

WESTON, FL

4471 Weston Rd



High Profile Retail For Lease

- 1,772 SF endcap available for lease, adjacent to a proposed Starbucks
- Full access and excellent visibility to 37,000 ADT along Weston Rd
- Dedicated monument signage on Weston Rd
- Convenient access to I-75 interchange at Griffin Rd
- Located 0.5 miles from Cleveland Clinic Florida Hospital (230 beds)

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	6,071	52,543	201,987
Daytime Population	10,078	48,337	165,196
Med HH Income	\$93,448	\$116,968	\$102,723

Gloria Anselmo

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ATLANTA | BOSTON | CHARLOTTE | LOS ANGELES | PITTSBURGH | WEST PALM BEACH

ATLANTICRETAIL.COM

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\$116,968
 MED HH INCOME
 IN 3 MILE RADIUS

160,000
 ADT ON NEARBY
 INTERSTATE 75


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SITE

Walgreens

TD Bank

OPAL CREEK OF WESTON

THE PALACE AT WESTON
OPENING 2020
320 RESIDENCES

PALMS AT WESTON

CHIPOTLE
MEXICAN GRILL

CHASE

Starbucks

WELLS FARGO

Panera BREAD
ANTHONY'S COAL FIRED PIZZA
PIZZA WELLS BONE
Publix
BONEFISH GRILL
pure barre
PEI WEI ASIAN KITCHEN

Bank of America

pep's

NISSAN
VOLVO

TOYOTA

Chick-fil-A

THE HOME DEPOT

MISSION BBQ
DUNKIN' DONUTS

Office DEPOT
AC MOORE
ARTS & CRAFTS
Create More Share More Save More

SUNTRUST

HONDA

7-ELEVEN

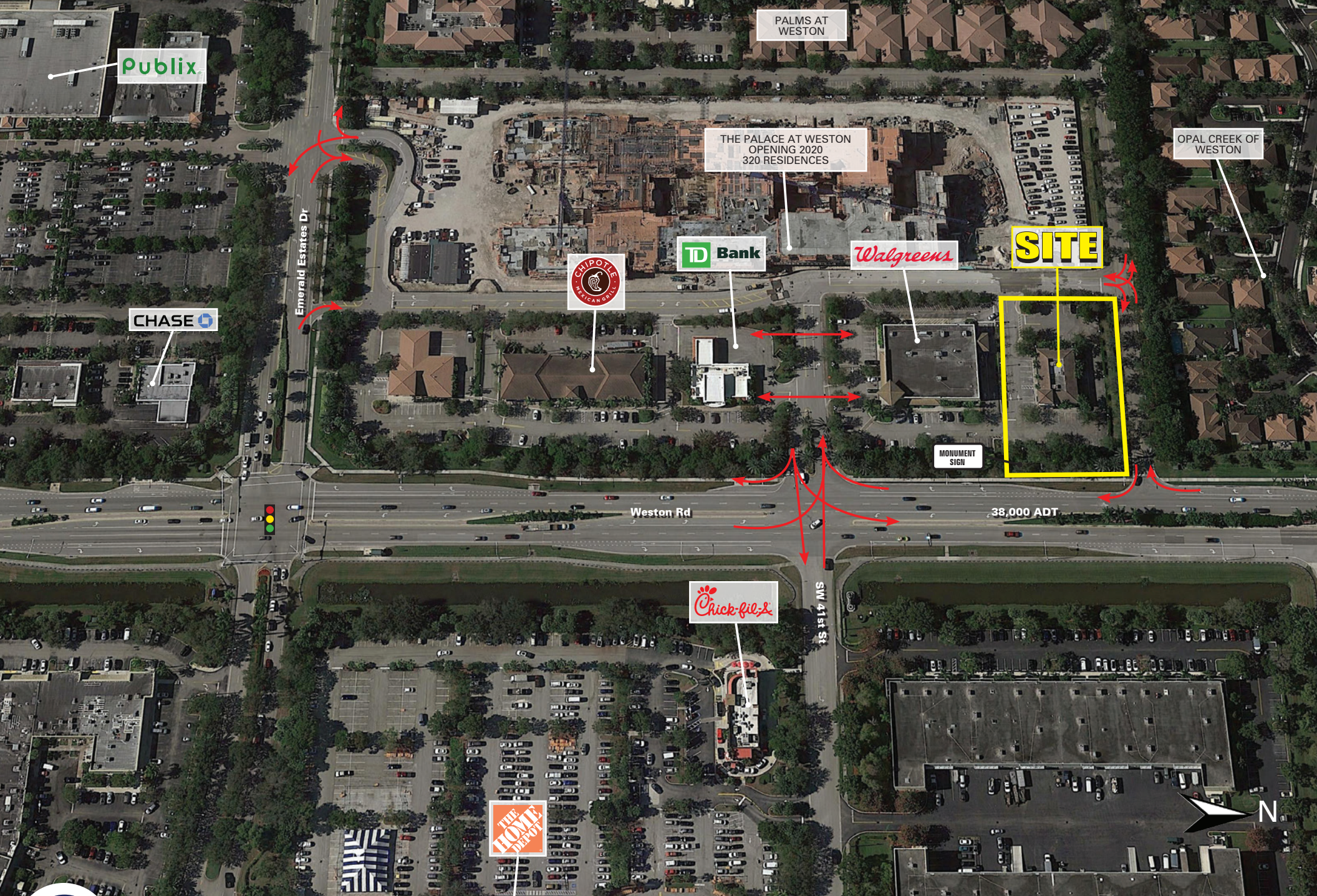
McDonald's

41,500 ADT



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Publix

PALMS AT WESTON

THE PALACE AT WESTON
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320 RESIDENCES

OPAL CREEK OF WESTON

SITE

TD Bank

Walgreens



CHASE

MONUMENT SIGN

Weston Rd

38,000 ADT

Chick-fil-A

SW 41st St

THE HOME DEPOT



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MONUMENT SIGN



Weston Rd

38,000 ADT



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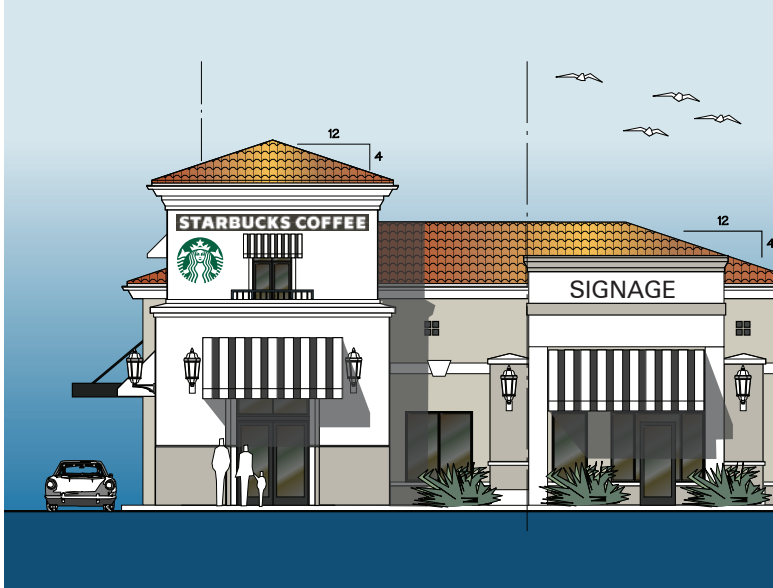
BIRD'S EYE

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Proposed Elevation



BUILDING EAST ELEVATION
SCALE 1/8"=1'-0"

