

# FOR SALE

4560 Lyons Road

Coconut Creek, FL 33073

## ■ Former Banking Facility



### PROPERTY OVERVIEW

The property is currently improved as a 6,089 SF single-story bank branch with 4 drive-thru lanes, on a large parcel of 1.69 acres. Built in 2006, the building is CBS construction with an attractive architectural design and clocktower. The site is improved with 32 parking spaces, 400 amps of 3 phase power, and a 15 ton Trane split system HVAC. This location will be very desirable for medical and professional users. Permitted uses under the PCD zoning district (City of Coconut Creek) include professional offices; financial institutions; health care facilities, including medical offices and medical clinics, ambulatory surgical centers, optometrist offices, chiropractic offices and dentist offices; hardware stores, specialty and produce food stores; jewelry stores; liquor stores; pet stores; optician retail sales; and certain restaurants (low turnover only). The following uses are specifically restricted: drug store/pharmacy, sale of motor fuel, freestanding fast food restaurant, blood bank, massage parlor/adult bookstore, and funeral home, among others.

**\*\* Any Facility Sales to Other Institutions May Include A Purchaser's Premium Of At Least 20%.**

### LOCATION OVERVIEW

This property is located in the northeast quadrant of Lyons Road and Wiles Road, a signalized intersection, and is part of the Banyan Square PCD. The property benefits from approximately 300 feet of frontage on Lyons Road, providing good visibility, and is located within a densely populated area. It has access from Lyons Road and from internal drives within the development.

### SALE PRICE

**\$2,995,000**

#### ■ Carol Bush, CCIM

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The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

## Property Details

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### Building Information

Building Size	6,089 SF
Year Built	2006
Construction Status	Existing
Construction Description	CBS
Free Standing	Yes
Building Class	B
Number Of Floors	1

### SALE PRICE

\$2,995,000

### Parking & Transportation

Parking Type	Surface
Parking Ratio	5.3
Number Of Spaces	32

### Location Information

Building Name	Former Banking Facility
Street Address	4560 Lyons Road
City, State, Zip	Coconut Creek, FL 33073
County/Township	Broward
Side Of Street	East
Road Type	Paved
Nearest Highway	Florida's Turnpike
Nearest Airport	Ft Lauderdale-Hollywood Int'l Airport

### Property Details

Property Type	Office
Property Subtype	Retail
Lot Size	1.69 Acres
APN#	4842-18-13-0231
Traffic Count	45,000 AADT
Traffic Count Street	Lyons Road
Traffic Count Frontage	300 FT
Taxes (2020)	\$72,468.33
Assessed Value (2020)	\$2,857,270.00
Deed Restriction	At Closing, Seller will impose a 5-year restriction against use as a financial institution, as well as any medical marijuana related businesses

### Zoning / Land Use Details

Zoning	PCD - Planned Commerce District, City of Coconut Creek
Permitted Use	See Below

[CLICK HERE FOR PERMITTED USES](#)

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Realty & Development

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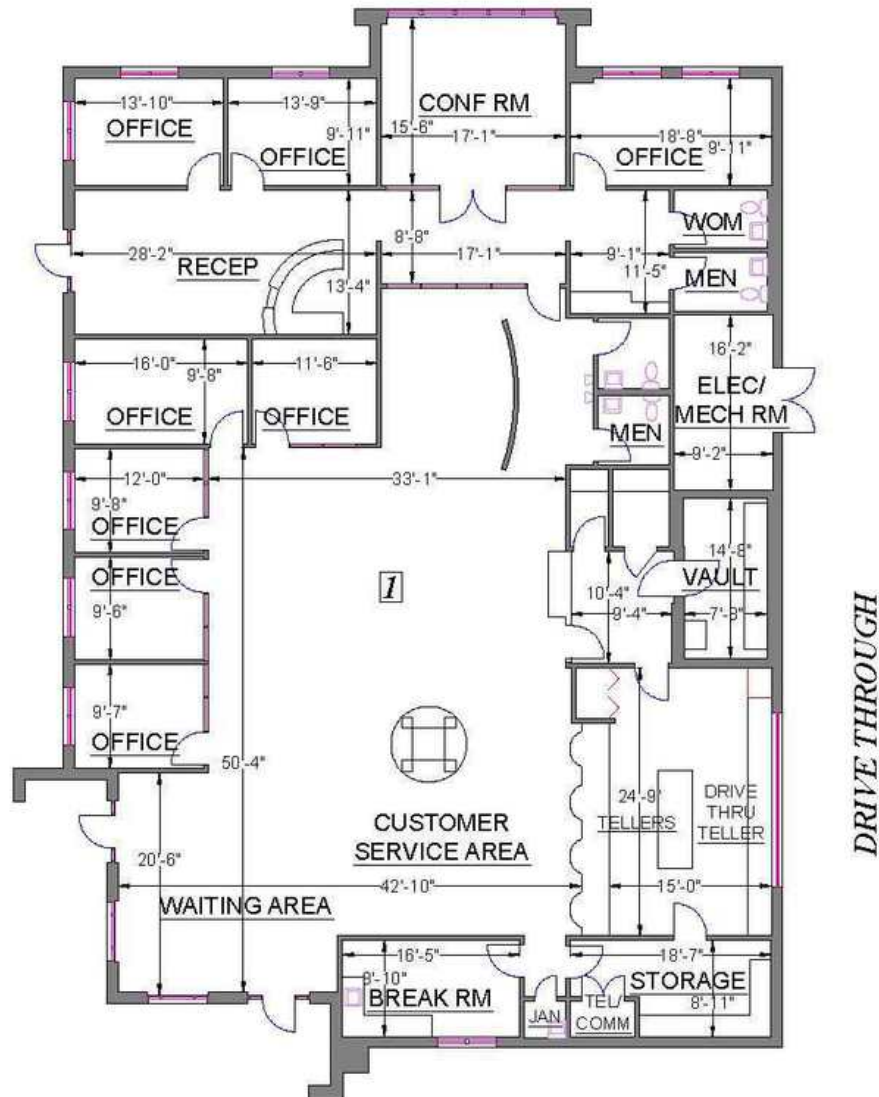
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### FLOOR PLAN



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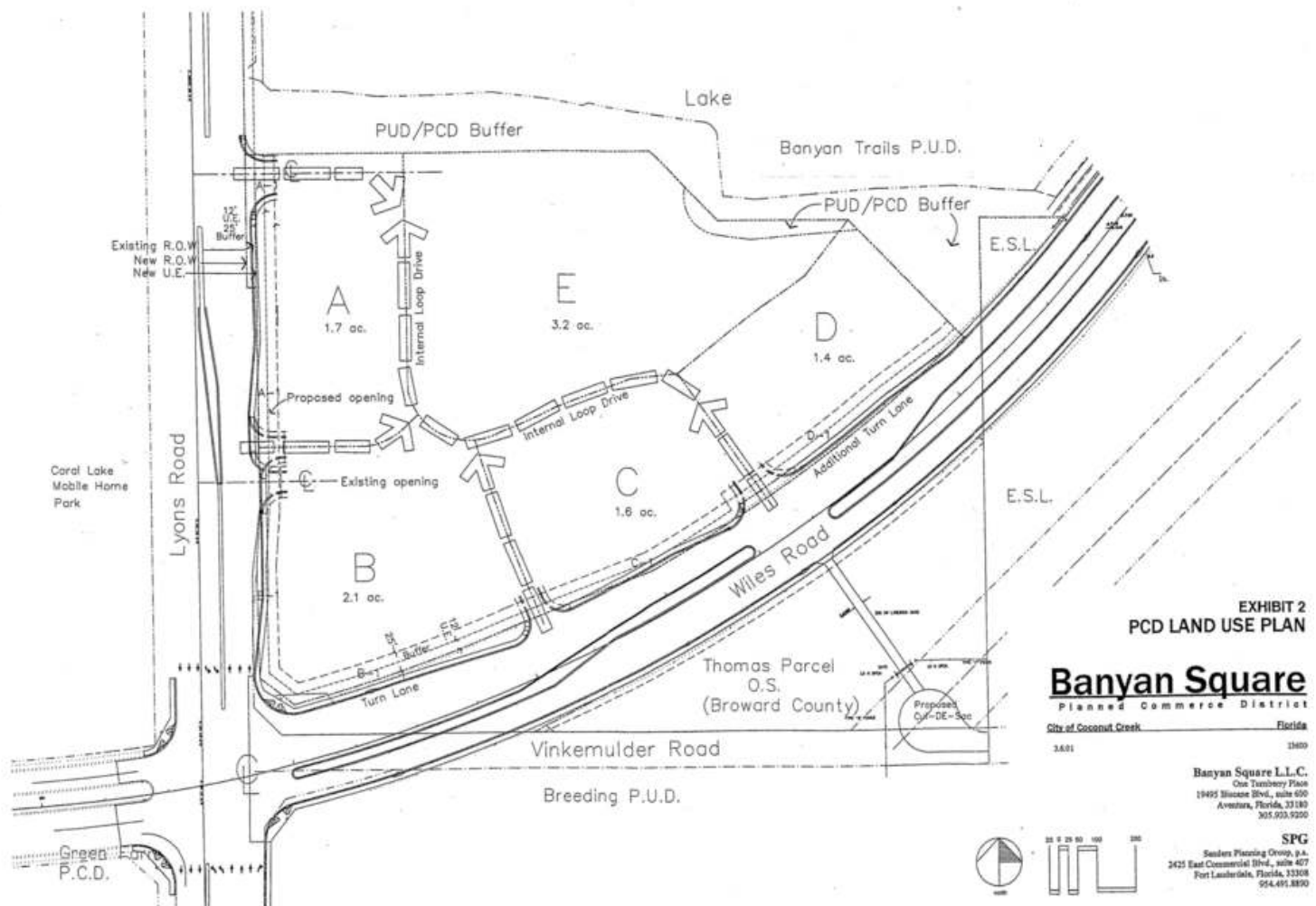
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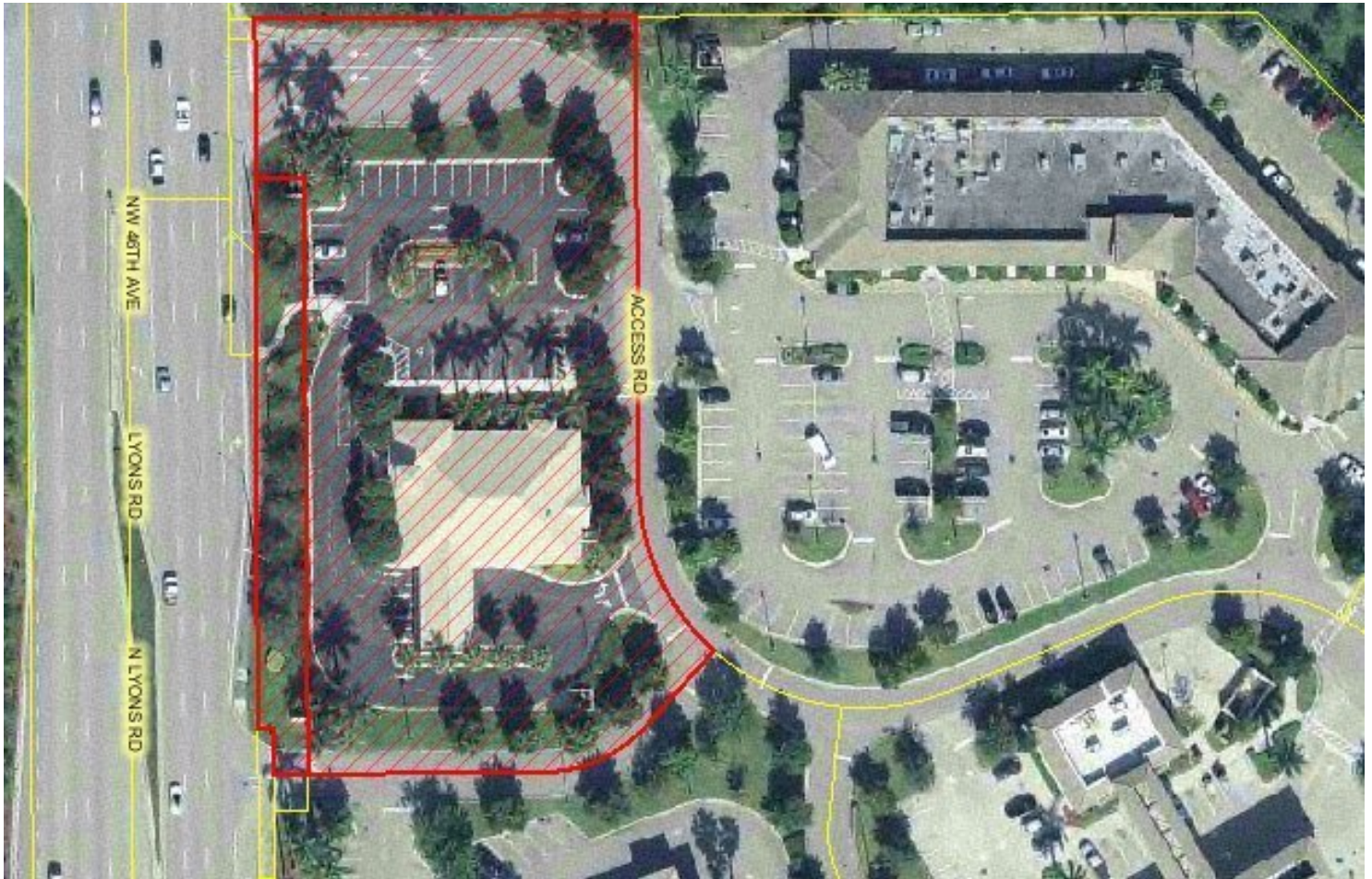
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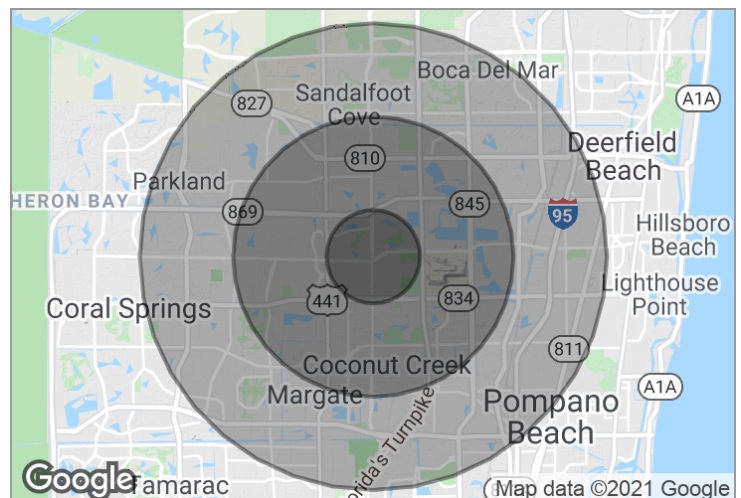
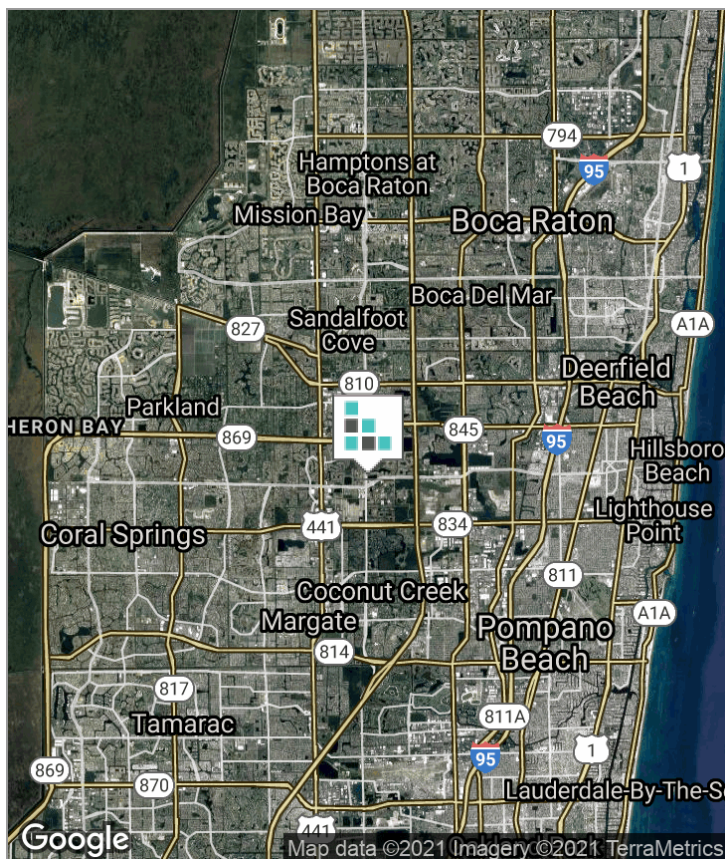
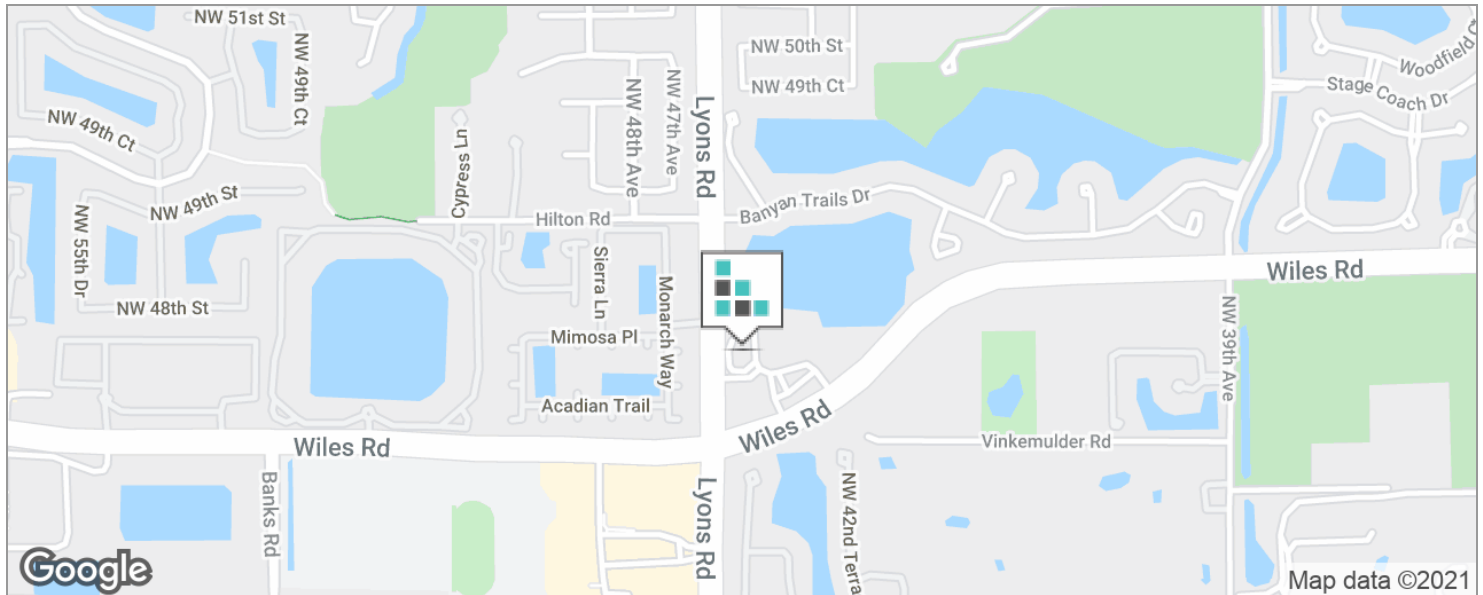
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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,020	122,418	365,978
Total Households	5,742	47,430	143,809
Average HH Income	\$95,048	\$85,313	\$78,316
Median Age	34.5	41.4	42.7

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