

THE PLAZA AT CORAL SPRINGS - RETAIL & OFFICE SPACES FOR LEASE
766 RIVERSIDE DRIVE, CORAL SPRINGS, FLORIDA 33071



- 3,083 SF ENDCAP SPACE - FORMER KICKBOXING STUDIO WITH LOCKER ROOMS / 994 & 1,000 SF SPACES
- IMMEDIATE AVAILABILITY / CONTACT AGENT FOR LEASE RATES
- 77,698 SF GLA SHOPPING CENTER / GREAT VISIBILITY & PARKING / CLOSE PROXIMITY TO CORAL SQUARE MALL
- IDEAL USES: RETAIL / GYM / OFFICE / MEDICAL
- JOIN PARAGON THEATERS, AMO PIZZERIA, HOOK & REEL AND SUBWAY

The Rotella Group Inc.

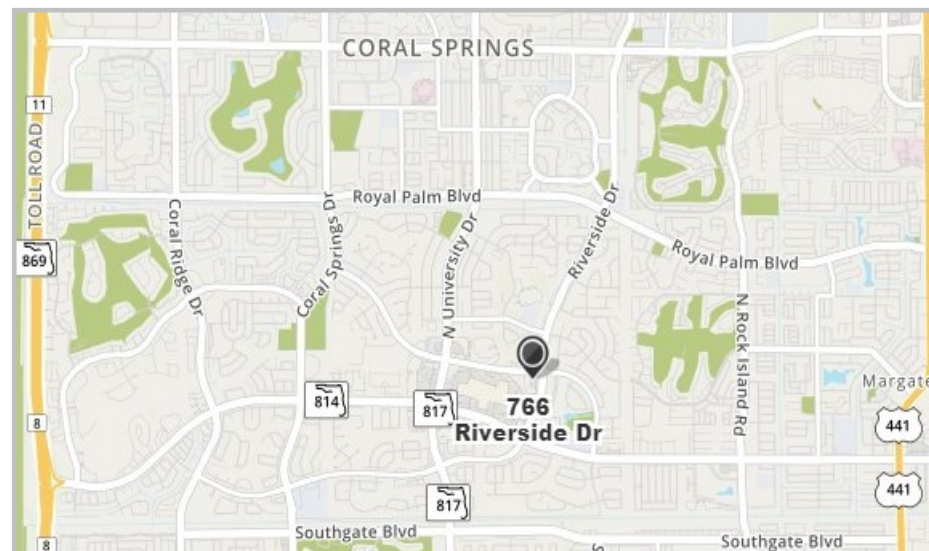
Commercial Real Estate

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2021 POPULATION	16,689	188,918	387,733
 AVG HH INCOME	\$92,265	\$77,271	\$79,454
 MEDIAN AGE	42.5	40.1	41.8
 TOTAL BUSINESSES	836	7,556	17,929
 TOTAL DAYTIME POP	7,970	58,108	139,051



TRAFFIC COUNTS 2020 FDOT AADT

RIVERSIDE DRIVE S OF RAMBLEWOOD DRIVE - 19,200

RAMBLEWOOD DRIVE W OF RIVERSIDE DRIVE - 8,200

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