

WEST CREEK COMMONS

COCONUT CREEK, FL



SIZE

58,537 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	13,897	122,259	334,433
Households	5,265	47,203	134,249
Median HH Income (\$)	84,751	84,173	73,894

MAJOR TENANT(S)

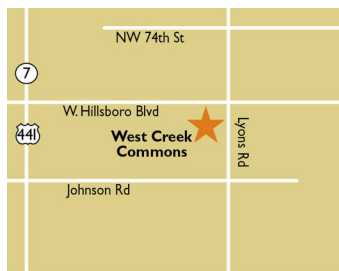
Publix
Dunkin'
CVS

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4760 West Hillsboro Boulevard | Coconut Creek, FL 33073

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in Miami
- Additional national and regional tenants include Dunkin Donuts and Rotelli Pizza and Pasta
- Located in Coconut Creek, Florida with a population greater than 121,300 in a three-mile radius with an average household income exceeding \$112,500
- The center is located on Hillsboro Boulevard and Lyons Road which benefits from over 72,265 vehicles per day



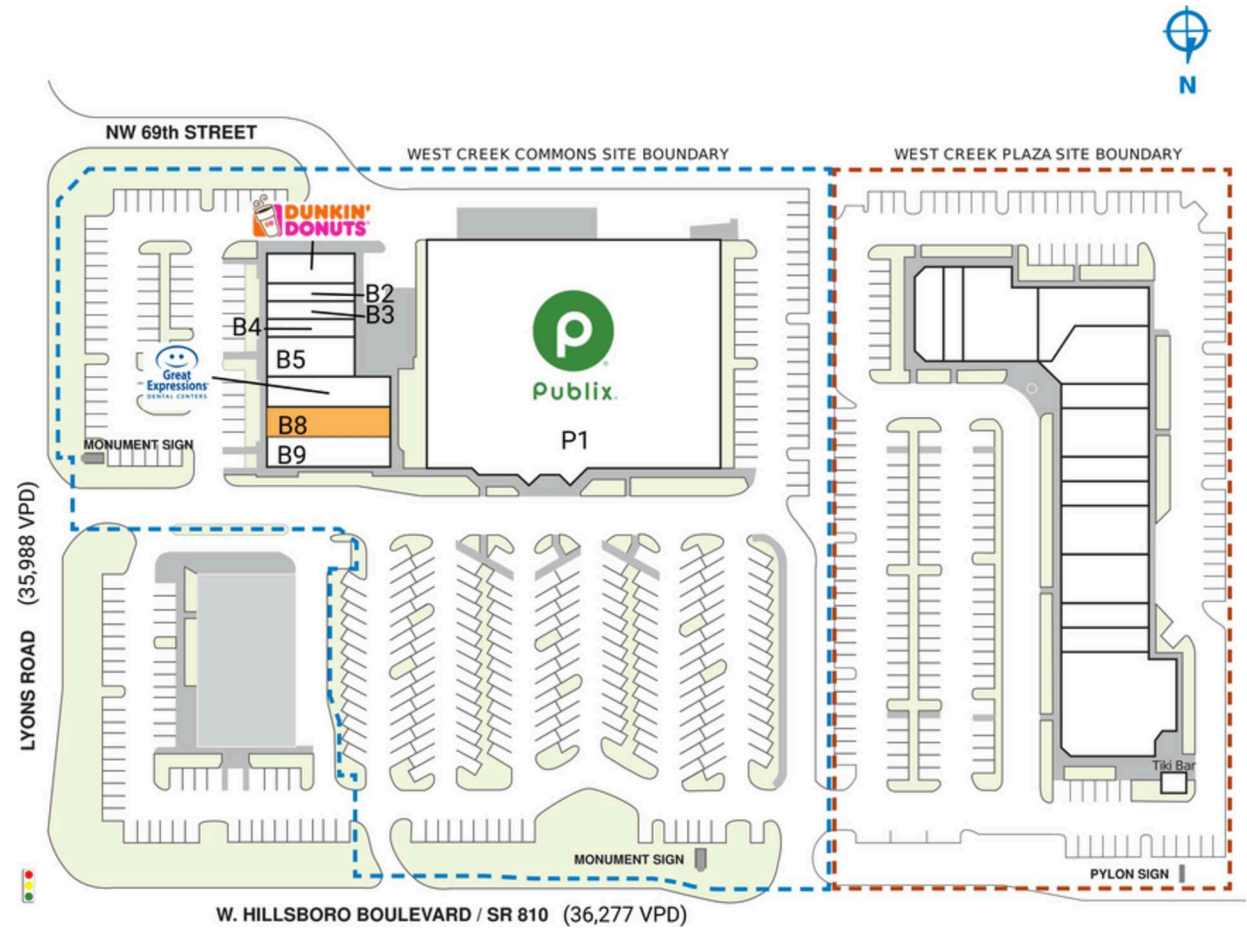
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
B1	Dunkin'	1,884 SF
B2	Velvet Rose Nail Spa	1,050 SF
B3	Bamboo Wok	1,050 SF
B4	Hair by Junee	1,051 SF
B5	Rotelli Pizza & Pasta	2,116 SF
B7	Great Expressions Dental Center	2,229 SF
B8	AVAILABLE	2,443 SF
B9	Caribbean Grill	2,443 SF
P1	Publix	44,271 SF
Shad I	CVS	
TOTAL SQ. FT.		58,537

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

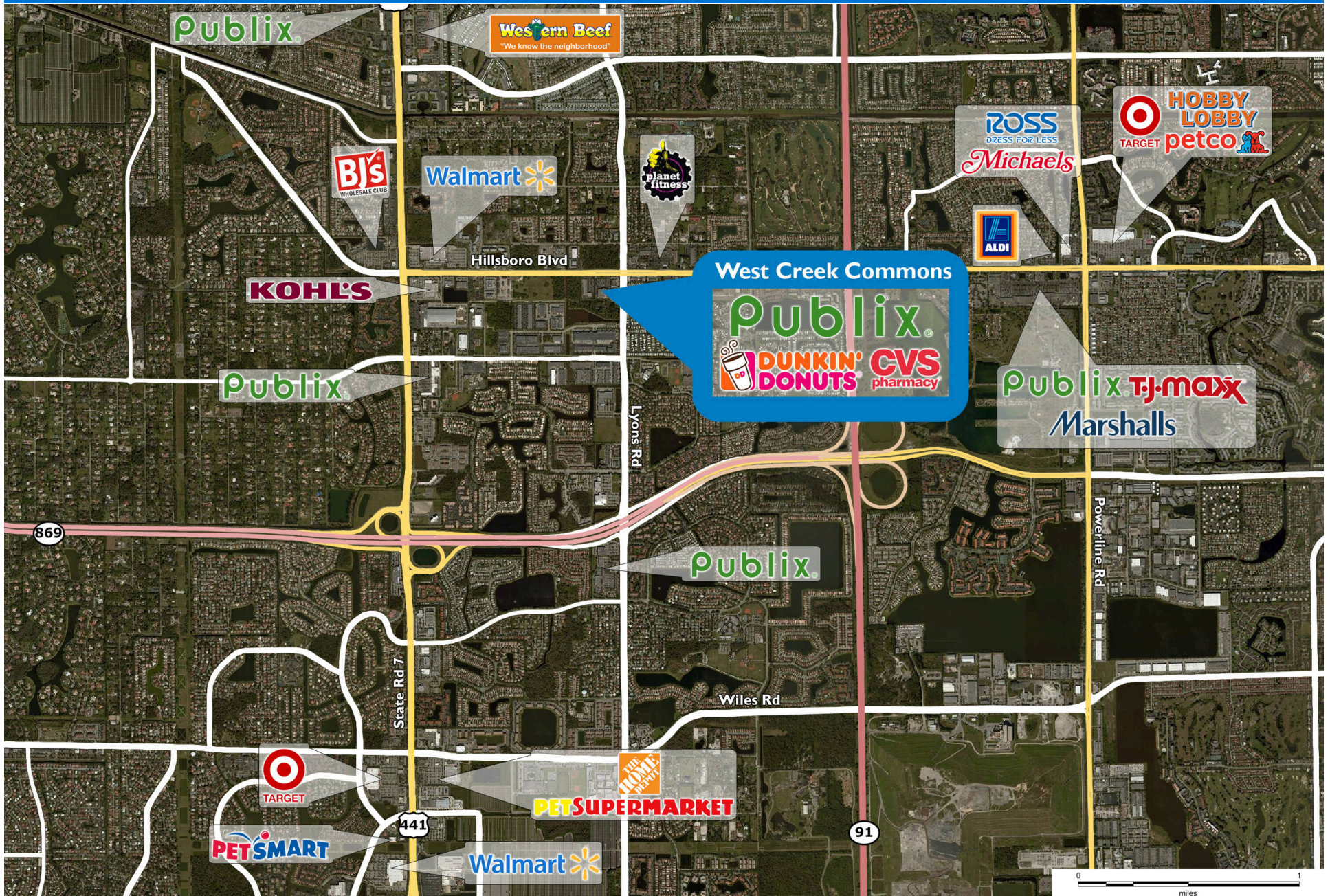
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.316163

Longitude: -80.187913

West Creek Commons Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,897	122,259	334,433
	2028 Projected Population	13,921	125,155	341,160
	2010 Census Population	12,600	106,490	292,135
	2000 Census Population	9,594	95,067	276,315
	1990 Census Population	4,549	53,574	192,766
	Historical Annual Growth 1990 to 2000	7.75%	5.90%	3.67%
	Historical Annual Growth 2000 to 2010	2.76%	1.14%	0.56%
	Estimated Annual Growth 2010 to 2023	0.71%	1.01%	0.99%
	Projected Annual Growth 2023 to 2028	0.03%	0.47%	0.40%
	Median Age	41.5	43.5	44.1
Households	Q4 2023 Estimated Households	5,265	47,203	134,249
	2028 Projected Households	5,285	48,264	136,642
	2010 Census Households	4,743	42,112	120,138
	2000 Census Households	3,970	39,020	116,583
	1990 Census Households	2,117	22,785	84,796
	Historical Annual Growth 1990 to 2000	6.49%	5.53%	3.23%
	Historical Annual Growth 2000 to 2010	1.80%	0.77%	0.30%
	Estimated Annual Growth 2010 to 2023	0.76%	0.83%	0.81%
	Projected Annual Growth 2023 to 2028	0.08%	0.45%	0.35%
	Population per Household	2.64	2.57	2.46
Population by Race	White	47.0%	52.1%	49.2%
	Black or African American	9.4%	10.5%	15.3%
	Asian & Pacific Islander	4.0%	4.2%	3.9%
	Other Races	13.5%	10.9%	8.6%
	Hispanic Population	26.2%	22.3%	23.1%
Income	Average Household Income	\$108,085	\$111,690	\$107,330
	Median Household Income	\$84,751	\$84,173	\$73,894
	Per Capita Income	\$40,950	\$43,456	\$43,500
Education (Age 25+)	Elementary	1.7%	2.7%	3.9%
	Some High School	3.7%	4.4%	4.5%
	High School Graduate	25.7%	23.3%	24.1%
	Some College	21.0%	18.3%	18.5%
	Associates Degree Only	8.3%	8.7%	8.5%
	Bachelors Degree Only	23.5%	26.9%	24.9%
	Graduate Degree	16.0%	15.7%	15.6%
Business	Number of Businesses	684	3,621	11,722
	Total Number of Employees	6,363	28,797	92,379
	Employees per Business	9.31	7.95	7.88
	Residential Population per Business	20.32	33.76	28.53

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.