



FOR LEASE

**10633-10725 Wiles Road,
Coral Springs, FL 33076**

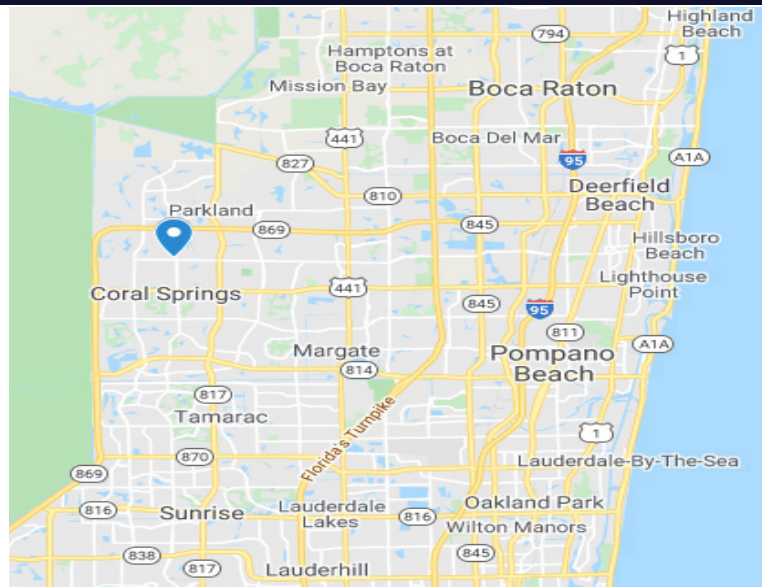
Lat 26.288, Long -80.270



PROPERTY HIGHLIGHTS

- **81,685 Sq. Ft. Publix Anchored Plaza**
- Major Tenants Include Davita Dialysis, Dairy Queen, Chase, State Farm, and Marathon.
- Excellent Access and Visibility
- Direct Frontage on Wiles Rd. and Coral Springs Dr.
- Zoning: B-2
- Traffic Count (2021)

Wiles Rd.:	29,169 ADT
Coral Springs Dr.:	12,605 ADT



AVAILABLE

- Suite # 10653: **1,400 Sq. Ft.**

RENT

- \$25 NNN / Sq. Ft.
- \$13.14 CAM / Sq. Ft.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2021 Population	18,140	113,335	258,293
2025 Projection	18,895	119,068	271,939
Avg. HH Income	\$113,070	\$110,319	\$100,675

For property inquires and tours, please contact:

Alex Rich
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501 E. Las Olas Blvd., Suite 206
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Brookside Square Plaza Site Map



Suite	Tenant	Sq. Ft.	Suite	Tenant	Sq. Ft.
10725	Davita Dialysis	9,504	10665	Dairy Queen	1,050
10701	Publix	47,955	10661	Statefarm Insurance	1,400
10697	Chiropractor	1,203	10657	Eye Contacts and Glasses	1,750
10693	Liquor Store	1,166	10653	AVAILABLE	1,400
10689	Brookside Dental	1,207	10649	Kind Academy	1,240
10685	Hector's Flooring	1,400	10645	Bagel/Deli	2,100
10681	Coral Nails	1,050	10641	Guido's Restaurant	3,603
10673	Body Heat Tanning	2,100	10637	Frame-It Picture Frames	1,087
10669	Natural Pet Market	1,400	10633	The Coder School	1,050

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