

WEST CREEK COMMONS

COCONUT CREEK, FL



SIZE

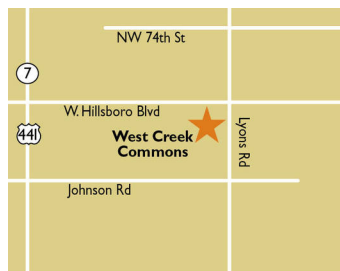
58,537 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
14,852	117,093	319,120
Households		
5,649	46,515	130,778
Median HH Income (\$)		
78,412	77,144	68,234

MAJOR TENANT(S)

Publix
Dunkin'
CVS



LOCATION

4760 West Hillsboro Boulevard | Coconut Creek, FL 33073

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in Miami
- Additional national and regional tenants include Dunkin Donuts and Rotelli Pizza and Pasta
- Located in Coconut Creek, Florida with a population greater than 117,000 in a three-mile radius with an average household income exceeding \$103,600
- 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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SPACE	TENANT	SQ. FT.
B1	Dunkin'	1,884 SF
B2	Velvet Rose Nail Spa	1,050 SF
B3	Bamboo Wok	1,050 SF
B4	Hair by Junee	1,051 SF
B5	Rotelli Pizza & Pasta	2,116 SF
B7	Great Expressions Dental Center	2,229 SF
B8	AVAILABLE	2,443 SF
B9	Caribbean Grill	2,443 SF
P1	Publix	44,271 SF
Shad I	CVS	
TOTAL SQ. FT.		58,537

SITE LEGEND

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



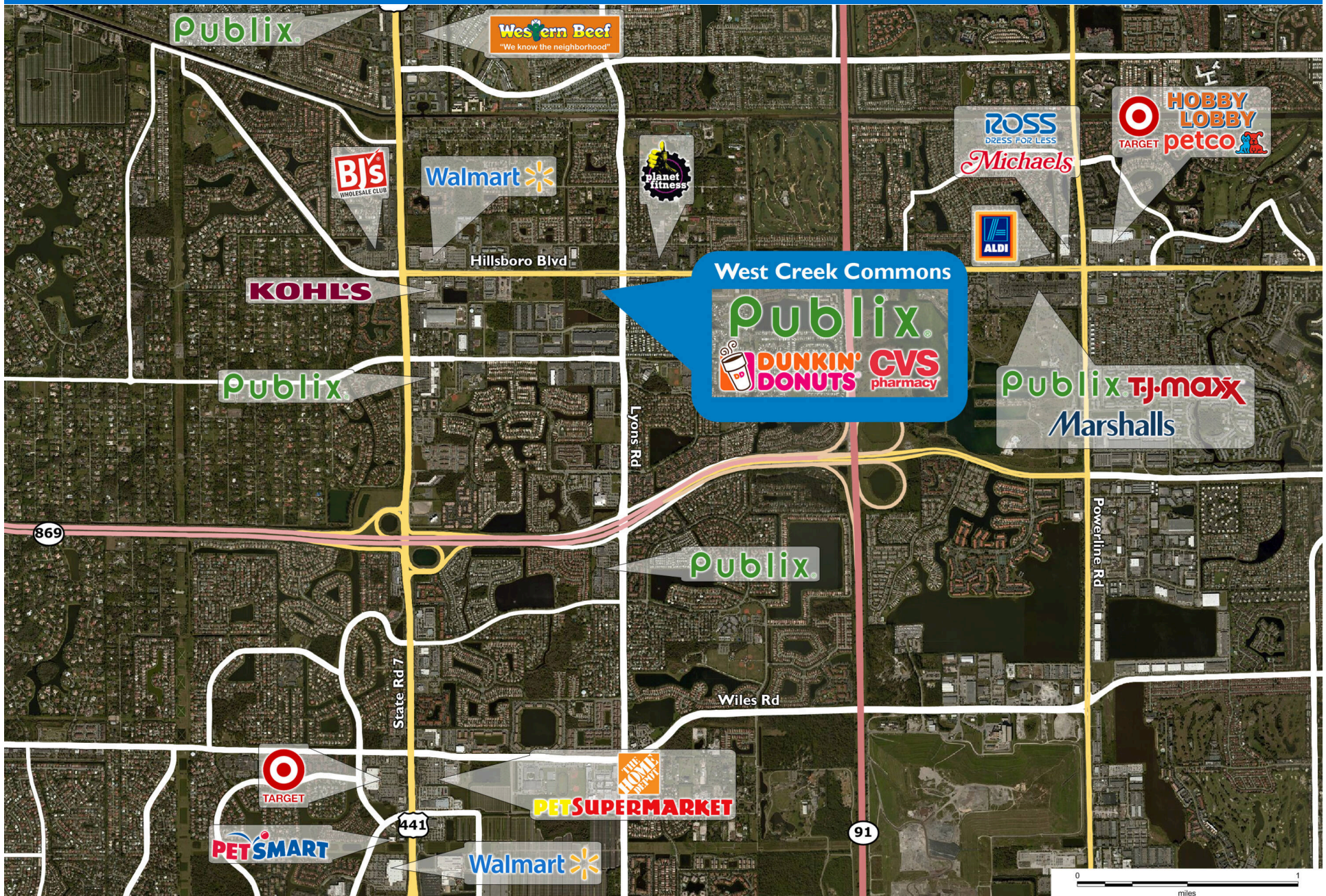
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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



West Creek Commons Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	14,852	117,093	319,120
	2027 Projected Population	15,472	119,939	325,949
	2010 Census Population	12,998	106,454	292,420
	2000 Census Population	10,251	93,948	276,461
	1990 Census Population	4,325	55,808	194,145
	Historical Annual Growth 1990 to 2000	9.01%	5.35%	3.60%
	Historical Annual Growth 2000 to 2010	2.40%	1.26%	0.56%
	Estimated Annual Growth 2010 to 2022	1.05%	0.75%	0.69%
	Projected Annual Growth 2022 to 2027	0.82%	0.48%	0.42%
	Median Age	42.1	43.4	44.2
Households	Q2 2022 Estimated Households	5,649	46,515	130,778
	2027 Projected Households	5,910	47,699	133,328
	2010 Census Households	4,890	42,141	120,164
	2000 Census Households	4,258	38,729	117,239
	1990 Census Households	1,599	23,679	85,849
	Historical Annual Growth 1990 to 2000	10.29%	5.04%	3.17%
	Historical Annual Growth 2000 to 2010	1.39%	0.85%	0.25%
	Estimated Annual Growth 2010 to 2022	1.14%	0.78%	0.67%
	Projected Annual Growth 2022 to 2027	0.91%	0.50%	0.39%
	Population per Household	2.63	2.50	2.40
Population by Race	White	56.0%	61.2%	57.4%
	Black or African American	11.2%	9.5%	14.7%
	Asian & Pacific Islander	3.6%	3.6%	3.5%
	Other Races	4.9%	5.4%	4.3%
	Hispanic Population	24.3%	20.4%	20.1%
Income	Average Household Income	\$97,352	\$103,622	\$99,200
	Median Household Income	\$78,412	\$77,144	\$68,234
	Per Capita Income	\$37,029	\$41,459	\$41,013
Education (Age 25+)	Elementary	2.6%	2.5%	3.4%
	Some High School	4.0%	4.3%	4.8%
	High School Graduate	27.7%	23.1%	24.3%
	Some College	20.8%	19.5%	19.1%
	Associates Degree Only	8.9%	9.3%	8.5%
	Bachelors Degree Only	24.5%	26.5%	24.7%
	Graduate Degree	11.4%	14.8%	15.2%
Business	Number of Businesses	472	3,394	11,799
	Total Number of Employees	5,252	34,338	116,714
	Employees per Business	11.13	10.12	9.89
	Residential Population per Business	31.49	34.50	27.05

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