF SPACES</b>	219

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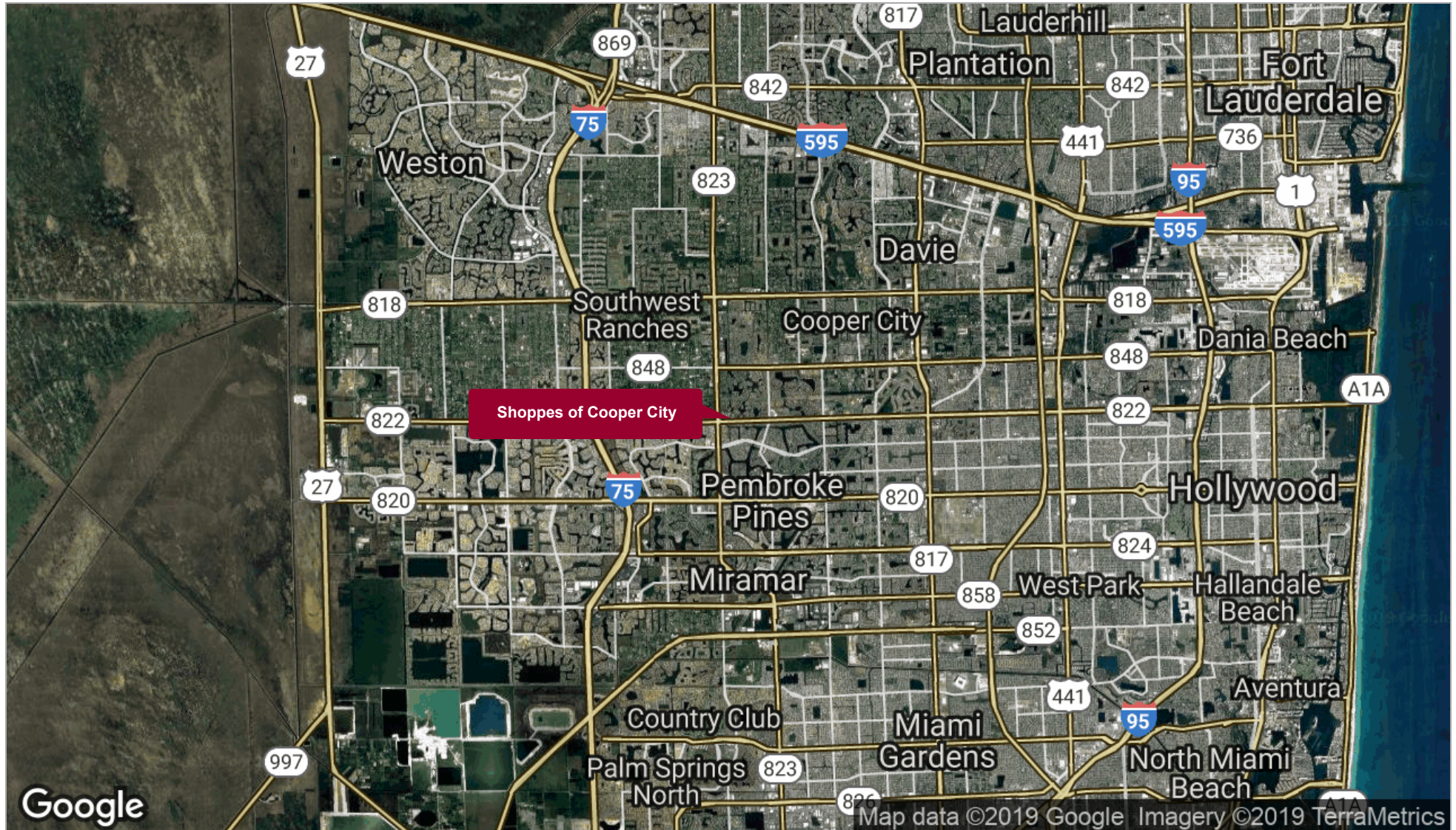


## LOCATION INFORMATION





# REGIONAL MAP

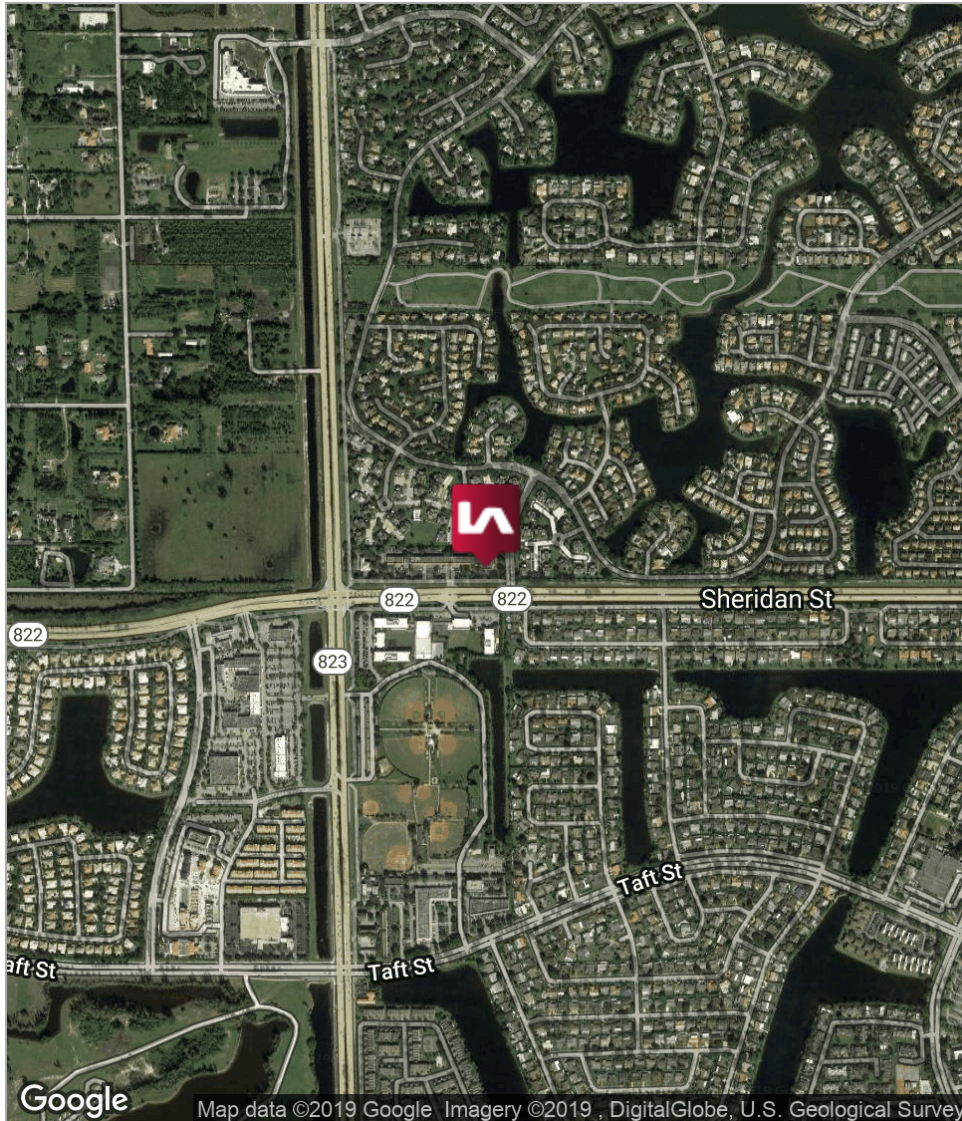


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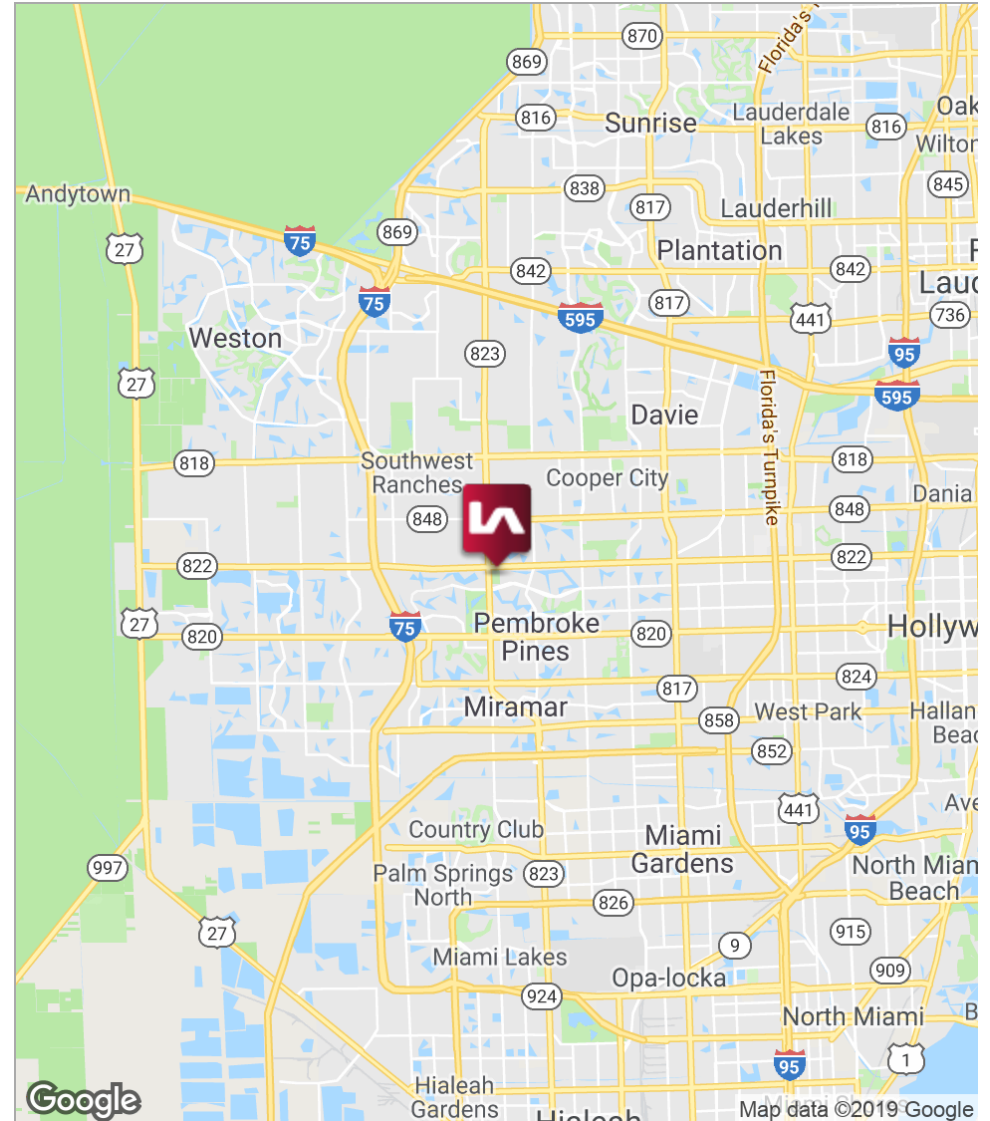
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# LOCATION MAPS



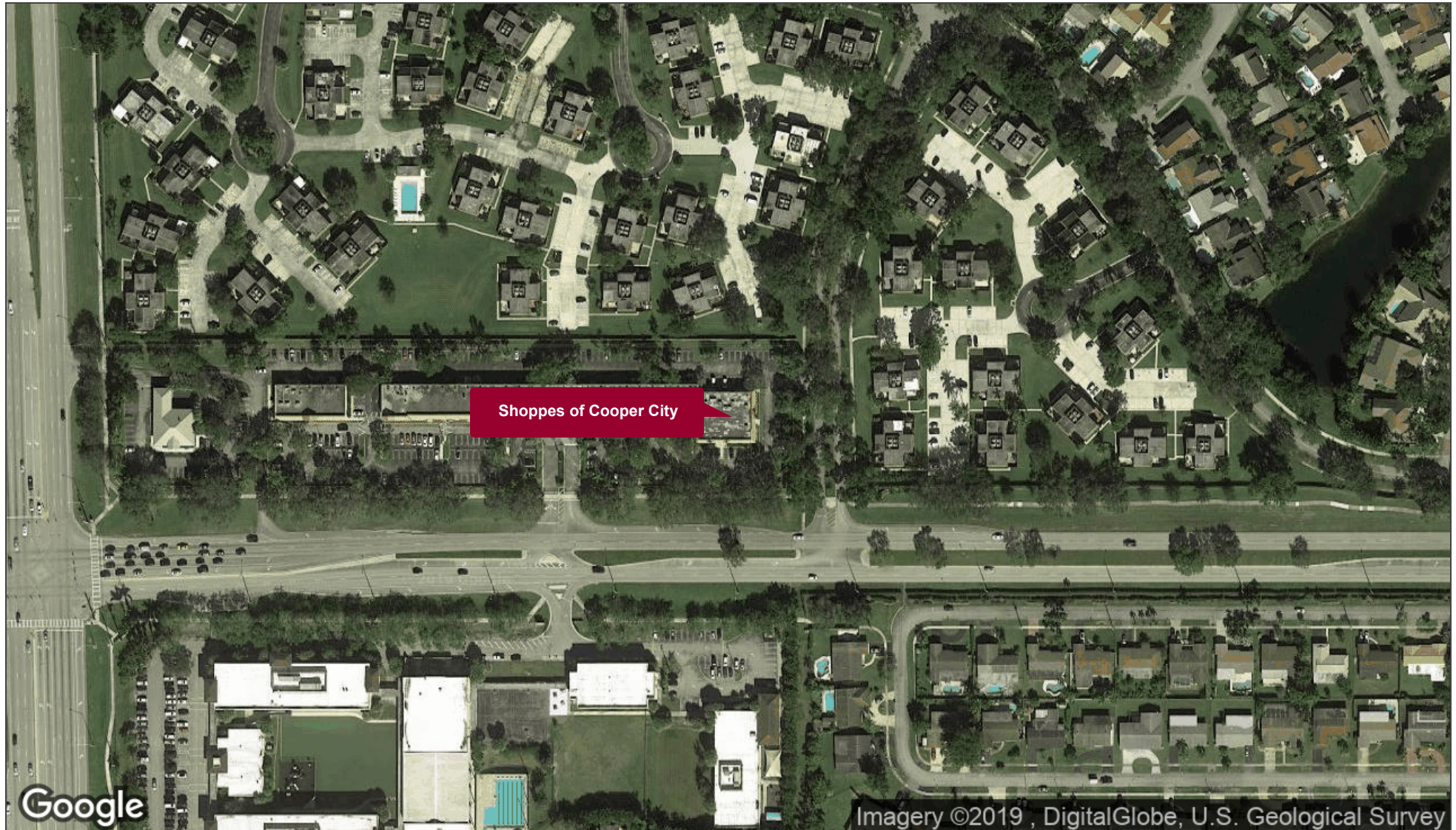
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# AERIAL PHOTO

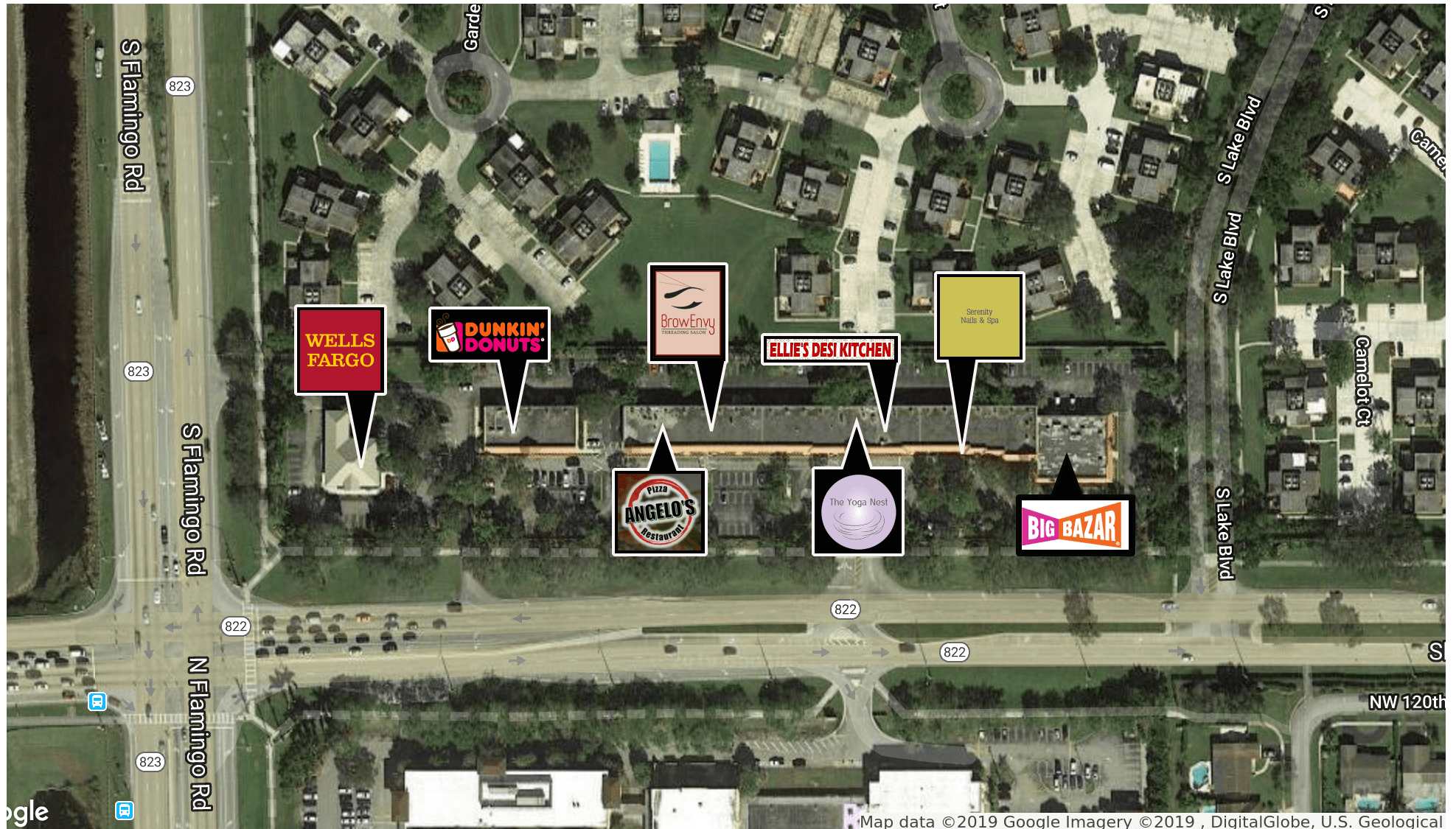


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# RETAILER MAP



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# RETAILER MAP

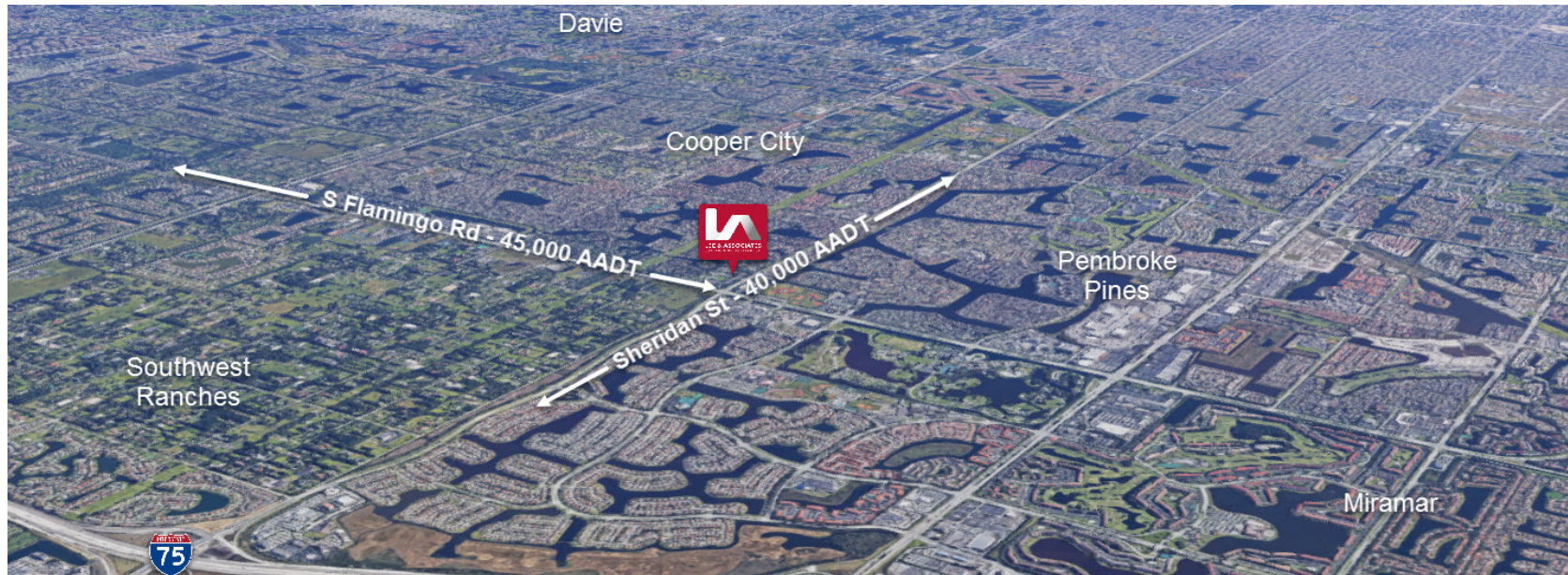


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# LOCATION DESCRIPTION



## LOCATION DESCRIPTION

The Shoppes of Cooper City is a renovated center located in Cooper City, one of Broward's fastest growing communities. Cooper City boasts strong demographics with a high density of family households and a population in excess of 293,000 within a five mile radius, and an average household income exceeding \$94,000 within a one-mile radius. National retailers in surrounding area include Wells Fargo, Starbucks, CVS, LA Fitness, and Dollar Tree among others.

The center has excellent visibility from Flamingo Road and Sheridan Street located on the northeast corner of Flamingo Road and Sheridan Street and is within minutes of I-595 and the Florida Turnpike.

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## FINANCIAL ANALYSIS





# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT / IN-PLACE	PROFORMA (FULLY STABILIZED) 5% VACANCY & 17.5% TAX GROSS UP
Price	\$9,800,000	\$9,800,000
Price per SF	\$278.97	\$278.97
CAP Rate	7.0%	8.9%
Cash-on-Cash Return (yr 1)	7.19 %	15.0 %
Total Return (yr 1)	13.55%	\$523,435
Debt Coverage Ratio	1.51	1.73
OPERATING DATA	CURRENT / IN-PLACE	PROFORMA (FULLY STABILIZED)
Gross Scheduled Income	\$770,445	\$812,617
Total Scheduled Income	\$1,115,993	\$1,301,081
Vacancy Cost	\$89,338	\$40,630
Gross Income	\$1,026,655	\$1,260,450
Operating Expenses	\$345,100	\$387,616
Net Operating Income	\$681,555	\$872,833
Pre-Tax Cash Flow	\$176,172	\$367,450
FINANCING DATA	CURRENT / IN-PLACE	PROFORMA (FULLY STABILIZED)
Down Payment	\$2,450,000	\$2,450,000
Loan Amount	\$7,350,000	\$7,350,000
Debt Service	\$505,383	\$505,383
LTV	75%	75%
Interest Rate	4.8%	4.8%
Debt Service Monthly	\$42,115	\$42,115
Term	10 year Fixed/25 year Amt.	10 Year Fixed/25 Amt
Principal Reduction (yr 1)	\$155,984	\$155,984

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# INCOME & EXPENSES

INCOME SUMMARY	CURRENT / IN-PLACE	PER SF	PROFORMA (FULLY STABILIZED)	PER SF
Base Rental Income	\$681,107	\$19.39	\$913,354	\$26.00
Vacant Space at Center Average (4,017 SQFT @ 22.24)	\$89,338	\$2.54	-	-
Expense Reimbursements	\$345,548	\$9.84	\$387,727	\$11.04
<b>Gross Income</b>	<b>\$1,115,993</b>	<b>\$31.77</b>	<b>\$1,301,081</b>	<b>\$37.04</b>

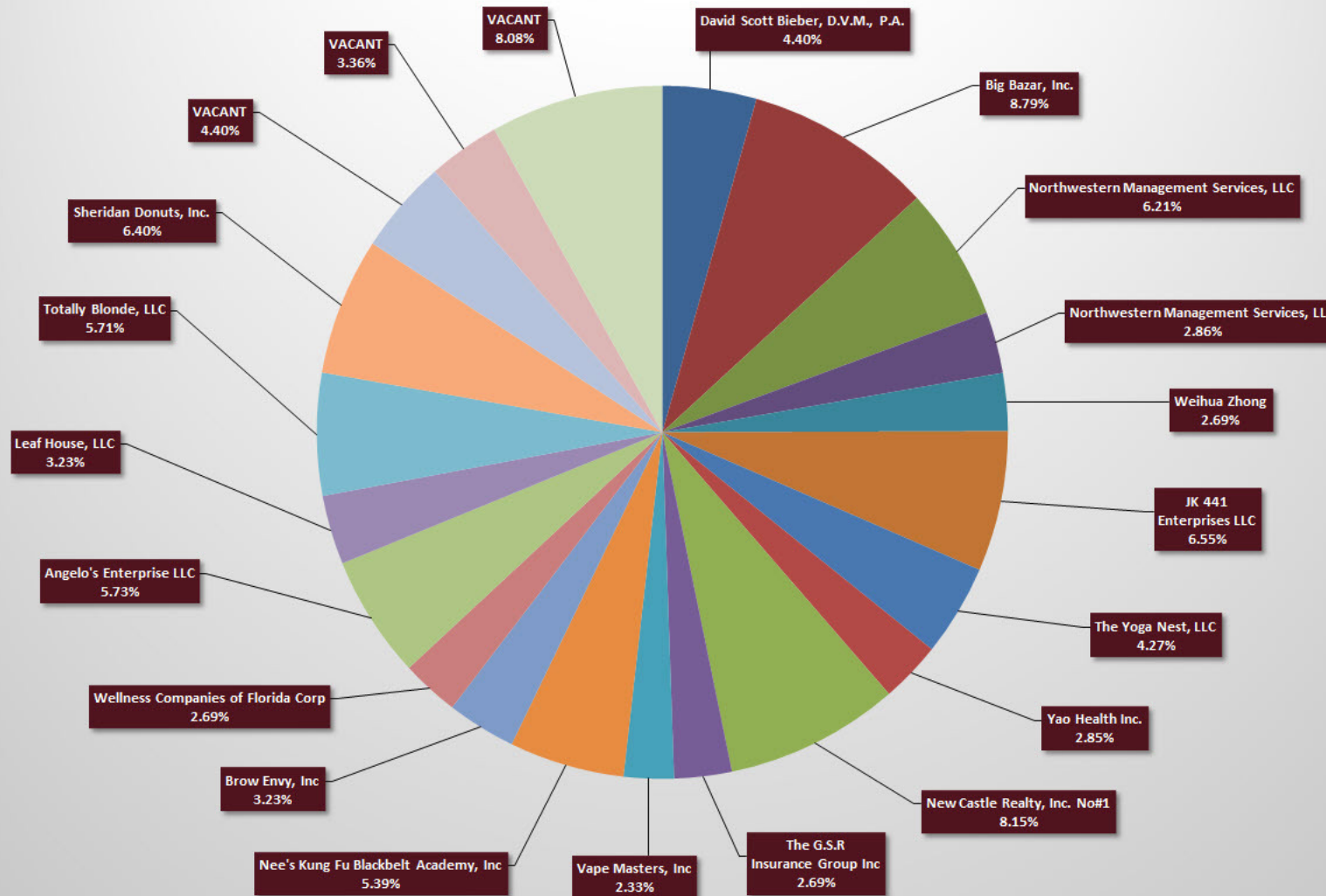
EXPENSE SUMMARY	CURRENT / IN-PLACE	PER SF	PROFORMA (FULLY STABILIZED)	PER SF
Property Taxes (514001090010)	\$157,788	\$4.49	\$174,788	\$4.98
Property Taxes (514001090030)	\$21,028	\$0.60	\$35,028	\$1.00
Property Insurance (Combined)	\$24,394	\$0.69	\$25,125	\$0.72
Management Fee ( 4% EGI)	\$41,066	\$1.17	\$50,418	\$1.44
Utilities - Water & Sewer	\$4,429	\$0.13	\$4,561	\$0.13
Utilities - Dumpster	\$29,593	\$0.84	\$30,481	\$0.87
Utilities - Electricity	\$3,546	\$0.10	\$3,652	\$0.10
Utilities - Recycling	\$12,295	\$0.35	\$12,664	\$0.36
R & M - Pressure Cleaning	\$5,050	\$0.14	\$5,201	\$0.15
R & M - Pest Control	\$891	\$0.03	\$917	\$0.03
Porter Services	\$13,410	\$0.38	\$13,410	\$0.38
Landscaping Contract	\$15,801	\$0.45	\$16,275	\$0.46
Irrigation Contract	\$1,560	\$0.04	\$1,606	\$0.05
Reserves	\$5,269	\$0.15	\$5,269	\$0.15
General Administrative	\$8,977	\$0.26	\$8,217	\$0.23
<b>Gross Expenses</b>	<b>\$345,100</b>	<b>\$9.82</b>	<b>\$387,616</b>	<b>\$11.03</b>
<b>Net Operating Income</b>	<b>\$681,555</b>	<b>\$19.40</b>	<b>\$872,833</b>	<b>\$24.85</b>

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# TENANT MIX (% OF GLA)



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# RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	OPTIONS	CAM	ANNUAL INCREASES	% OF GLA	PRICE PER SF/YR
David Scott Beiber, D.V.M., P.A.	12109	1,544	06/01/2015	05/31/2020	\$35,435	None	10.43	3%	4.4	\$22.95
Big Bazar, Inc.	12113-12117	3,088	03/01/2010	05/31/2020	\$64,848	1 @ 5yr	10.43	3%	8.79	\$21.00
NEW (Under LOI)	12121	1,544	04/01/2019	05/31/2023	\$30,880	2 (5yr)	11.99	3%	4.4	\$20.00
NorthWestern Management Services, LLC	12129	2,180	07/01/2015	06/30/2020	\$59,558	2 (5yr)	11.99	3%	6.21	\$27.32
NorthWestern Management Services, LLC	12137	1,006	07/01/2015	06/30/2020	\$27,484	None	11.99	3%	2.86	\$27.32
Weihua Zong	12141	946	01/01/2014	12/31/2019	\$28,239	2 (5yr)	11.99	3%	2.69	\$29.85
JK 441 Enterprises, LLC	12161	2,300	03/23/2016	09/30/2021	\$44,413	2 (3y)	10.43	3%	6.55	\$19.31
The Yoga Nest, LLC	12165	1,501	02/22/2017	05/31/2020	\$28,519	1 (5y)	10.43	3%	4.27	\$19.00
Yao Health, Inc.	12169	1,000	10/01/2015	10/31/2020	\$22,279	2 (5yr)	10.43	3%	2.85	\$22.28
New Castle Realty Inc.	12177	2,864	05/01/2016	10/31/20121	\$52,669	1 (5yr)	11.99	3%	8.15	\$18.39
The G.S.R. Insurance Group	12185	946	09/21/2015	12/31/2018	\$18,636	1 (3yr)	10.43	3%	2.69	\$19.70
Vape Master's Inc.	12223	820	10/01/2018	09/30/2021	\$18,040	None	10.50	3%	2.33	\$22.00
Nee's Kung Fu Blackbelt Academy, Inc	12231	1,892	12/01/2016	12/31/2022	\$37,840	None	10.43	3%	5.39	\$20.00
Brow Envy, Inc.	12235	1,133	11/04/2013	10/31/2018	\$26,509	1 (5y)	11.99	3%	3.23	\$23.40

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	OPTIONS	CAM	ANNUAL INCREASES	% OF GLA	PRICE PER SF/ YR
Wellness Companies of Florida Corp.	12239	946	06/01/2016	11/30/2021	\$19,488	None	11.99	3%	2.69	\$20.60
Angelo's Enterprise LLC	12247	2,012	06/24/2016	06/30/2022	\$41,447	1 (5y)	11.99	3%	5.73	\$20.60
Leaf House, LLC	12389	1,134	08/17/2018	08/16/2023	\$24,948	None	10.50	3%	3.23	\$22.00
Totally Blonde, LLC (Blown Away)	12391-12393	2,006	07/01/2010	06/30/2020	\$44,257	1 (5y)	10.43	3%	5.71	\$22.06
Sheridan Donuts, Inc	12397	2,250	02/01/2005	01/31/2026	\$55,620	N/A	11.99	3%	6.4	\$24.72
Vacant	12125	1,180	N/A	N/A	\$0	N/A	N/A	N/A	3.36	N/A
Vacant	12145	2,837	N/A	N/A	\$0	N/A	N/A	N/A	8.08	N/A
<b>Totals/Averages</b>		<b>35,129</b>			<b>\$681,109</b>		<b>\$10.50</b>		<b>100%</b>	<b>\$22.24</b>

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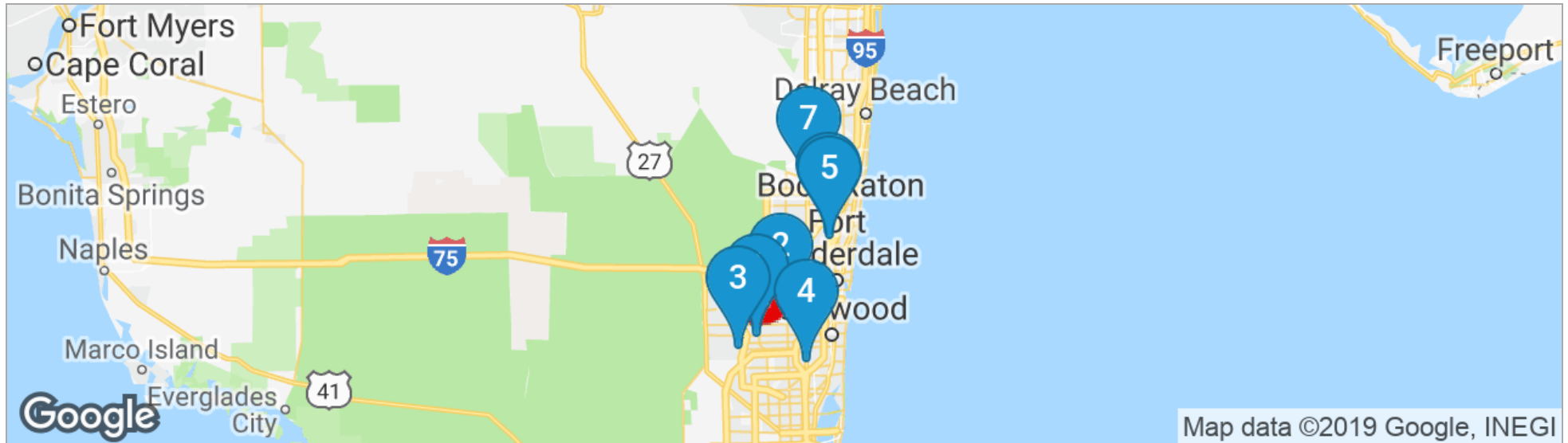


## COMPETITIVE PROPERTY SET





# SALE COMPS MAP



## SUBJECT PROPERTY

12109 Sheridan Street | Cooper City, FL 33026



### FLAMINGO PINES PLAZA

12596 Pines Boulevard  
Pembroke Pines, FL 33027



### STIRLING TOWN CENTER

8637-8861 Stirling Rd  
Cooper City, FL 33328



### FOUNTAINS OF MIRAMAR

3101 -3161 SW 160th Avenue  
Miramar, FL 33027



### CARIBBEAN SHOPPES

19501-19577 NW 2nd Avenue  
Miami, FL 33169



### SHOPS OF CORPORATE PARK PLAZA

6300 - 6336 NW Powerline Rd  
Fort Lauderdale, FL 33309



### PLANET FITNESS PLAZA

1400 - 1450 S Powerline Rd  
Pompano Beach, FL 33069



### REGENCY LAKES CENTER

6310 - 6370 N State Road 7  
Coconut Creek, FL 33073

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# SALE COMPS SUMMARY

	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	<b>Flamingo Pines Plaza</b> 12596 Pines Boulevard Pembroke Pines, FL 33027	\$7,560,046	30,000 SF	\$252.00	7.0%	12/20/2017
	<b>Stirling Town Center</b> 8637-8861 Stirling Rd Cooper City, FL 33328	\$13,500,000	56,968 SF	\$236.98	7.25%	11/01/2016
	<b>Fountains of Miramar</b> 3101 -3161 SW 160th Avenue Miramar, FL 33027	\$10,313,202	35,900 SF	\$287.28	6.1%	04/27/2018
	<b>Caribbean Shoppes</b> 19501-19577 NW 2nd Avenue Miami, FL 33169	\$6,800,000	25,776 SF	\$263.81	7.01%	01/30/2018
	<b>Shops of Corporate Park Plaza</b> 6300 - 6336 NW Powerline Rd Fort Lauderdale, FL 33309	\$9,500,000	33,735 SF	\$281.61	6.75%	09/21/2016
	<b>Planet Fitness Plaza</b> 1400 - 1450 S Powerline Rd Pompano Beach, FL 33069	\$11,500,000	44,284 SF	\$259.69	7.32%	07/09/2018
	<b>Regency Lakes Center</b> 6310 - 6370 N State Road 7 Coconut Creek, FL 33073	\$8,500,000	29,907 SF	\$284.21	6.4%	10/12/2017
		<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>CAP</b>	<b>CLOSE</b>
	<b>Totals/Averages</b>	<b>\$9,667,607</b>	<b>36,653 SF</b>	<b>\$263.76</b>	<b>6.83%</b>	

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## SUBJECT PROPERTY

12109 Sheridan Street | Cooper City, FL 33026

Sale Price:	\$9,800,000	Lot Size:	4.94 AC
Year Built:	1988	Building SF:	35,129 SF
Price PSF:	\$278.97	Cap:	6.95%
NOI:	\$681,555		



1



## FLAMINGO PINES PLAZA

12596 Pines Boulevard | Pembroke Pines, FL 33027

Sale Price:	\$7,560,046	Lot Size:	1.02 AC
Year Built:	1997	Building SF:	30,000 SF
Price PSF:	\$252.00	CAP:	7%
Closed:	12/20/2017	Occupancy:	100%



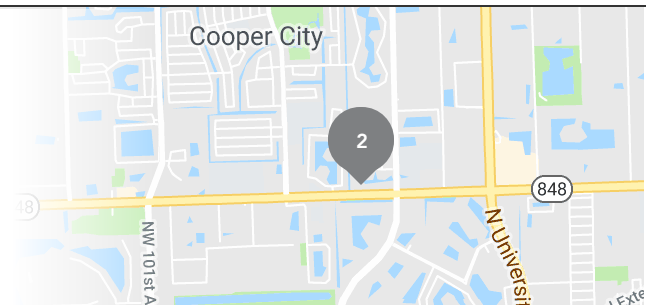
2



## STIRLING TOWN CENTER

8637-8861 Stirling Rd | Cooper City, FL 33328

Sale Price:	\$13,500,000	Lot Size:	5.91 AC
Year Built:	2005	Building SF:	56,968 SF
Price PSF:	\$236.98	CAP:	7.25%
Closed:	11/01/2016	Occupancy:	92%



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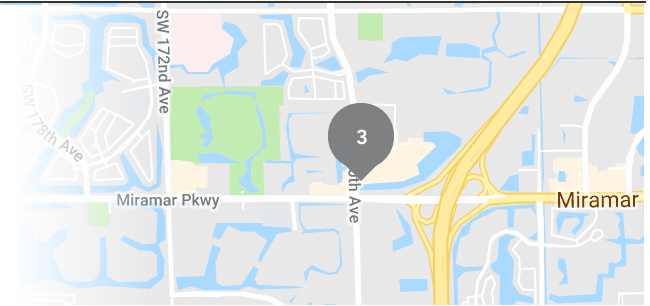
3



## FOUNTAINS OF MIRAMAR

3101 -3161 SW 160th Avenue | Miramar, FL 33027

Sale Price:	\$10,313,202	Lot Size:	7.63 AC
Year Built:	2005	Building SF:	35,900 SF
Price PSF:	\$287.28	CAP:	6.1%
Closed:	04/27/2018	Occupancy:	100%



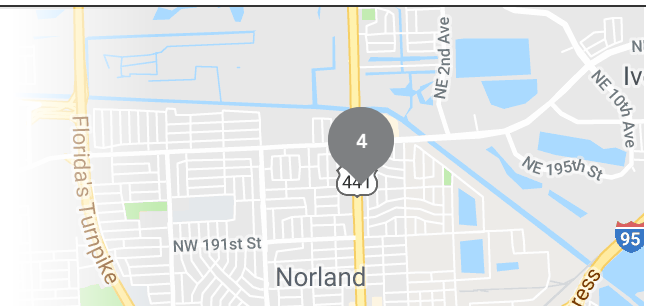
4



## CARIBBEAN SHOPPES

19501-19577 NW 2nd Avenue | Miami, FL 33169

Sale Price:	\$6,800,000	Lot Size:	1.68 AC
Year Built:	1956	Building SF:	25,776 SF
Price PSF:	\$263.81	CAP:	7.01%
Closed:	01/30/2018	Occupancy:	100%



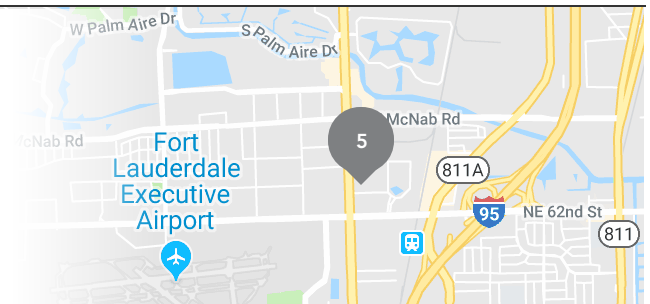
5



## SHOPS OF CORPORATE PARK PLAZA

6300 - 6336 NW Powerline Rd | Fort Lauderdale, FL 33309

Sale Price:	\$9,500,000	Lot Size:	4.86 AC
Year Built:	1988	Building SF:	33,735 SF
Price PSF:	\$281.61	CAP:	6.75%
Closed:	09/21/2016	Occupancy:	100%



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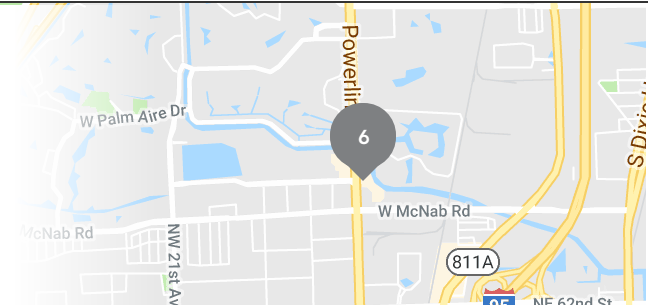
6



## PLANET FITNESS PLAZA

1400 - 1450 S Powerline Rd | Pompano Beach, FL 33069

Sale Price:	\$11,500,000	Lot Size:	2.67 AC
Year Built:	1987	Building SF:	44,284 SF
Price PSF:	\$259.69	CAP:	7.32%
Closed:	07/09/2018	Occupancy:	97%



7



## REGENCY LAKES CENTER

6310 - 6370 N State Road 7 | Coconut Creek, FL 33073

Sale Price:	\$8,500,000	Lot Size:	8.09 AC
Year Built:	2007	Building SF:	29,907 SF
Price PSF:	\$284.21	CAP:	6.4%
Closed:	10/12/2017	Occupancy:	100%

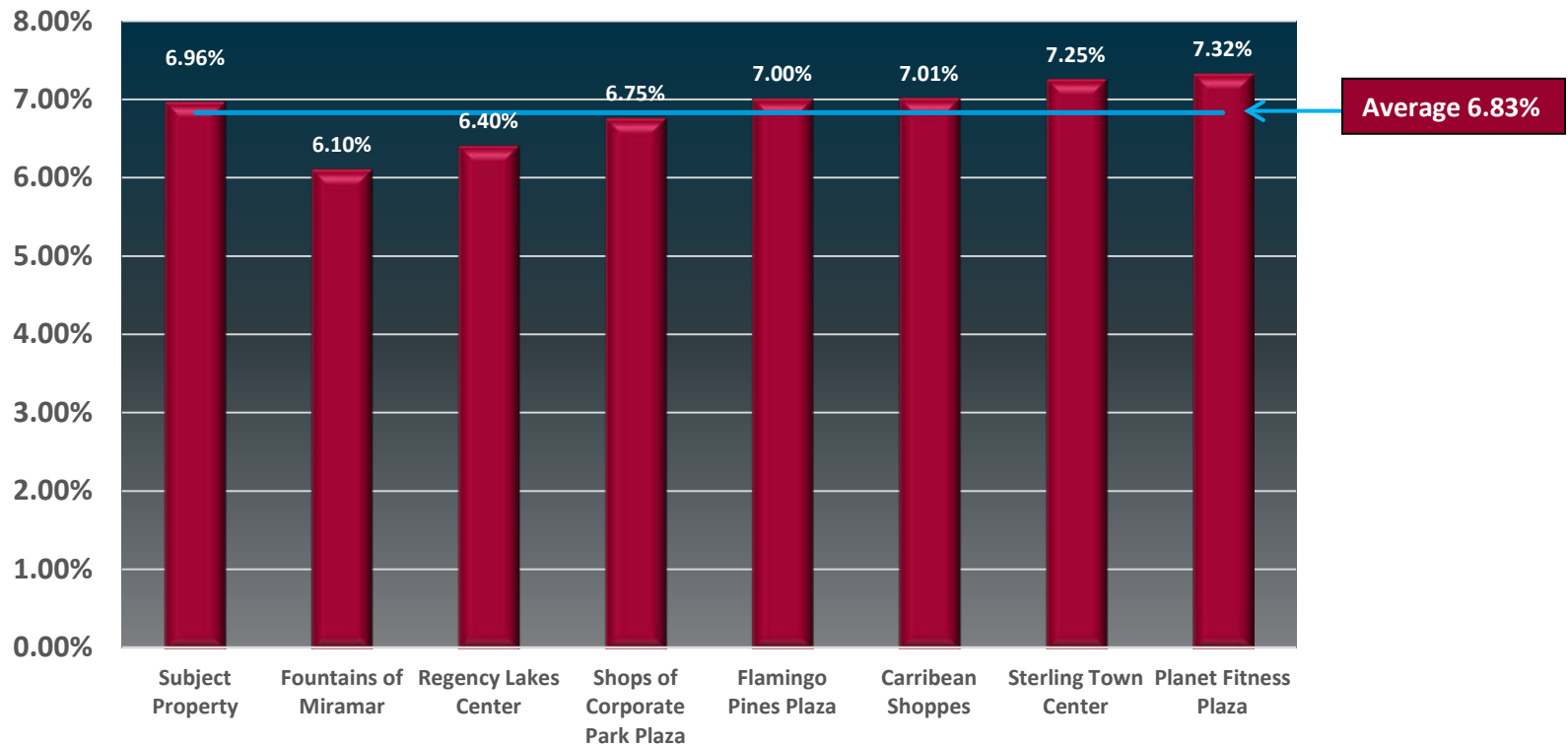


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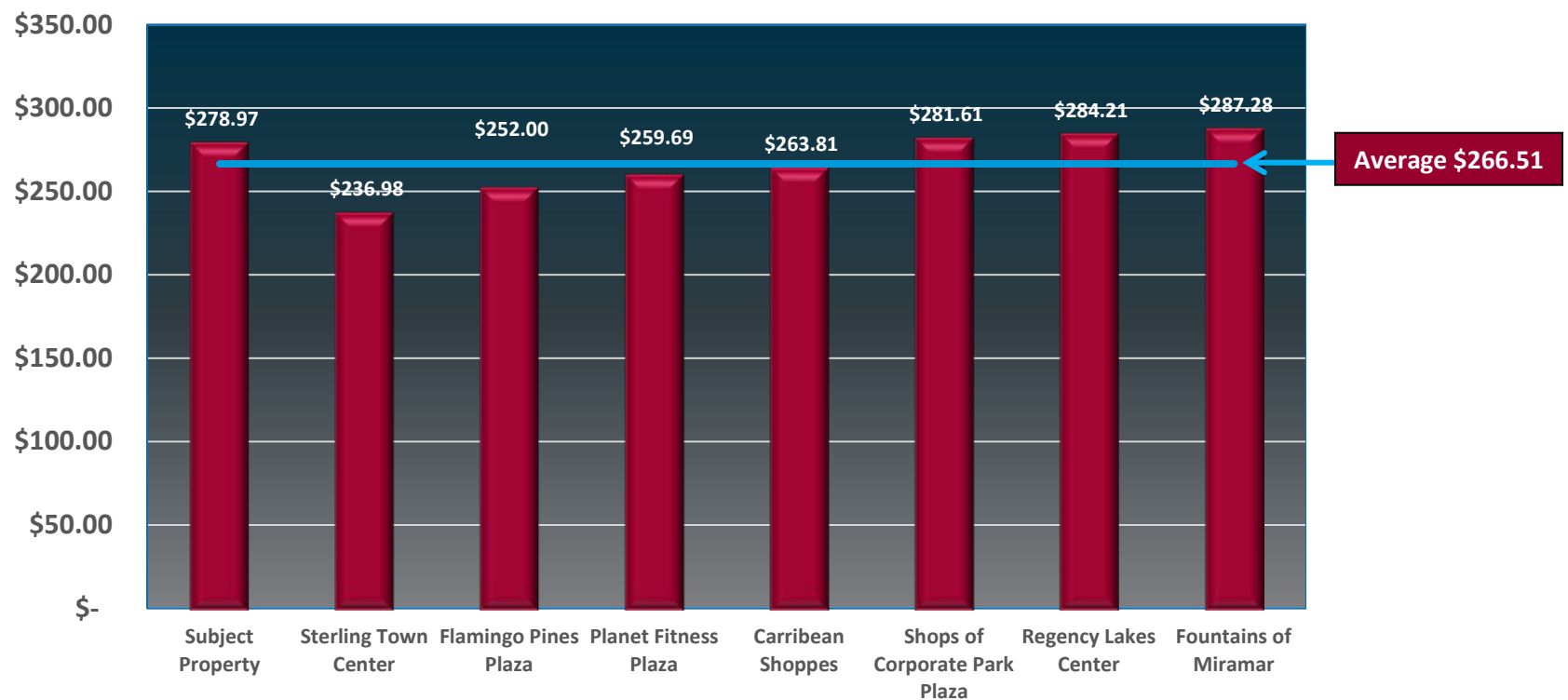
# MARKET CAP RATES



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# MARKET PRICE PSF

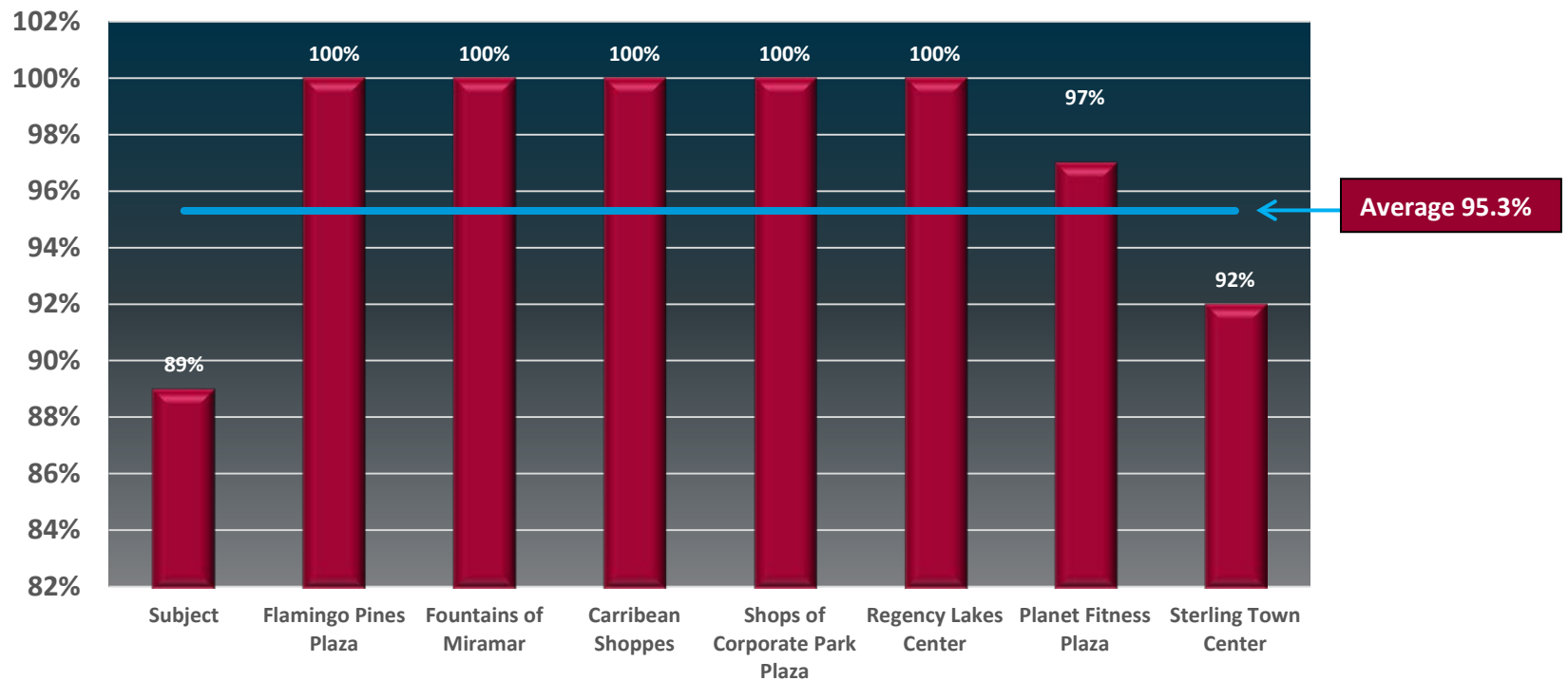


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# MARKET OCCUPANCY



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## RENT COMPARABLES





# RENT COMPS MAP



## SUBJECT PROPERTY

12109 Sheridan Street | Cooper City, FL 33026



### FLAMINGO FALLS TOWN CENTER

2000-2300 N Flamingo Drive  
Pembroke Pines, FL 33028



### EMBASSY LAKES SHOPPING CENTER

2503-2581 N Hiatus Rd  
Cooper City, FL 33026







### COUNTRY SIDE SHOPS

5524-5986 Flamingo Road  
Cooper City, FL 33330

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# RENT COMPS SUMMARY

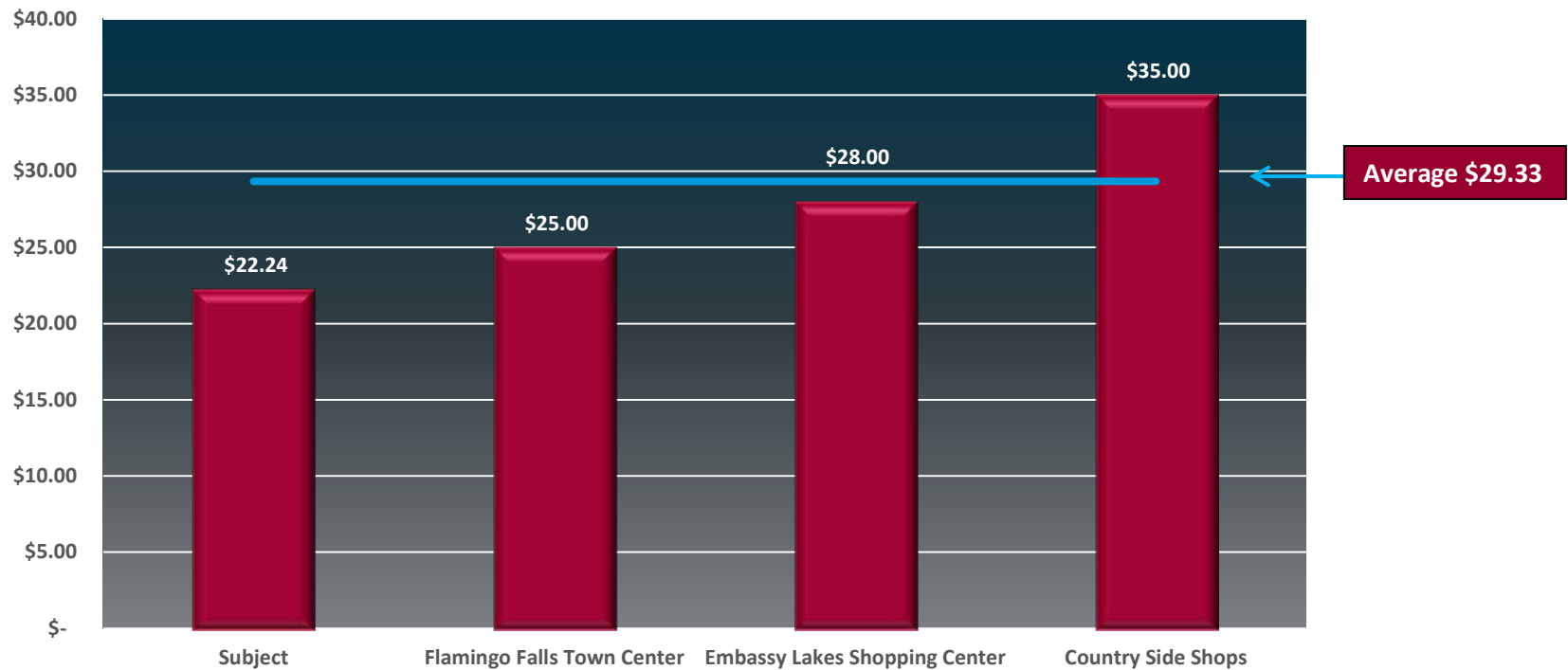
	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Shoppes of Cooper City</b> 12109 Sheridan Street Cooper City, FL 33026	N/A	5,557 SF	35,129 SF	21	89.0%
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Flamingo Falls Town Center</b> 2000-2300 N Flamingo Drive Pembroke Pines, FL 33028	\$25.00 / SF / year	2,100 SF	109,867 SF	40	98%
	<b>Embassy Lakes Shopping Center</b> 2503-2581 N Hiatus Rd Cooper City, FL 33026	\$28.00 / SF / year	2,750 SF	131,727 SF	40	92%
	<b>Country Side Shops</b> 5524-5986 Flamingo Road Cooper City, FL 33330	\$35.00 / SF / year	13,374 SF	193,203 SF	25	96.3%
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Totals/Averages	\$29.33	6,075 SF	144,932 SF	35	95.43%

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# MARKET RENTS PSF



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1



## FLAMINGO FALLS TOWN CENTER

2000-2300 N Flamingo Drive  
Pembroke Pines, FL 33028



Lease Rate:	\$25.00 SF/YR	Lease Type:	NNN
Space Size:	2,100 SF	Year Built:	2001
Bldg Size:	109,867 SF	Lot Size:	31.57 Acres
No. Units:	40	Occupancy:	98%

Flamingo Falls is a 147,968 sf retail property located in Broward County at N Flamingo Rd & Sheridan St in Pembroke Pines, FL.

Flamingo Falls serves the affluent markets of Cooper City, Southwest Ranches, Davie, and Pembroke Pines. The center is located near Pembroke Falls, a planned community with approximately 2,100 single-family homes.

2



## EMBASSY LAKES SHOPPING CENTER

2503-2581 N Hiatus Rd  
Cooper City, FL 33026



Lease Rate:	\$28.00 SF/YR	Lease Type:	NNN
Space Size:	2,750 SF	Year Built:	1991
Bldg Size:	131,727 SF	Lot Size:	14.18 Acres
No. Units:	40	Occupancy:	92%

Embassy Lakes Shopping Center is located in an affluent section of Cooper City with average household incomes exceeding \$95,000 within a 1-mile radius. The center boasts a dense residential population and includes Ideal Food Basket, Dollar Tree, Tuesday Morning and many other national retail shops.

3



## COUNTRY SIDE SHOPS

5524-5986 Flamingo Road  
Cooper City, FL 33330



Lease Rate:	\$35.00 SF/YR	Lease Type:	NNN
Space Size:	13,374 SF	Year Built:	1986
Bldg Size:	193,203 SF	Lot Size:	23 Acres
No. Units:	25	Occupancy:	96.3%

Grocery Anchored center - STEIN MART #243, PUBLIX, ROSS DRESS FOR LESS

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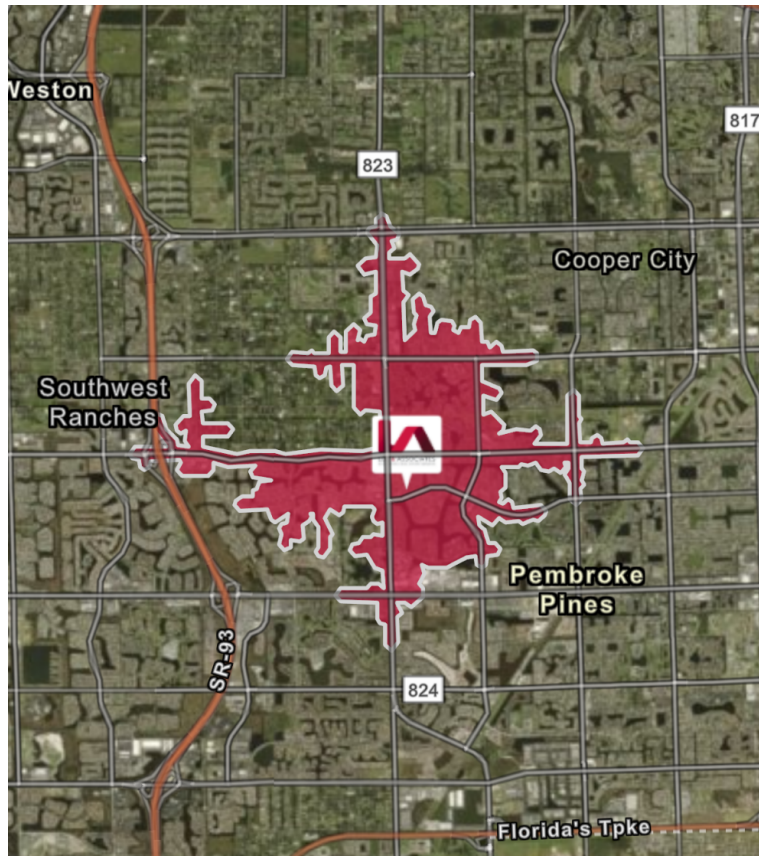
## DEMOGRAPHICS



# MARKET OVERVIEW



Drive time of 5 minutes



## KEY FACTS

24,651

Population

43.2

Median Age

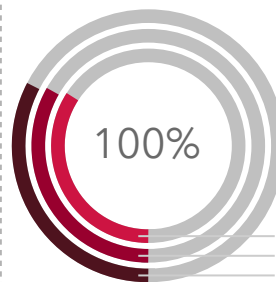


Average  
Household Size

107,761

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 9,641  
2018 Total Housing Units 9,392  
2010 Total Housing Units 9,213

## BUSINESS



908

Total  
Businesses



7,384

Total  
Employees



\$1,119,608

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



17,685

Total Daytime  
Population



7,007

Daytime Population:  
Workers



10,678

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

76%



Blue Collar

10%



Services

14%

3.1%

Unemployment  
Rate

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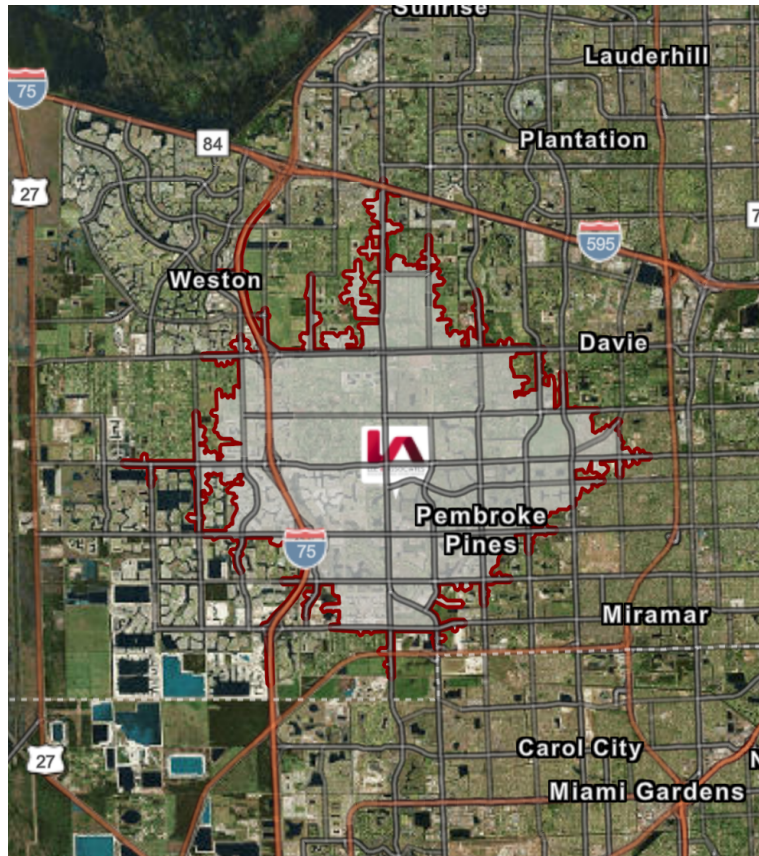
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# MARKET OVERVIEW



Drive time of 10 minutes



## KEY FACTS

169,121

Population

40.6

Median Age

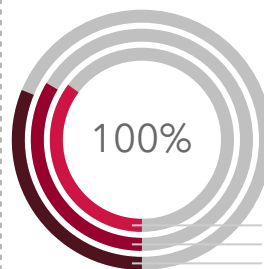


Average  
Household Size

91,643

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 68,869  
2018 Total Housing Units 65,610  
2010 Total Housing Units 61,139

## BUSINESS



5,075

Total  
Businesses



46,603

Total  
Employees



\$6,420,984

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



127,698

Total Daytime  
Population



46,905

Daytime Population:  
Workers



80,793

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

73%



Blue Collar

12%



Services

15%

4.3%

Unemployment  
Rate

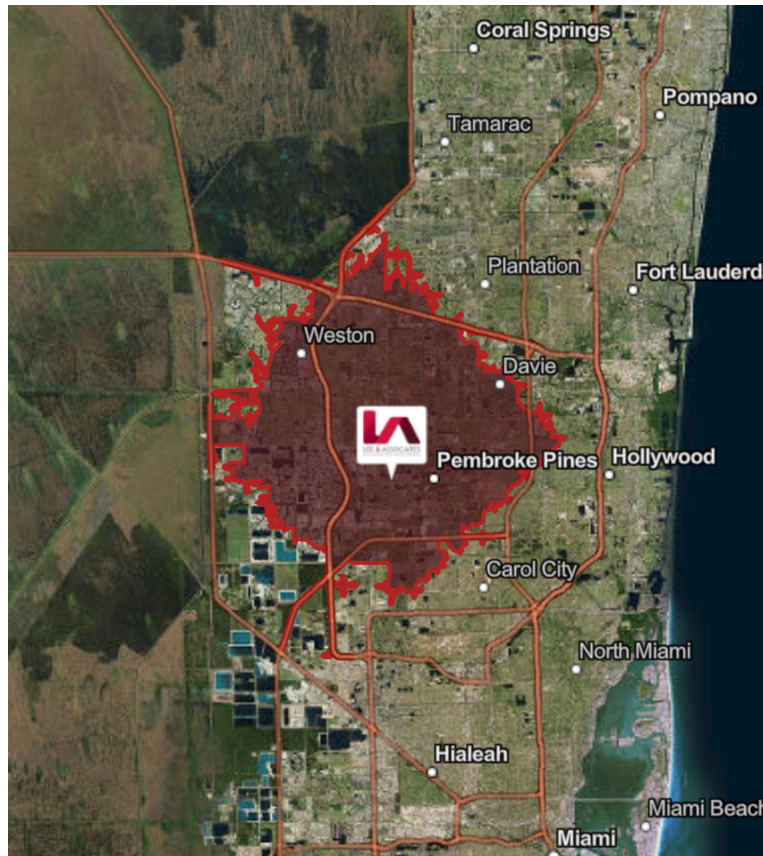
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# MARKET OVERVIEW



Drive time of 15 minutes



## KEY FACTS

**481,124**

Population

**38.7**

Median Age

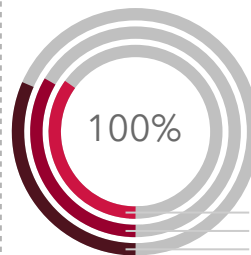


Average Household Size

**91,183**

2018 Average Household Income

## HOUSING UNITS



2023 Total Housing Units 185,859  
2018 Total Housing Units 177,896  
2010 Total Housing Units 167,889

## BUSINESS



**15,181**

Total Businesses



**148,017**

Total Employees



**\$27,335,825**

2018 Total Sales (\$000)

## DAYTIME POPULATION



**379,784**

Total Daytime Population



**146,204**

Daytime Population: Workers



**233,580**

Daytime Population: Residents

## EMPLOYMENT

**72%**  
White Collar

**14%**  
Blue Collar

**15%**  
Services

**4.5%**

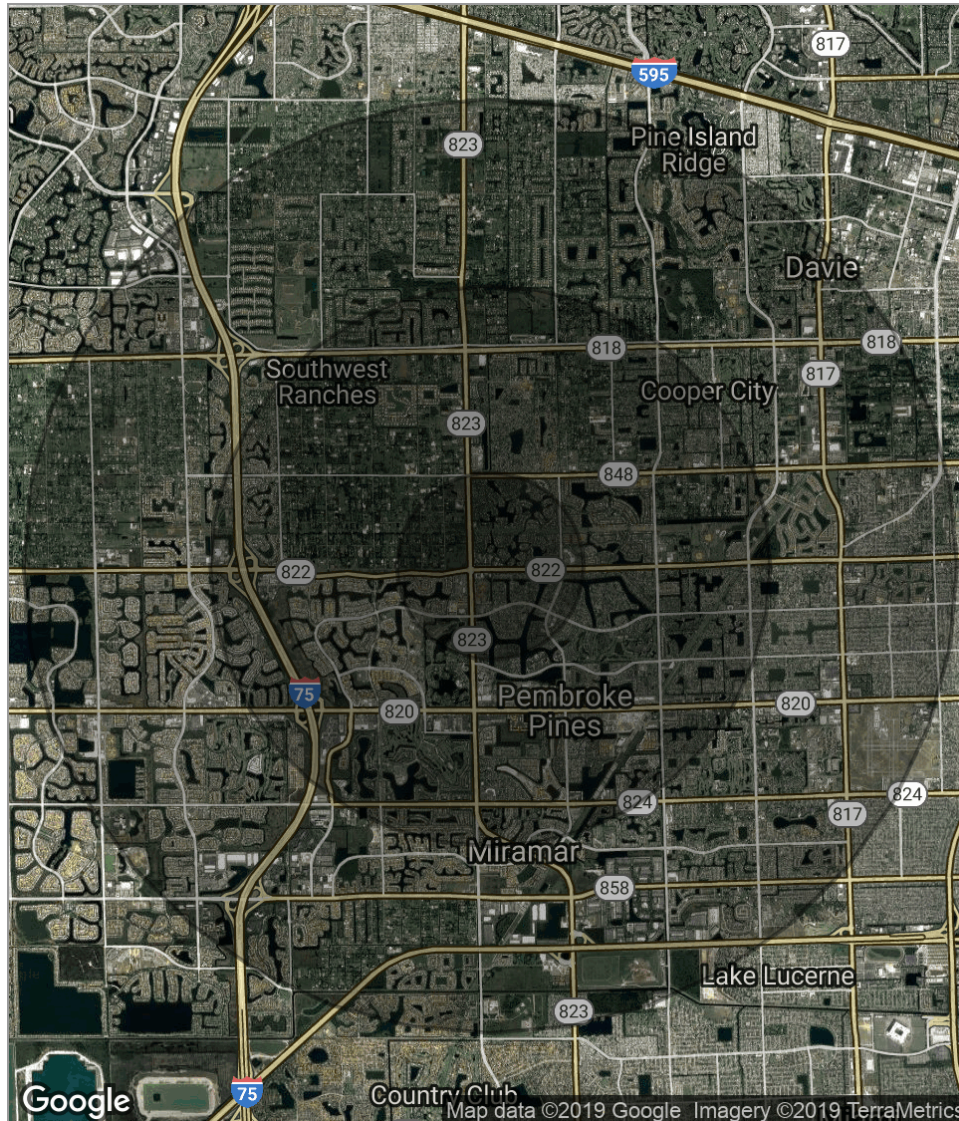
Unemployment Rate

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# DEMOGRAPHICS MAP



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,252	109,346	282,748
Median age	40.7	41.9	38.5
Median age (Male)	38.3	39.8	36.6
Median age (Female)	42.8	43.6	39.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,763	41,288	97,748
# of persons per HH	2.8	2.6	2.9
Average HH income	\$99,086	\$81,496	\$83,366
Average house value	\$344,934	\$317,520	\$339,299

\* Demographic data derived from 2010 US Census

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# DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
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Median age (Male)	38.3	39.8	36.6
Median age (Female)	42.8	43.6	39.9
Total households	4,763	41,288	97,748
Total persons per HH	2.8	2.6	2.9
Average HH income	\$99,086	\$81,496	\$83,366
Average house value	\$344,934	\$317,520	\$339,299
Total Population - White	10,069	77,298	182,948
Total Population - Black	1,147	17,374	60,263
Total Population - Asian	770	6,180	15,111
Total Population - Hawaiian	0	1	37
Total Population - American Indian	36	174	349
Total Population - Other	548	4,796	15,396
Total Population - Hispanic	4,230	35,795	99,230

*\* Demographic data derived from 2010 US Census*

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates Miami in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

## PRESENTED BY:

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