

BROOKSIDE SHOPPING CENTER II

10595 - 10631 WILES ROAD, CORAL SPRINGS, FLORIDA 33076



- **1,100 UP TO 2,200 SF RETAIL SPACE FOR LEASE**
- **PUBLIX ANCHORED NEIGHBORHOOD SHOPPING CENTER**
- **AGGRESSIVE LEASE RATES**
- **POTENTIAL OUTPARCEL AVAILABLE**
- **HIGH VISIBILITY LOCATION WITH FRONTAGE ON WILES ROAD**
- **SURROUNDED BY AFFLUENT RESIDENTIAL NEIGHBORHOODS INCLUDING CORAL SPRINGS AND PARKLAND**

The Rotella Group Inc.

Commercial Real Estate

STEVE MILLER STEVE@ROTELLAGROUP.COM

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DEMOGRAPHICS		1 MILE	2 MILE	3 MILE
	2021 POPULATION	16,237	61,739	118,796
	AVG HH INCOME	\$111,640	\$112,006	\$120,576
	MEDIAN AGE	37.0	37.8	38.5
	TOTAL BUSINESSES	583	4,038	5,956
	TOTAL DAYTIME POP	3,355	30,034	43,121



TRAFFIC COUNTS 2020 FDOT AADT

WILES RD W OF CORAL SPRINGS DR - 18,600
 CORAL SPRINGS DR S OF WILES RD - 16,700
 CORAL SPRINGS DR N OF WILES RD - 11,100

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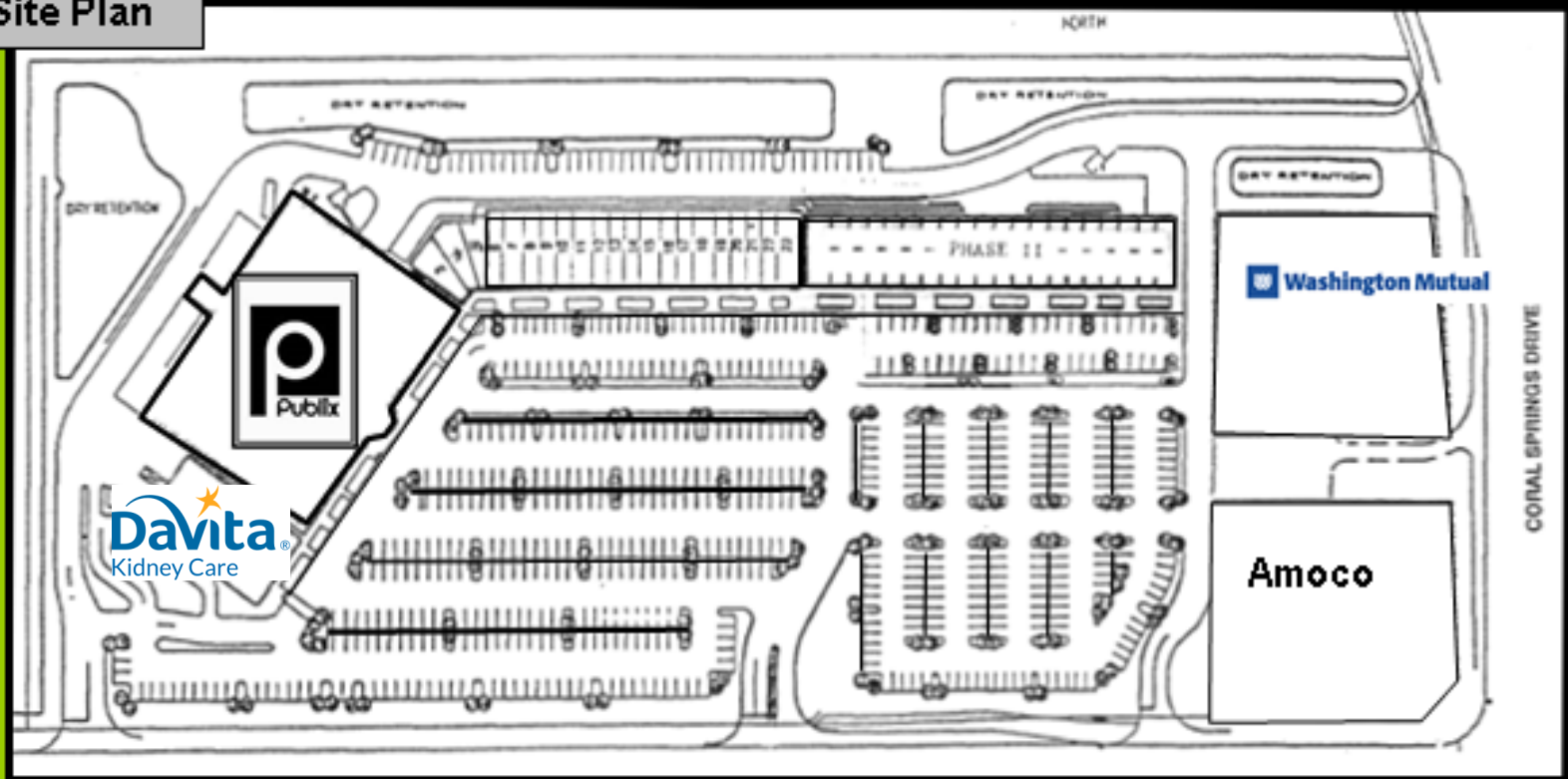
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Site Plan



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