

# LYONS PLAZA

1301 - 1509 Lyons Road, Coconut Creek, FL 33063

80,027 SF Well-established retail neighborhood center

## PROPERTY HIGHLIGHTS

- Good visibility
- Tons of parking
- Join Conviva Healthcare, Gold Coast Ballroom, Animal Hospital, Dry Cleaners, Fusion Chiropractic, Imperial Group Kitchens & Bath Showroom, Blast Salon, and other fine local retailers
- New curb cut from Lyons Rd. with dedicated pylon sign (*Coming soon*)



## AVAILABLE FOR LEASE

- 1307 Lyons Rd.....1,869 SF | Turnkey Medical Office
- 1331 Lyons Rd.....1,040 SF | Retail Space
- 1399 Lyons Rd.....1,550 SF | Former Gym
- 1431 Lyons Rd.....1,615 SF
- 1447 Lyons Rd.....9,472 SF
- 1501 Lyons Rd.....2,976 SF | Medical Office
- Outparcel Land Lease or Build -to-suit
  - Land area 17,330 SF
  - Approved for 5,000 SF Building



 [Click the suite number for the floor plan](#)



Subject to errors, omissions, prior withdrawal, lease or sale without notice

Steven A. Leeds



561.998.2427 |



[Steve@greencapitalrealty.com](mailto:Steve@greencapitalrealty.com) |

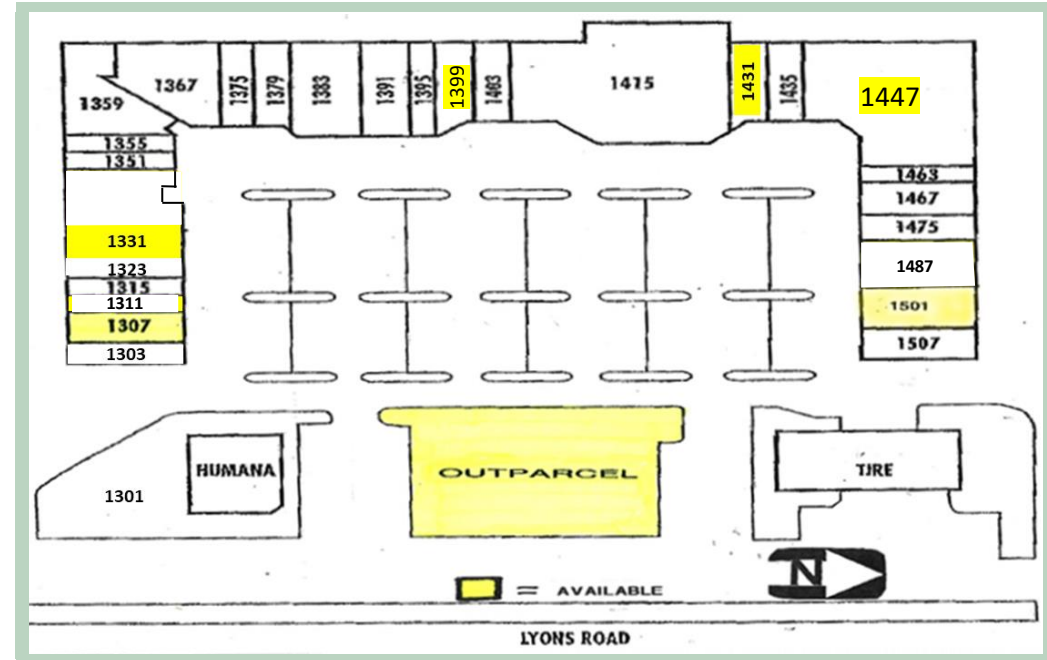


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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

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## TRAFFIC COUNT

- 32,000 Cars Per Day

## ZONING

- B-4

## Year Built

- 1986

## DEMOGRAPHICS

2020	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