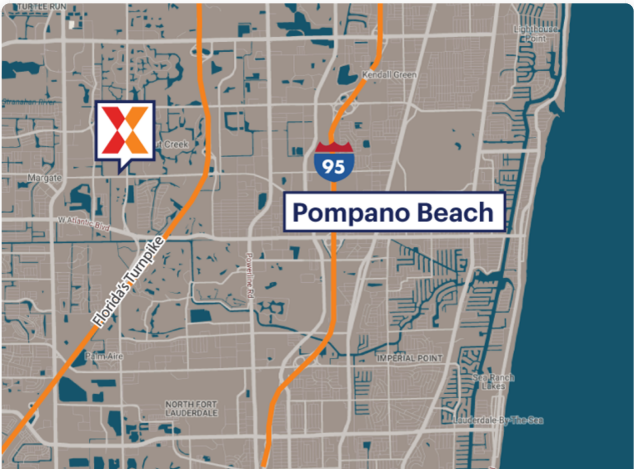


Coconut Creek Plaza

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

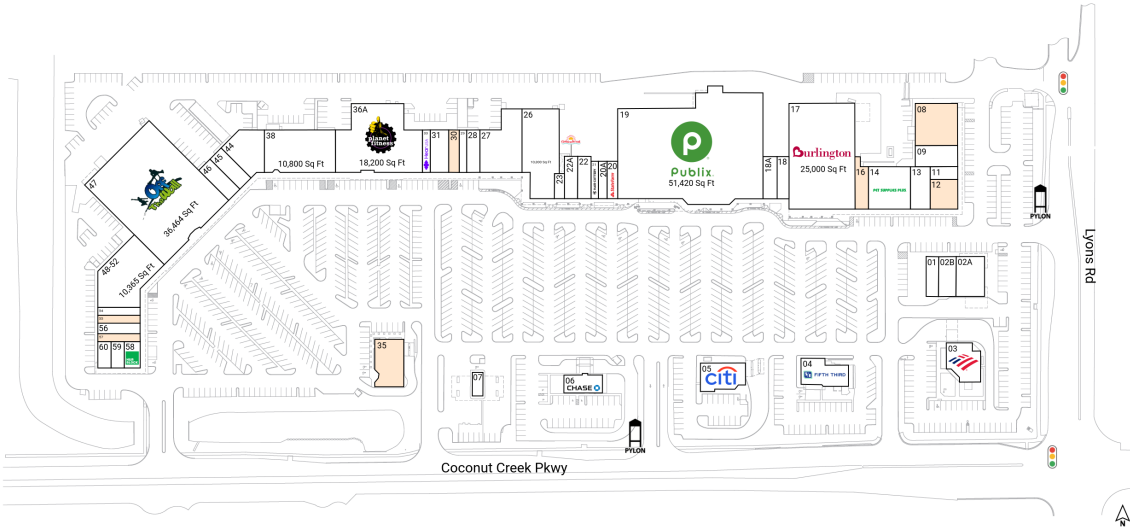


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Available Spaces

08	5,824 Sq Ft	360°	35	4,783 Sq Ft	360°
12	3,000 Sq Ft	360°	55	1,200 Sq Ft	360°
16	2,800 Sq Ft	360°	57	1,250 Sq Ft	360°
30	1,600 Sq Ft	360°			

Current Tenants

Space size listed in square feet

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

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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