



**6370 N State Road 7,
Coconut Creek, FL 33073**
Lat 26.200, Long -80.204

PROPERTY HIGHLIGHTS

- 31,000 Sq. Ft. Plaza
- Excellent Access and Visibility
- Very Strong Demographics
- Ample Parking: 7/1,000
- Direct Frontage to State Road 7
- Zoning: PCD
- Traffic Count (2019): 58,520 ADT

AVAILABLE

- Suite # 109: 904 Sq. Ft.
- Suite # 107-108: 3,000 Sq. Ft.
- Suite # 112: 1,200 Sq. Ft.

RENT

- \$24 NNN / Sq. Ft.
- \$10 CAM / Sq. Ft.

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	14,487	119,939	336,561
2024 Projection	15,628	126,081	355,515
2019 Avg. HH Income	\$120,379	\$97,409	\$84,719
2019 Med. HH Income	\$98,261	\$76,160	\$61,078

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