

# THE SHOPPES AT HERON LAKES

5601 CORAL RIDGE DRIVE, CORAL SPRINGS, FL 33076

# FOR LEASE



## PROPERTY HIGHLIGHTS

- 12,702 SF potential 2nd generation grocery store available 4/2027
- Prime geographic location situated at the border of Coral Springs and Parkland, two highly desirable, affluent, and densely populated communities drawing customers from both cities
- Affluent and densely populated trade area within a 3-mile radius, the population is approximately 91,025 people with an average household income of \$147,586
- Excellent regional access located next to the Sawgrass Expressway, which carries an estimated 90,000 vehicles per day, providing strong regional visibility and access from multiple surrounding cities.
- Multiple signalized entry points direct signalized entrance into the center plus another signal at Westview Drive on the south end of the property, improving ingress and egress for both northbound and southbound traffic.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	16,435	91,025	219,438
2025 Total Households	5,495	30,622	76,406
2025 Average HH Incomes	\$167,470	\$147,586	\$143,204



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SUITE	TENANT NAME	SPACE
5601	Jewish Community Center	11,000 SF
5609	Pasquale's Pizza	5,544 SF
5613	Aldo's Dry Cleaning	2,184 SF
5615-17	Heron Lakes Animal Hospital	2,520 SF
5619	Vital Hydration	1,512 SF
5621	Carvel Ice Cream	1,512 SF
5631	Crunch Fitness	37,450 SF
5635	Glambar Beauty Corp	1,260 SF
5637	Pal Rancho	1,540 SF
5641	Pal Rancho	2,940 SF
5643	Caran Art & Framing Inc	1,680 SF
5645	The UPS Store	1,260 SF
5647	Posh Beauty Creations	1,260 SF
5649	Club Man Barber	1,260 SF
<b>5651</b>	<b>Potential 2nd Gen Grocery</b>	<b>12,702 SF</b>
5655	United Way	2,298 SF

SUITE	TENANT NAME	SPACE SIZE
5659	Martial Arts	1,530 SF
5663	The Watch Clinic	1,530 SF
5665	Integrity Property	5,015 SF
5669	Danielle E. Battisti, DMD, P.A	2,525 SF
5671	Huntington Learning Center	1,950 SF
5673	Baptist Urgent Care	1,500 SF
5675	Heron Lakes Chiropractic	1,500 SF
5677	Fish Joint	1,650 SF
5679-81	XAI Robotics	2,700 SF
5689-91	Real Living 1st Choice	2,856 SF
5693	DSG Dentistry	1,680 SF
5695	Omega Women's Center	8,250 SF
5697	Children's Medica	4,032 SF
5771	Lefty's Restaurant	6,000 SF
5781	Healthy Delights	1,500 SF
5791	Saikoi	4,200 SF



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