

## COQUINA PLAZA

SOUTHWEST RANCHES, FL



### SIZE

91,120 square feet

### DEMOGRAPHICS

| 1 mile                       | 3 mile  | 5 mile  |
|------------------------------|---------|---------|
| <b>Population</b>            |         |         |
| 11,990                       | 84,340  | 242,465 |
| <b>Households</b>            |         |         |
| 3,812                        | 28,854  | 83,638  |
| <b>Median HH Income (\$)</b> |         |         |
| 132,562                      | 114,372 | 102,393 |

### MAJOR TENANT(S)

Publix  
Walgreens  
Starbucks



### LOCATION

15701-15801 Sheridan Street | Southwest Ranches, FL 33331

### PROPERTY HIGHLIGHTS

- Anchored by Publix, the top grocer in the greater Miami/Ft. Lauderdale area
- National tenants include Subway and Little Caesar's
- Located directly off of Interstate 75 on Sheridan Street, which benefits from the traffic of over 59,900 vehicles daily
- Population exceeds 84,300 people in a three-mile radius with an average household income over \$139,300

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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| SPACE TENANT |                            | SQ. FT.   |                                    |          |
|--------------|----------------------------|-----------|------------------------------------|----------|
| A01          | Publix                     | 51,420 SF | OPR3 County Line Chiropractic      | 1,400 SF |
| B3A          | Akoya Pediatric Dentistry  | 2,500 SF  | OPR4 Coquina Dental                | 1,400 SF |
| B3B          | Dog Boutique Store         | 3,800 SF  | OPR5 High Life Smoke Shop          | 1,400 SF |
| C01          | Blue Ginger                | 2,450 SF  | OPR6 Colorful Nail Spa             | 1,400 SF |
| C02          | Hair Cuttery               | 1,050 SF  | OPR7 Little Caesars                | 1,400 SF |
| C03          | Sakura Ramen               | 1,400 SF  | OPR8 CKO Kickboxing Pembroke Pines | 3,000 SF |
| D01          | Pak Mail                   | 1,050 SF  | OPR9 My Gym                        | 3,000 SF |
| D02          | Sara Hair Boutique         | 1,050 SF  | Shad2 Bank of America              |          |
| D03          | Everglades Animal Hospital | 1,400 SF  | Shad3 McDonald's                   |          |
| D04          | Everglades Animal Hospital | 1,050 SF  | Shad4 Starbucks                    |          |
| D05          | China One                  | 1,050 SF  | Shad5 Shell Gas Station            |          |
| D06          | Liquor Mart V              | 1,050 SF  | Shad7 Walgreens                    |          |
| D6B          | AVAILABLE                  | 1,050 SF  | Shad9 The Crazy Crab               |          |
| OPR2         | Romeu's Cuban Restaurant   | 6,000 SF  | TOTAL SQ. FT.                      | 91,120   |
| OPR2B        | Parks Taekwondo            | 1,800 SF  |                                    |          |

## 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.

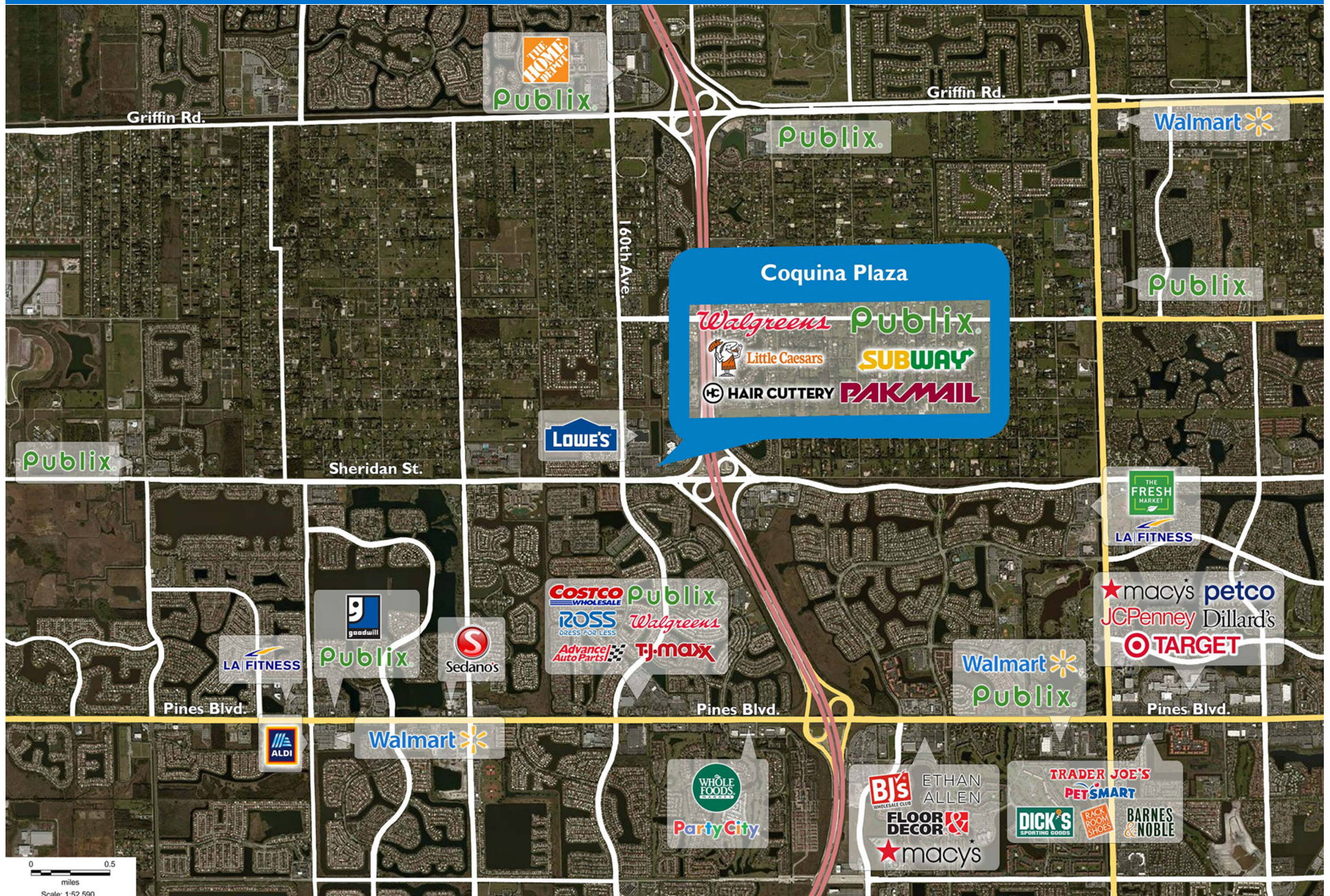


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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.030849

Longitude: -80.357702

| Coquina Plaza<br>Ft. Lauderdale, FL |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                          | Q4 2023 Estimated Population          | 11,990           | 84,340           | 242,465          |
|                                     | 2028 Projected Population             | 11,949           | 84,469           | 243,825          |
|                                     | 2010 Census Population                | 12,197           | 77,412           | 222,153          |
|                                     | 2000 Census Population                | 7,983            | 66,760           | 168,632          |
|                                     | 1990 Census Population                | 2,324            | 13,562           | 60,390           |
|                                     | Historical Annual Growth 1990 to 2000 | 13.14%           | 17.28%           | 10.81%           |
|                                     | Historical Annual Growth 2000 to 2010 | 4.33%            | 1.49%            | 2.79%            |
|                                     | Estimated Annual Growth 2010 to 2023  | -0.12%           | 0.63%            | 0.64%            |
|                                     | Projected Annual Growth 2023 to 2028  | -0.07%           | 0.03%            | 0.11%            |
|                                     | Median Age                            | 42.5             | 44.9             | 43.1             |
| Households                          | Q4 2023 Estimated Households          | 3,812            | 28,854           | 83,638           |
|                                     | 2028 Projected Households             | 3,798            | 28,888           | 84,068           |
|                                     | 2010 Census Households                | 3,767            | 26,038           | 75,788           |
|                                     | 2000 Census Households                | 2,413            | 22,927           | 59,481           |
|                                     | 1990 Census Households                | 730              | 5,009            | 23,201           |
|                                     | Historical Annual Growth 1990 to 2000 | 12.69%           | 16.43%           | 9.87%            |
|                                     | Historical Annual Growth 2000 to 2010 | 4.56%            | 1.28%            | 2.45%            |
|                                     | Estimated Annual Growth 2010 to 2023  | 0.09%            | 0.75%            | 0.72%            |
|                                     | Projected Annual Growth 2023 to 2028  | -0.07%           | 0.02%            | 0.10%            |
|                                     | Population per Household              | 3.15             | 2.92             | 2.90             |
| Population by Race                  | White                                 | 28.3%            | 28.0%            | 26.2%            |
|                                     | Black or African American             | 16.2%            | 12.8%            | 16.2%            |
|                                     | Asian & Pacific Islander              | 7.9%             | 7.3%             | 6.8%             |
|                                     | Other Races                           | 7.1%             | 4.7%             | 4.5%             |
|                                     | Hispanic Population                   | 40.6%            | 47.3%            | 46.3%            |
| Income                              | Average Household Income              | \$153,100        | \$139,317        | \$131,708        |
|                                     | Median Household Income               | \$132,562        | \$114,372        | \$102,393        |
|                                     | Per Capita Income                     | \$48,678         | \$47,671         | \$45,461         |
| Education (Age 25+)                 | Elementary                            | 2.3%             | 2.3%             | 2.5%             |
|                                     | Some High School                      | 3.8%             | 2.9%             | 3.0%             |
|                                     | High School Graduate                  | 19.8%            | 20.8%            | 23.0%            |
|                                     | Some College                          | 15.1%            | 14.1%            | 15.6%            |
|                                     | Associates Degree Only                | 10.3%            | 11.3%            | 10.8%            |
|                                     | Bachelors Degree Only                 | 28.0%            | 28.6%            | 26.8%            |
|                                     | Graduate Degree                       | 20.6%            | 19.9%            | 18.3%            |
| Business                            | Number of Businesses                  | 204              | 2,413            | 8,263            |
|                                     | Total Number of Employees             | 1,874            | 19,756           | 74,356           |
|                                     | Employees per Business                | 9.20             | 8.19             | 9.00             |
|                                     | Residential Population per Business   | 58.86            | 34.95            | 29.34            |

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