



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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**Green Capital Realty
 Advisors, LLC**

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 Certified Building Contractor

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www.greencapitalrealty.com



Available Spaces

- 1335 Lyons Rd.....994 SF
- 1347 Lyons Rd.....994 SF
- 1349 Lyons Rd.....2,026 SF
- 1383 Lyons Rd.....3,567 SF
- 1447 Lyons Rd.....9,472 SF Meeting space /430 person occupancy
- Outparcel space4,000 SF Land Lease or Build to Suit

Features

- 80,027 SF Well-established retail neighborhood center
- Good visibility
- FL DOT Traffic Count: 32,000 Cars per day
- Easy access to I-95 and FL Turnpike

Co-Tenants

Humana, Gold Coast Ballroom, Animal Hospital, Dry Cleaners,
 Center for Dermatology, Little Wonders Preschool, and other fine
 local tenants.

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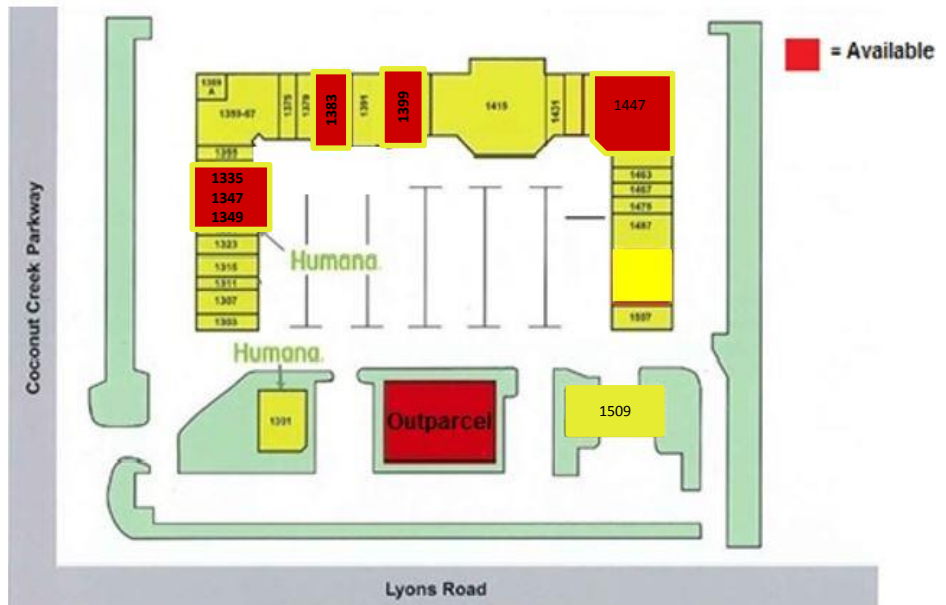
Aerial Map



Demographics

2015	1 mile	3 miles	5 miles
Population:	15,454	133,387	382,557
Average Income:	\$51,787	\$42,908	\$41,485
Average Age:	50	41	39

Site Plan



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