COCONUT CREEK PLAZA

5233-5289 Coconut Creek Pkwy
Margate, FL 33063



PROPERTY HIGHLIGHTS:

- ± 122,000 SF Charter school-Anchored Shopping Center
- 1,800 ft of Frontage on Lighted Intersection
- Built in 1984 - Renovated in 2025
- Zoning: B-3
- Located at a signalized intersection with a combined traffic counts of over 33,700 AADT
- Demographics include a population of over 168,000 and a household income of over $106,000 within 3-miles

DEMOGRAPHICS	3 MILE	5 MILES	7 MILES
POPULATION			
2026 Estimated Population	168,201	412,963	856,927
2026 Estimated Households	67,133	157,051	342,244
INCOME			
2026 Estimated Avg HH Income	$106,902	$107,904	$109,915
AGE			
Median Age	40	38	40
TRAFFIC COUNTS			
Coconut Creek Pkwy	19,000 AADT		
Banks Rd	14,700 AADT		

RMC PROPERTY GROUP
8902 N Dale Mabry Hwy
Tampa, FL 33614
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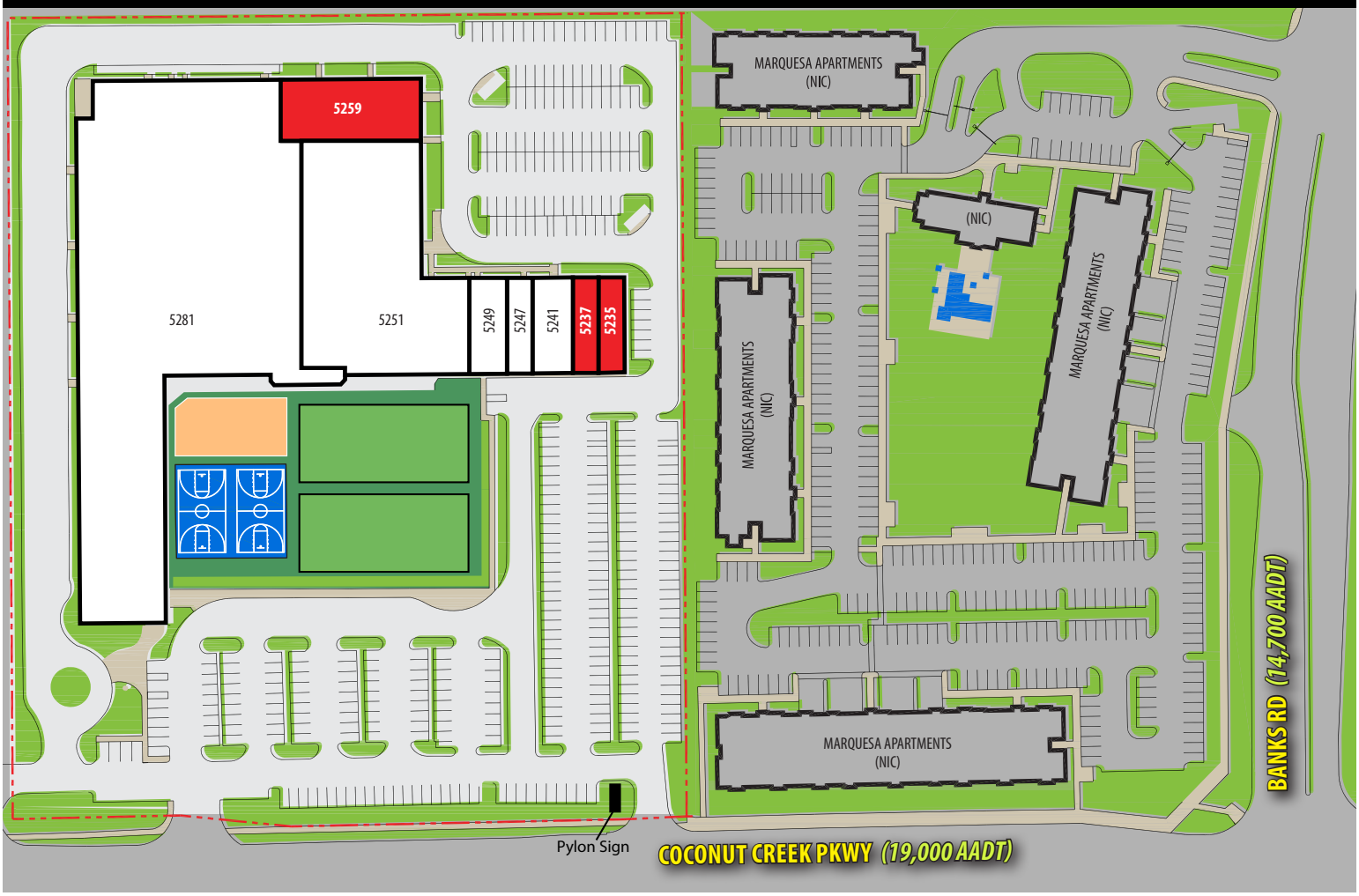
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UNIT	TENANT	SF
5281	West Broward Academy	74,450
5259	**WAREHOUSE AVAILABLE**	**7,060**
5251	Ascend Career Academy	31,000
5249	Church	1,600

UNIT	TENANT	SF
5247	Lucy's Celebration	884
5241	Starlight Restaurant	3,200
5237	**AVAILABLE**	**1,488**
5235	**AVAILABLE**	**1,488**

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