



greencAPITAL
Realty Advisors

Commercial Real Estate
 and Construction Services

LYONS PLAZA

1301 - 1509 Lyons Road
 Coconut Creek, FL 33063

For more information
 please contact:

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Licensed Real Estate Broker
 Certified Building Contractor

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Available Spaces

- 1307 Lyons Rd.....1,869 SF Available Sept 1st 2019
 Fully Built out Medical Office
- 1475 Lyons Rd.....1,606 SF
- Outparcel Land Lease or Build -to-suit....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, Imperial Group, Kitchens+Baths, Blast Salon and other fine local tenants.





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Aerial Map



Demographics

2018	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

