



EMBASSY LAKES SHOPPING CENTER

Hiatus Rd at Sheridan St, Cooper City, FL

**WEINGARTEN
REALTY**

Embassy Lakes Shopping Center boasts a dense residential population and is located in an affluent section of Cooper City with average household incomes exceeding \$100,000 within a 1-mile radius. The center is anchored by Dollar Tree, Tuesday Morning and many other national retail shops.

PROPERTY SIZE 131,751 SQ. FT.

LAT/LONG 26.03134 N, -80.29564 W

TRAFFIC COUNTS HIATUS RD & SHERIDAN ST - 38,500

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

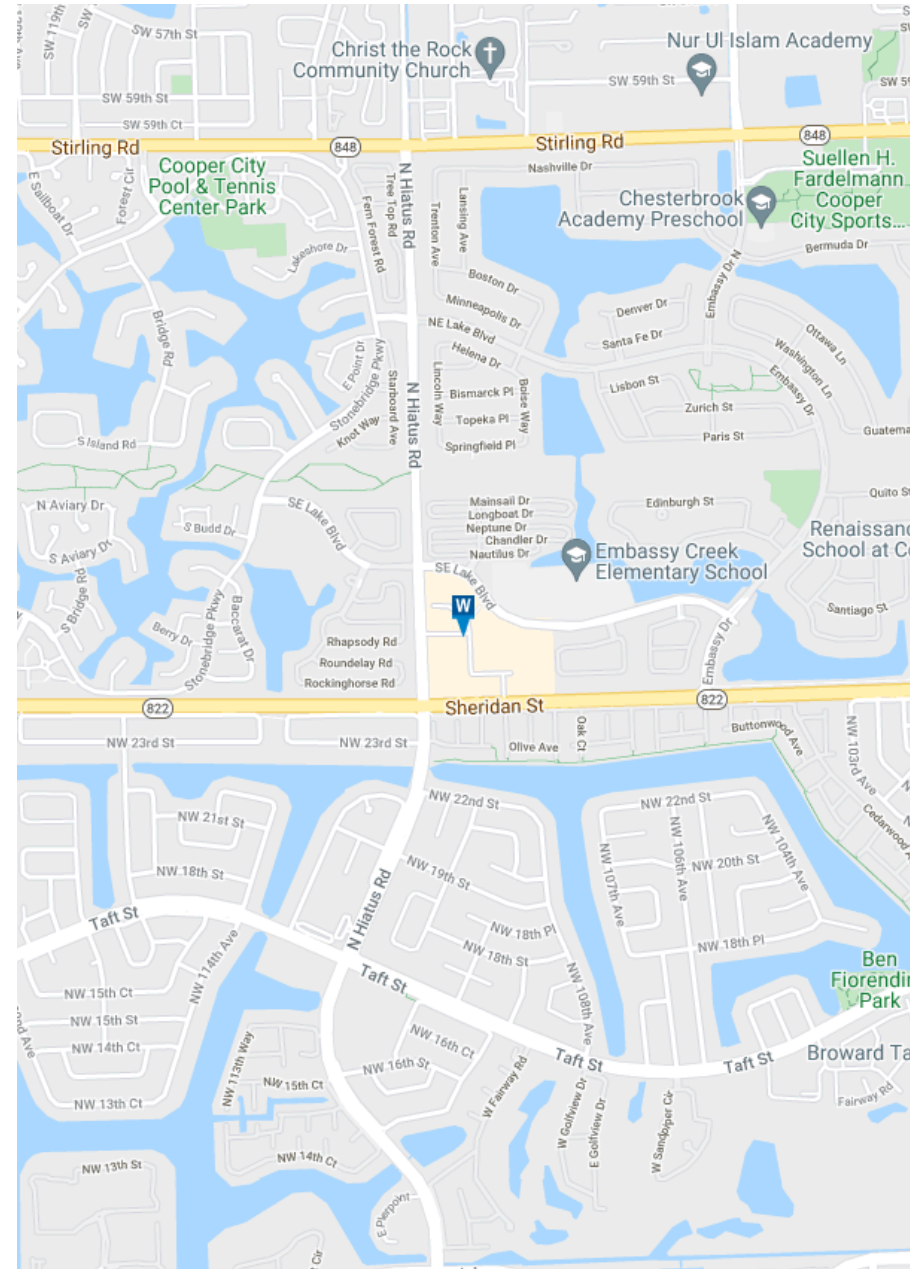
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TENANT LIST

A0A	Subway	1,240 SF	COA	Gracie Jiu Jitsu	1,814 SF		Therapy Associates	
A0C	Sew & Fix	900 SF	COB	Available	1,224 SF	C0T	Embassy Lakes	
A0D	Packing Services	900 SF	C0D	Tipsy Salon Bar	3,391 SF		Animal Hospital	1,539 SF
A0E	No. 1 Wok Chinese Restaurant	900 SF	C0F	Optical Impressions	1,119 SF	C0V	Dr. Jamie Shore	1,477 SF
A0F	World Class Barbering	900 SF	C0G	All About Empanadas	1,119 SF	D0A	Tuesday Morning	18,645 SF
A0G	Available	900 SF	C0H	Dry Cleaner	931 SF	E0B	Fit 4 Lyfe	2,935 SF
A0K	Broccolini Cafe	1,500 SF	C0J	Available	2,110 SF	E0E	Main Spot	905 SF
A0N	Salonz Beauty & Spa Suites	7,028 SF	C0K	Available	1,625 SF	E0F	Embassy Hair	905 SF
A0S	Creative Chiropractic	1,620 SF	C0L	Available	1,274 SF	E0G	Available	905 SF
A0T	Available	1,620 SF	COM	Allstate	2,374 SF	E0H	Available	905 SF
A0X	Available	1,620 SF	CON	La Brochette Bistro	2,494 SF	E0J	Joe's Old School Pizza	905 SF
B0A	Available	46,328 SF	COP	Dollar Tree	11,126 SF	E0M	Bogart's American Kitchen	3,823 SF
			C0S	Blossoms Developmental	2,750 SF			

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	18,308	56,081	135,470	349,377
Average Household Income	\$108,500	\$95,870	\$86,272	\$89,838
Population Trends				
2000 Population	17,917	52,663	108,220	254,161
2010 Population	17,211	52,476	116,791	301,420
2020 Population	18,308	56,081	135,470	349,377
2025 Population	18,230	56,372	140,990	364,324
Absolute Growth 2010 to 2020'	6.37%	6.87%	15.99%	15.91%
Projected Growth 2020 to 2025'	-0.43%	0.52%	4.07%	4.28%
Race & Ethnicity				
% White	53.64%	44.93%	38.46%	33.11%
% Black	6.75%	12.43%	18.7%	22.74%
% Asian	4.81%	4.77%	4.9%	4.8%
% Other	2.63%	2.64%	2.42%	2.63%
% Hispanic	32.17%	35.23%	35.52%	36.72%
Income & Education				
Median Household Income	90,754	75,463	66,614	68,553
Average Household Income	\$108,500	\$95,870	\$86,272	\$89,838
% College Graduates	55.21%	50.97%	45.25%	43.5%
Age				
Median Age	45	42.2	42.3	40
% Age < 18	17.82%	19.87%	20.41%	21.62%
% Age 65 +	20.24%	18.55%	20.35%	16.99%
Households & Housing				
Households	6,652	20,882	52,386	125,774
Average Household Size	2.75	2.68	2.58	2.76
Median Housing Value	\$570,869	\$496,661	\$463,322	\$465,563
% Owner Occupied Housing	84.02%	74.59%	66.56%	67.74%
% Renter Occupied Housing	12.2%	19.01%	24.68%	24.12%
% Vacant Housing	3.78%	6.4%	8.77%	8.14%
Workplace & Workers				
Number of Businesses	377	2,326	4,533	9,571
% White Collar	78.07%	74.21%	73.79%	70.44%
% Blue Collar	21.93%	25.79%	26.21%	29.56%



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