



greencAPITAL
Realty Advisors

Commercial Real Estate
 and Construction Services

LYONS PLAZA

1301 - 1509 Lyons Road
 Coconut Creek, FL 33063

For more information
 please contact:

Steven A. Leeds

Licensed Real Estate Broker
 Certified Building Contractor

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Available Spaces

- 1311 Lyons Rd..... 1,050 SF
- 1475 Lyons Rd.....1,606 SF
- Outparcel.....Land area 17,330 SF
 Approved for 5,000 SF building

Features

- 80,027 SF Well-established retail neighborhood center
- Good visibility
- Super low rent- under market

Co-Tenants

- Humana, Gold Coast Ballroom, Animal Hospital, Dry Cleaners, Fusion Chiropractic, Blast Salon, American Nails and other fine local tenants.

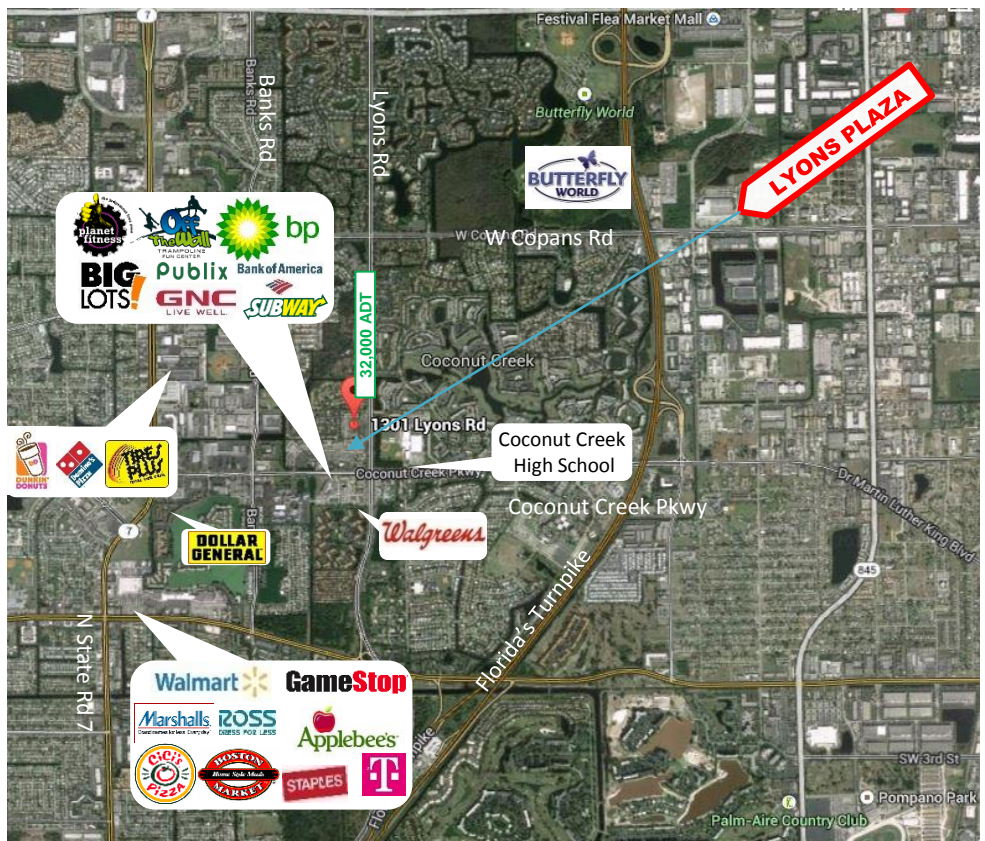




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Aerial Map



Demographics

	2017	1 mile	3 miles	5 miles
Population:		15,454	135,070	391,050
Average Income:		\$53,317	\$60,339	\$64,307
Average Age:		50	41	39

Traffic Count

➤ 32,000 Cars per day

Site Plan

