

WEST CREEK PLAZA

COCONUT CREEK, FL



SIZE

37,616 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
13,813	121,315	332,684
Households		
5,229	46,613	133,527
Median HH Income (\$)		
85,842	84,911	74,186



LOCATION

4800 W. Hillsboro Blvd. | Coconut Creek, FL 33073

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in Miami
- Additional national tenants include Dunkin Donuts
- Located in Coconut Creek, Florida with a population greater than 117,000 in a three-mile radius with an average household income exceeding \$104,600
- The center is located on Hillsboro Boulevard and Lyons Road which benefits from over 72,200 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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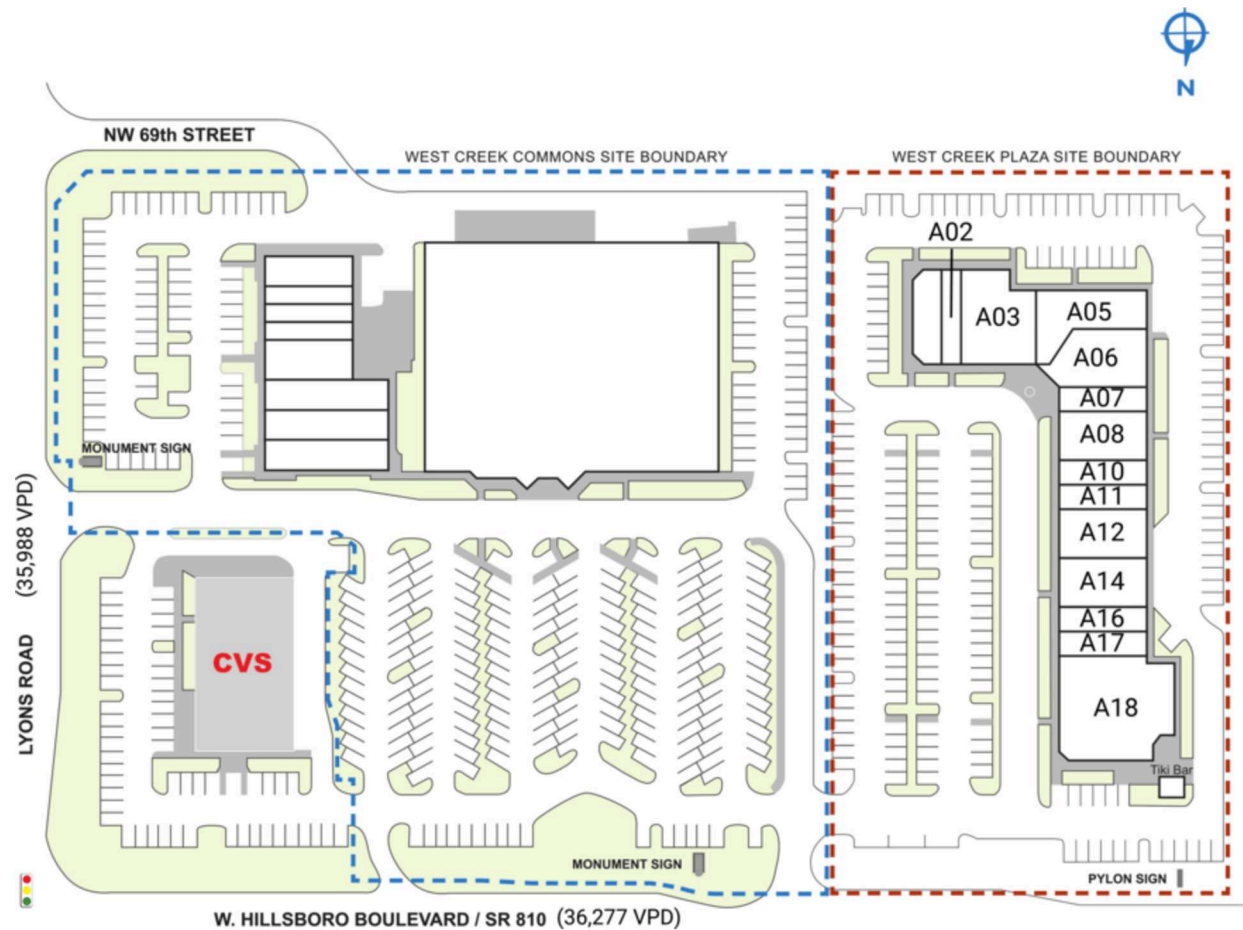
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SPACE	TENANT	SQ. FT.
A01	Athletic Tae Kwon Do Center	1,464 SF
A02	Bokka Salon	1,546 SF
A03	Building Blocks Learning Center	4,280 SF
A05	Sara Mique Evening Wear	2,878 SF
A06	MedStation	3,735 SF
A07	JW Nails and Beauty	1,429 SF
A08	My Gym Children's Fitness Center	2,538 SF
A10	Clean Eatz	1,800 SF
A11	Align Your Spine Chiropractic	1,446 SF
A12	Rule G Brewing Co	2,892 SF
A14	Coco-Park Animal Hospital	2,892 SF
A16	Tom Stevens Optical	1,446 SF
A17	Amici's Pizzeria Cafe	1,452 SF
A18	Duffy's Sports Grill	7,818 SF
TOTAL SQ. FT.		37,616

SITE LEGEND

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



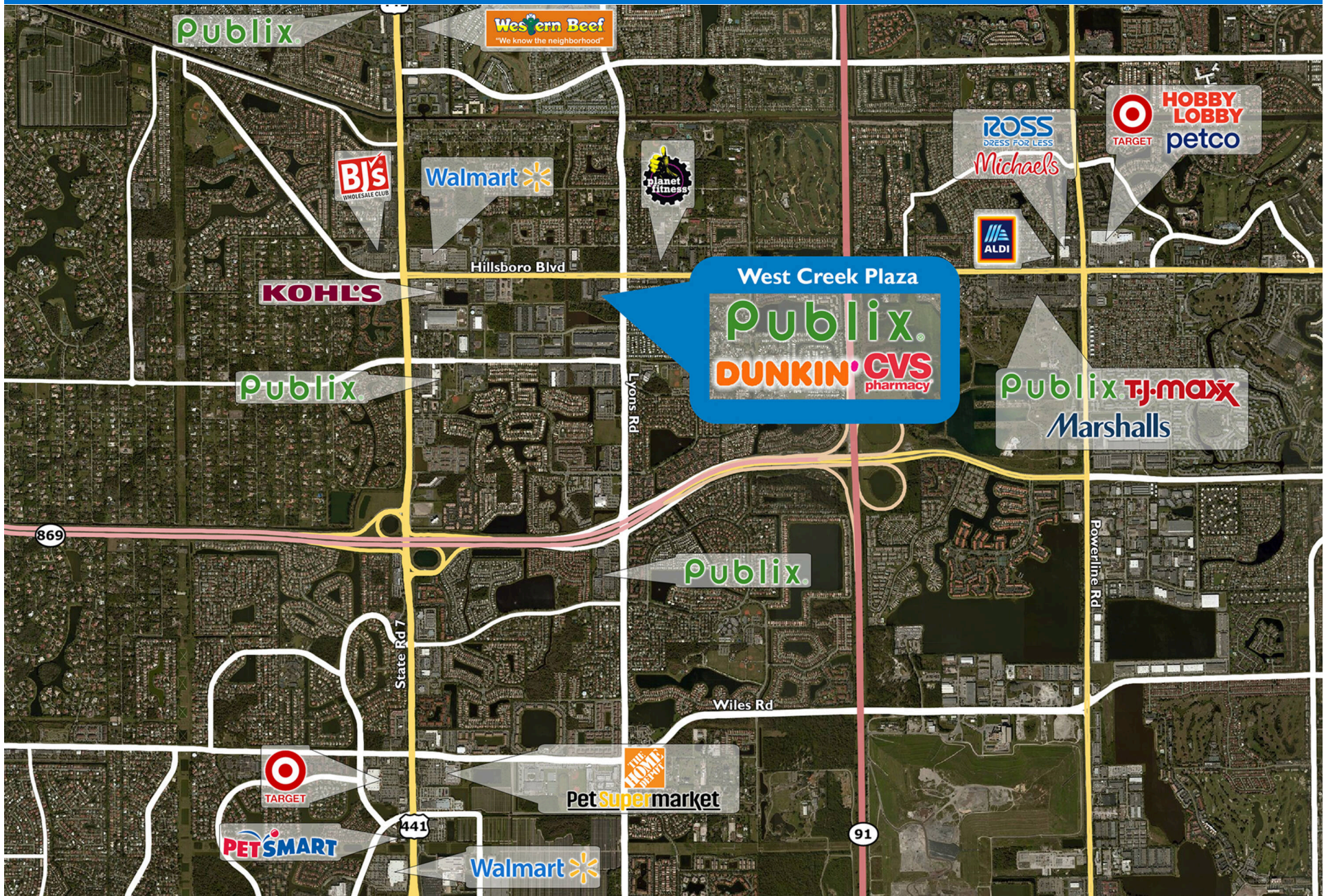
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.316472

Longitude: -80.189131

West Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	13,813	121,315	332,684
	2028 Projected Population	13,859	124,296	339,480
	2010 Census Population	12,327	105,806	290,201
	2000 Census Population	9,109	94,061	274,344
	1990 Census Population	4,558	52,721	190,215
	Historical Annual Growth 1990 to 2000	7.17%	5.96%	3.73%
	Historical Annual Growth 2000 to 2010	3.07%	1.18%	0.56%
	Estimated Annual Growth 2010 to 2023	0.83%	1.00%	1.00%
	Projected Annual Growth 2023 to 2028	0.07%	0.49%	0.41%
	Median Age	41.4	43.3	44.2
Households	Q4 2023 Estimated Households	5,229	46,613	133,527
	2028 Projected Households	5,258	47,706	135,939
	2010 Census Households	4,638	41,559	119,349
	2000 Census Households	3,793	38,292	115,820
	1990 Census Households	2,117	22,184	83,806
	Historical Annual Growth 1990 to 2000	6.01%	5.61%	3.29%
	Historical Annual Growth 2000 to 2010	2.03%	0.82%	0.30%
	Estimated Annual Growth 2010 to 2023	0.88%	0.84%	0.82%
	Projected Annual Growth 2023 to 2028	0.11%	0.46%	0.36%
	Population per Household	2.64	2.58	2.46
Population by Race	White	47.2%	51.9%	49.3%
	Black or African American	9.6%	10.6%	15.0%
	Asian & Pacific Islander	4.2%	4.2%	3.9%
	Other Races	13.2%	10.9%	8.6%
	Hispanic Population	25.9%	22.4%	23.2%
Income	Average Household Income	\$109,458	\$112,595	\$107,656
	Median Household Income	\$85,842	\$84,911	\$74,186
	Per Capita Income	\$41,436	\$43,557	\$43,624
Education (Age 25+)	Elementary	1.8%	2.7%	3.8%
	Some High School	3.5%	4.4%	4.5%
	High School Graduate	25.1%	23.3%	24.0%
	Some College	20.8%	18.3%	18.5%
	Associates Degree Only	8.6%	8.7%	8.5%
	Bachelors Degree Only	23.5%	26.9%	25.0%
	Graduate Degree	16.8%	15.7%	15.8%
Business	Number of Businesses	692	3,567	11,635
	Total Number of Employees	6,373	28,190	91,349
	Employees per Business	9.22	7.90	7.85
	Residential Population per Business	19.98	34.01	28.59

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