

1,460 SF AVAILABLE



# Banyan Square Plaza

**FOR LEASE**

4570 Lyons Road | Coconut Creek, FL 33073

Space Available: **1,460 SF**  
Lease Rate & Type: **\$35.00 PSF, NNN**

**For More Information**

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## Property Features

- 1,460 SF available
- Ceiling height of 9'11" to the drop ceiling
- Unit measures 19'4" wide X 70'11" long
- Flexible retail floor plan
- Excellent storefront visibility with prominent signage opportunity
- Utilities in place for quick tenant build-out
- Ample on-site parking for customers and employees
- Private courtyard



# Retail Map

4570 Lyons Road | Coconut Creek, FL 33073



## Location Features

- Positioned along Lyons Road with 41,500 cars per day
- Surrounded by dense residential communities providing a built-in customer base
- Convenient access to major east-west arterials and nearby highways
- Located near established retail, dining, and service businesses
- Strong daytime population from nearby schools, offices, and neighborhoods

## Demographic Summary

	RADIUS		
	1 Mile	3 Miles	5 Miles
Population	15,645	120,761	379,185
Households	5,766	48,171	151,129
Average HH Size	2.68	2.46	2.48
Median Age	38.7	42.5	42.8
Median HH Income	\$105,870	\$83,054	\$74,878
Average HH Income	\$115,815	\$113,677	\$104,780

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