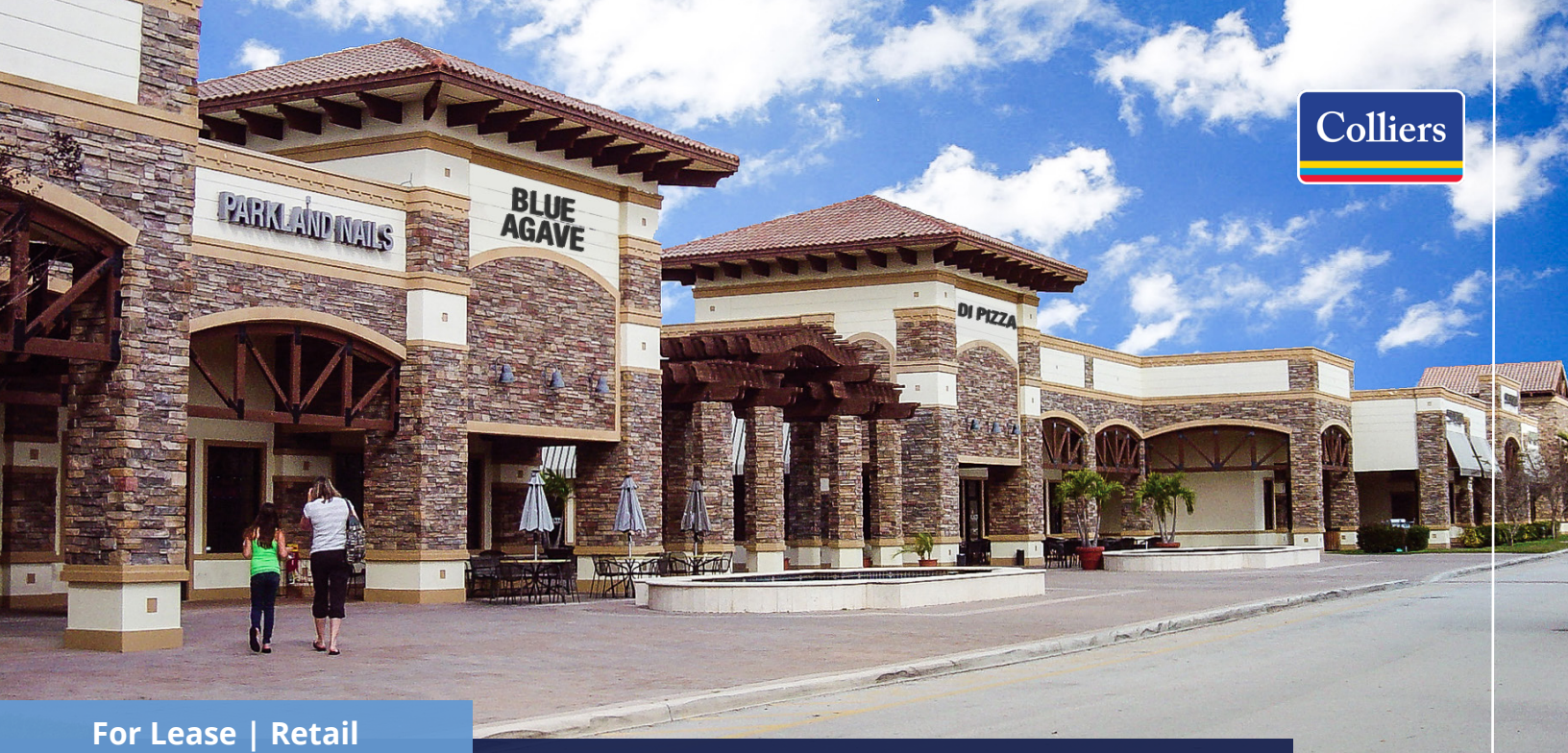




For Lease | Retail

Waterways Shoppes At Parkland

7505-7639 North State Road 7, Parkland, FL 33073

Property Features

- 5,000 sf retail space available
- Waterways Shoppes at Parkland provides service to the affluent areas of Parkland, West Boca, and Coral Springs
- Surrounded by upper-level incomes and a dense population
- $\pm$ 55,000 VPD on US 441 (SR 7)
- $\pm$ 16,600 VPD on Loxahatchee Road
- GLA: 75,440 SF

Current Tenant Spotlight

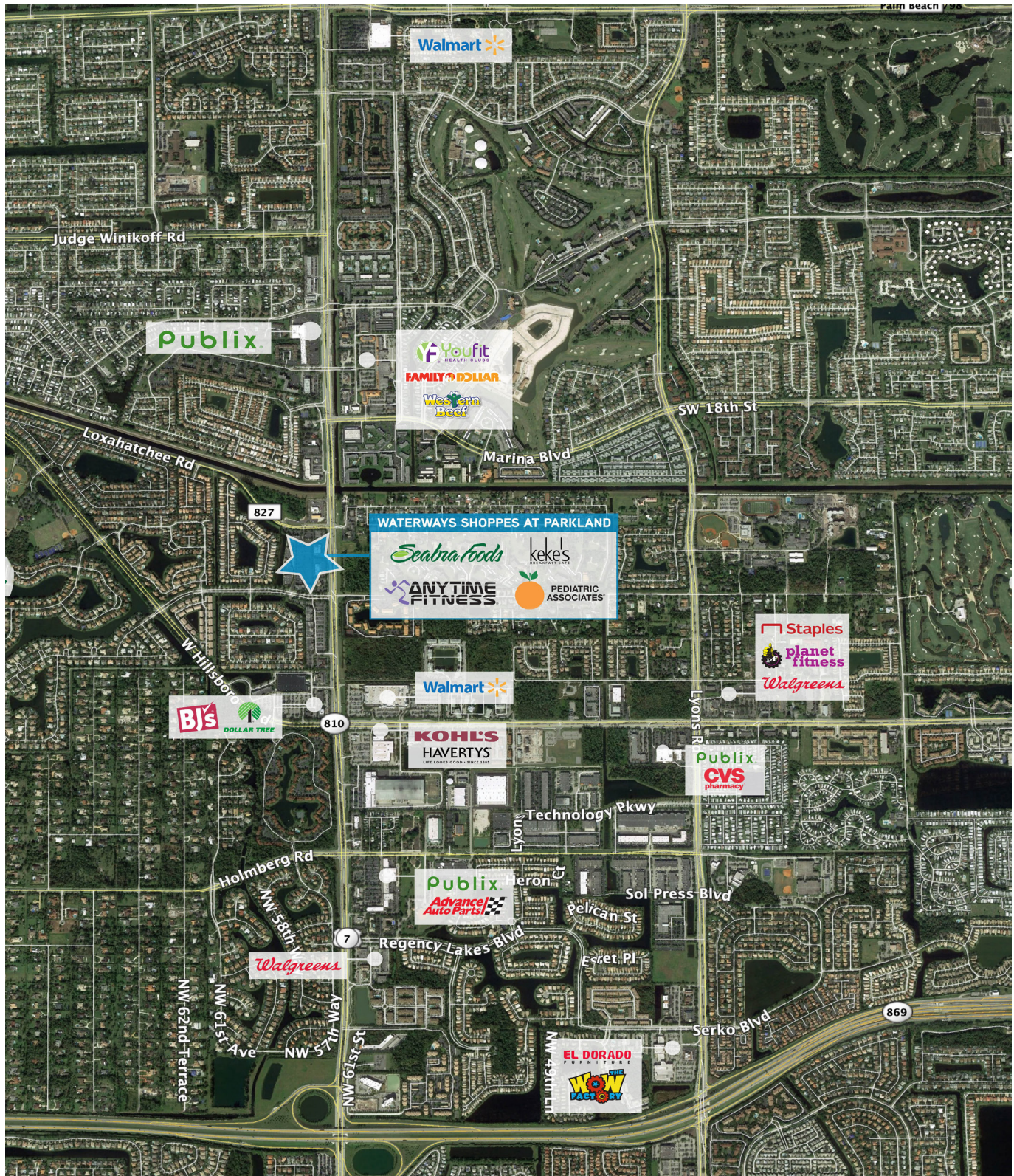
Seabra Foods

keke's
BREAKFAST CAFE

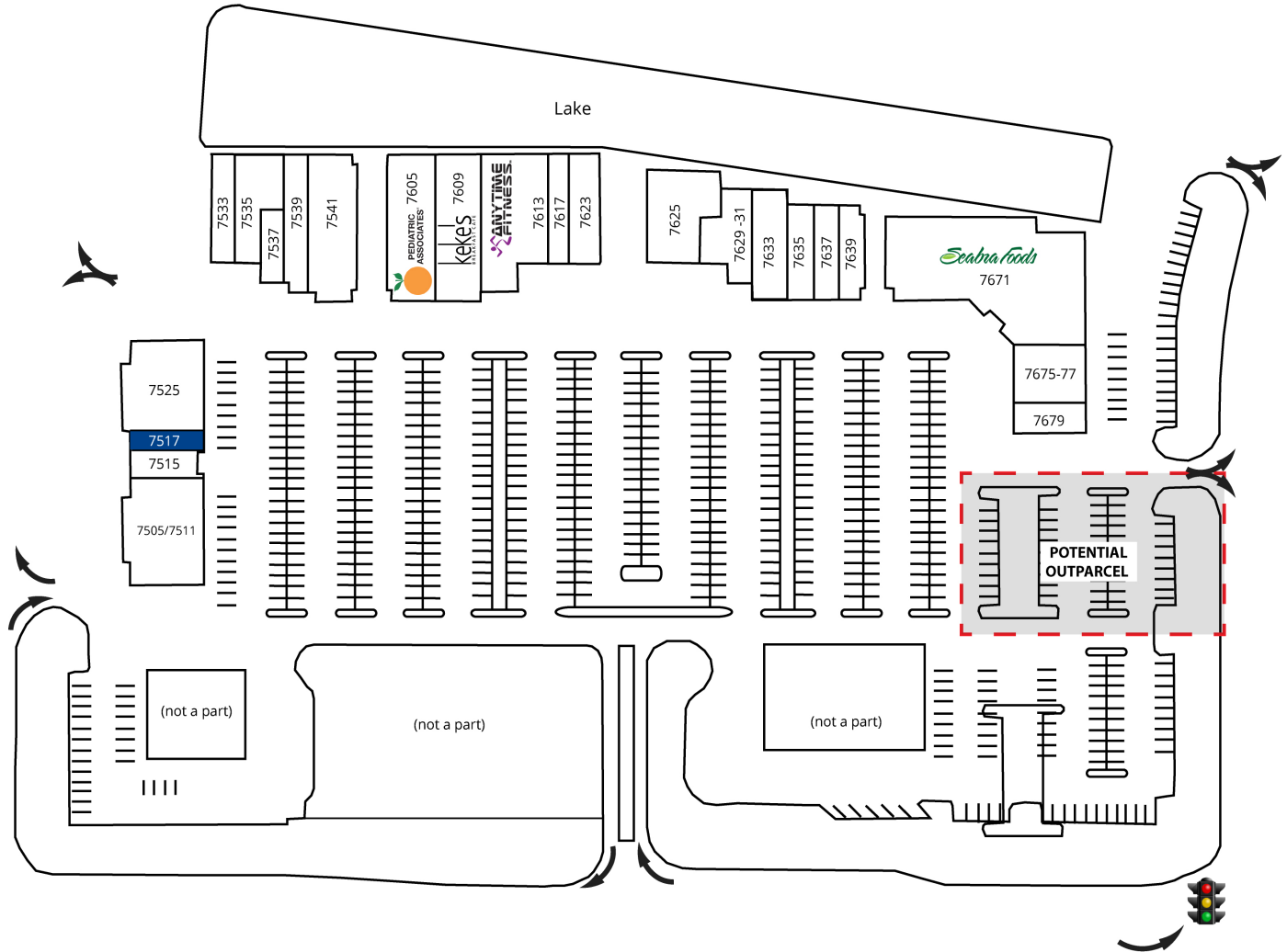
ANYTIME
FITNESS
Get to a healthier place.


PEDIATRIC
ASSOCIATES

Waterways Shoppes at Parkland | Area Retailers



Waterways Shoppes at Parkland | Site Plan



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
7505/7511	Pineview Preschools	5,868 SF	7605	Pediatric Associates	5,098 SF	7635	Apollo Rehab	1,554 SF
7515	Sababa Hummus House	1,295 SF	7609	Keke's Breakfast Cafe	4,812 SF	7637	RE/MAX	1,620 SF
7517	Available 11/1	997 SF	7613	Anytime Fitness	5,535 SF	7639	Dad's Cave Barbershop	1,672 SF
7525	Fresenius Medical	4,610 SF	7617	Parkland Nails	1,300 SF	7671	Seabra Foods	13,099 SF
7533	Sunshine Denistry	1,880 SF	7623	Taco Labs	2,400 SF	7675-7677	Parkland Vet	2,733 SF
7535-7537	Dr. Ayar M.D., P.A.	3,992 SF	7625	DiPizza	3,808 SF	7679	First Catch	1,328 SF
7539	Dentist	1,664 SF	7629-7631	Arthur Murray Dance	2,577 SF	OP	Available	5,000 SF
7541	Medical Office	5,051 SF	7633	Parkland Orthodontics	2,547 SF			

Waterways Shoppes at Parkland | Demographics



Population

1-Mile: 19,702
3-Miles: 115,623
5-Miles: 307,625



Median Age

1-Mile: 40.4
3-Miles: 42.3
5-Miles: 44.4



Total Households

1-Mile: 7,070
3-Miles: 42,896
5-Miles: 123,358



Average HH Income

1-Mile: \$111,873
3-Miles: \$136,275
5-Miles: \$123,181

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