



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

- 1307 Lyons Rd.....1,869 SF - Turnkey Medical Office
- 1335 Lyons Rd.....994 SF
- 1431 Lyons Rd.....1,615 SF
- 1487 Lyons Rd.....3,088 SF* - Daycare Center
- 1501 Lyons Rd.....2,976 SF* - Medical Office
- *Can be combined6,064 SF*

Features

- Outparcel Land Lease or Build -to-suit....Land area 17,330 SF
 Approved for 5,000 SF Building
- 80,027 SF Well-established retail neighborhood center
- Good visibility
- Tons of parking
- Zoned B-4

Co-Tenants

- Humana, Gold Coast Ballroom, Animal Hospital, Dry Cleaners, Fusion Chiropractic, Imperial Group Kitchens+Baths, Blast Salon, and other fine local tenants.

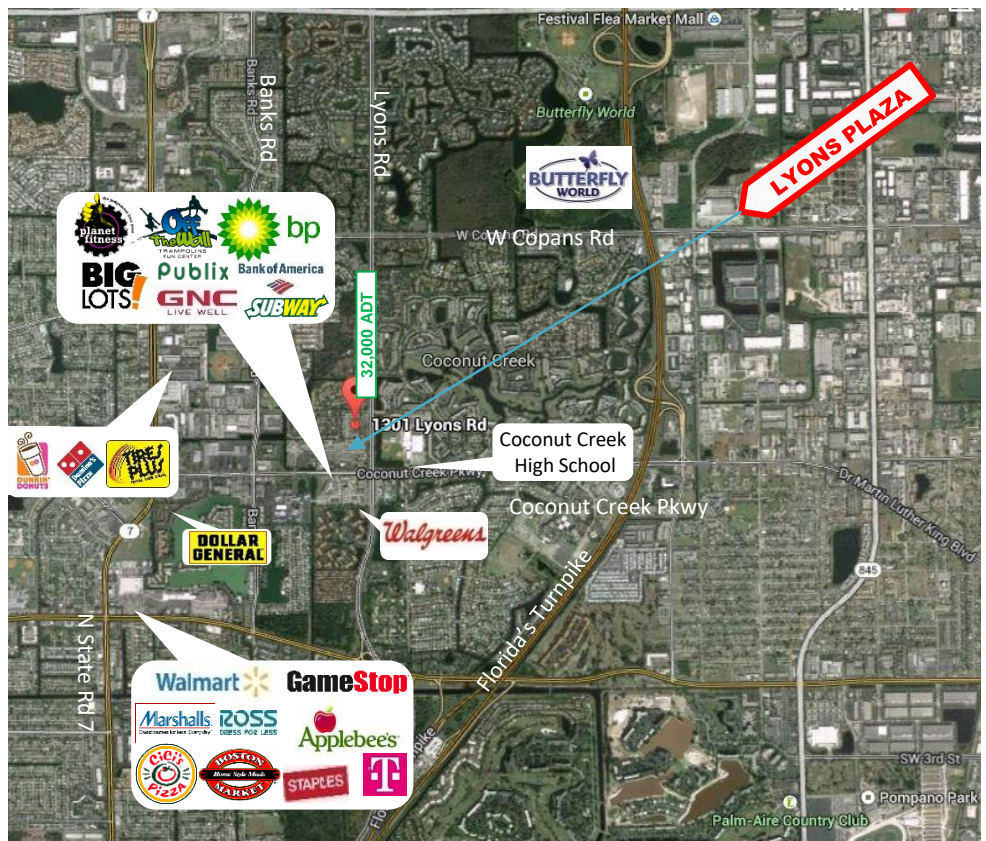




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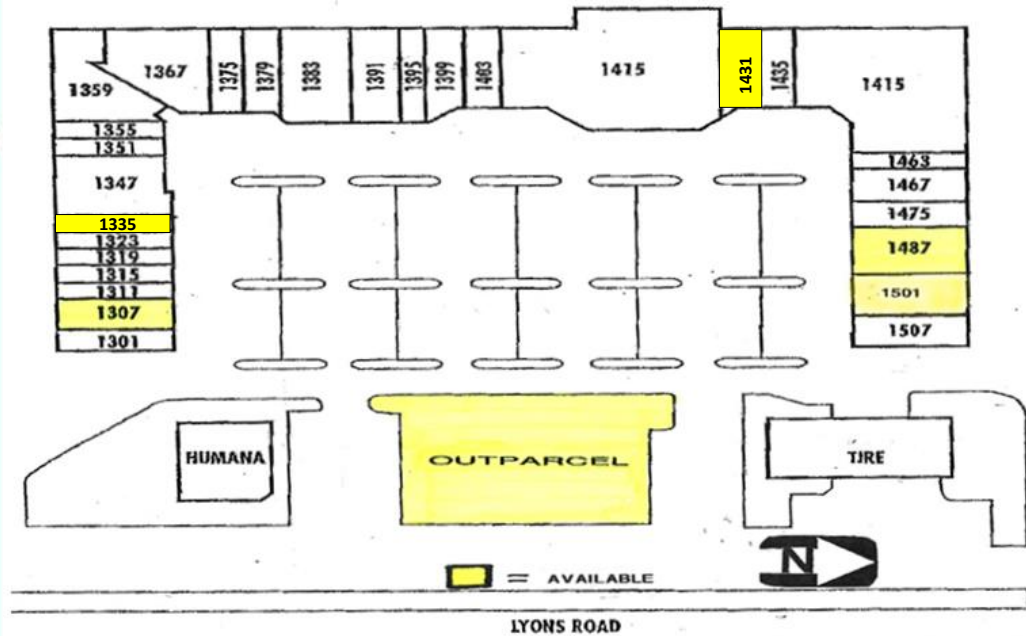
Aerial Map



Demographics

2019	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

Site Plan



Traffic Count

➤ 32,000 Cars per day

