WEST CREEK COMMONS

COCONUT CREEK, FL



SIZE

58,537 square feet

DEMOGRAPHICS

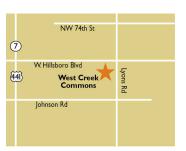
I mile	3 mile	5 mile
Population 13,897	on 122,259	334,433
Househo 5,265	olds 47,203	134,249
Median H 84,751	HH Income 84,173	(\$) 73,894

MAJOR TENANT(S)

Publix Dunkin' CVS

LEASING CONTACT

Rich Dawson Mobile (404) 433-9899 rdawson@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 72,200 vehicles per day



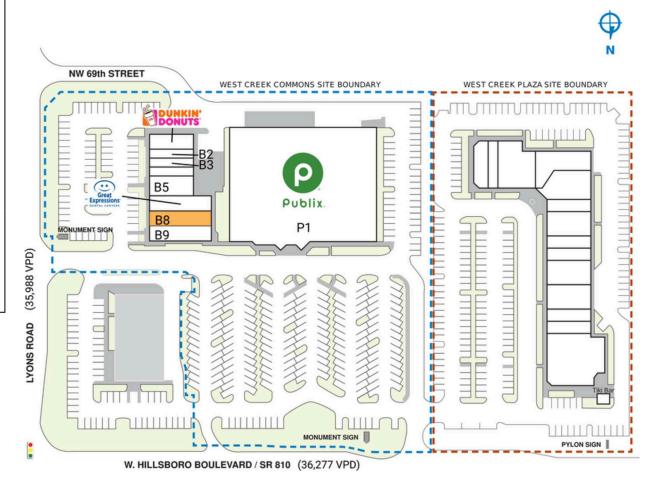
MORE INFO

www.phillipsedison.com

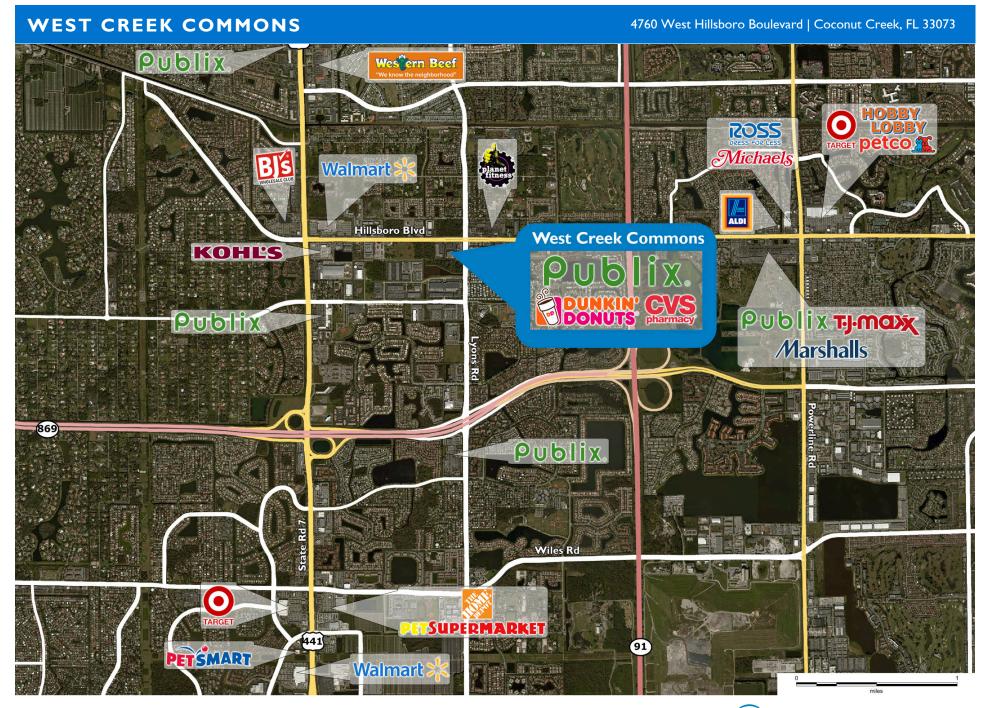


WEST CREEK COMMONS

SPACE	TENANT	SQ. FT
ВІ	Dunkin'	1,884 SF
B2	Velvet Rose Nail Spa	1,050 SF
В3	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
В9	Caribbean Grill	2,443 SF
PI	Publix	44,271 SF
Shad I	CVS	
TOTAL SQ. FT.		58,537
SITE LEG	GEND	
	able	Others







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** 1.00 Mile Radius 3.00 Mile Radius 5.00 Mile Radius Coconut Creek, FL 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 9,594 276,315 95,067 **Population** 1990 Census Population 4,549 53,574 192,766 Historical Annual Growth 1990 to 2000 3.67% 7.75% 5.90% Historical Annual Growth 2000 to 2010 2.76% 1.14% 0.56% 0.99% Estimated Annual Growth 2010 to 2023 0.71% 1.01% 0.40% Projected Annual Growth 2023 to 2028 0.03% 0.47% Median Age 41.5 43.5 44.1 Q4 2023 Estimated Households 5,265 47,203 134,249 2028 Projected Households 5,285 48,264 136,642 2010 Census Households 120,138 4,743 42,112 2000 Census Households 116,583 3,970 39,020 Households 1990 Census Households 2,117 22,785 84,796 3.23% Historical Annual Growth 1990 to 2000 6.49% 5.53% 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 0.35% 0.08% 0.45% 2.64 2.57 Population per Household 2.46 White 47.0% 52.1% 49.2% Population by Race 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% Average Household Income \$108,085 \$111,690 \$107,330 ncome Median Household Income \$73,894 \$84,751 \$84,173 \$43,500 Per Capita Income \$40,950 \$43,456 1.7% 2.7% 3.9% Elementary Some High School 3.7% 4.4% 4.5% Education High School Graduate 25.7% 23.3% 24.1% Some College 18.5% 21.0% 18.3% Associates Degree Only 8.3% 8.7% 8.5% Bachelors Degree Only 23.5% 24.9% 26.9% Graduate Degree 16.0% 15.7% 15.6% **Number of Businesses** 684 3,621 11,722 Business **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

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