



IMMEDIATE OCCUPANCY

4450 HILLSBORO BLVD, COCONUT CREEK, FL 33073



- 6 Entrances
- 2nd Generation
- 11 Market Parkings
- 8 Unmarked Parkings
- Private Bathrooms
- Zoning B-3

3,037 ±SQFT

\$4,980 /Month +Tax

\$16 Base + NNN \$6 + Sale Tax



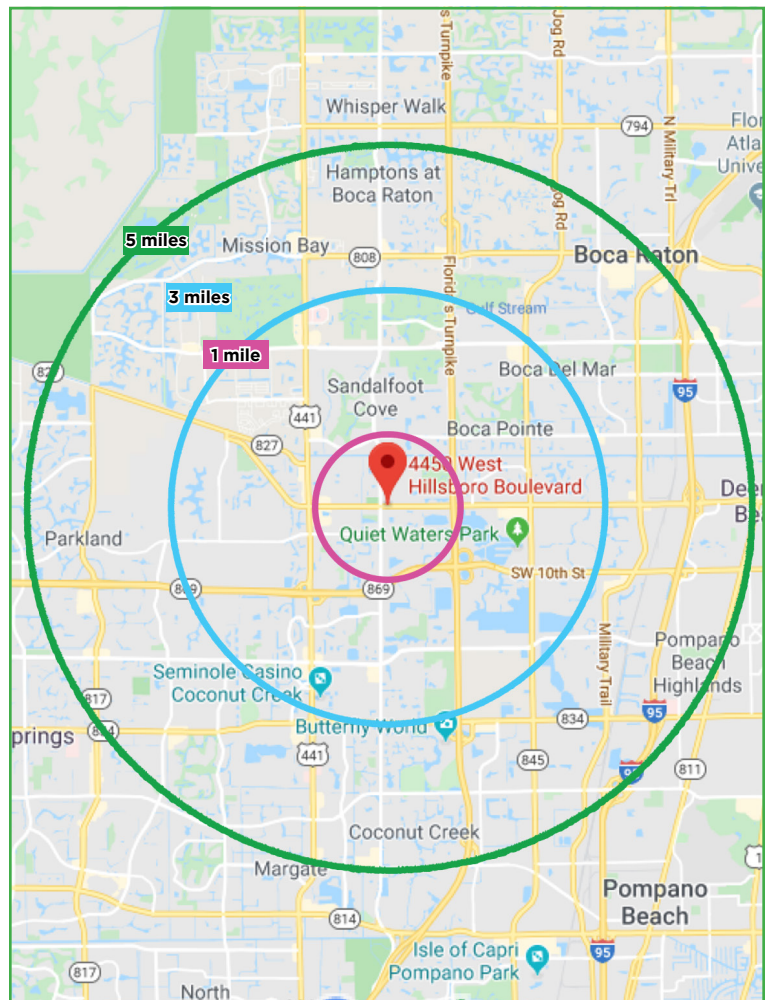
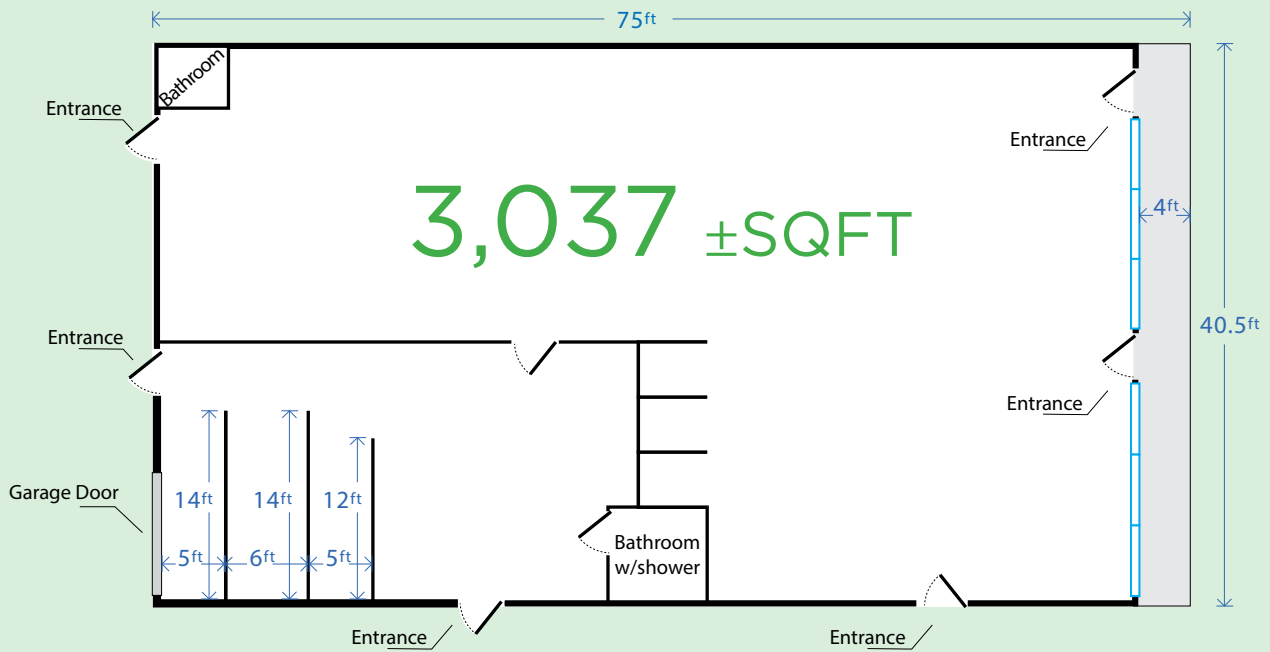
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Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.



DEMOGRAPHIC PROFILE

	1 MILE	3 MILES	5 MILES
Population:	15,879	118,777	316,194
Total Households:	5,644	46,817	128,388
Average Income:	\$86,033	\$94,237	\$87,668
Per Capita Income:	\$31,337	\$37,099	\$35,624

TRAFFIC COUNT (Vehicles Per Day)

W Hillsboro: 38,318 V.P.D.
 Lyon Road: 39,988 V.P.D.



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