



Center Highlights

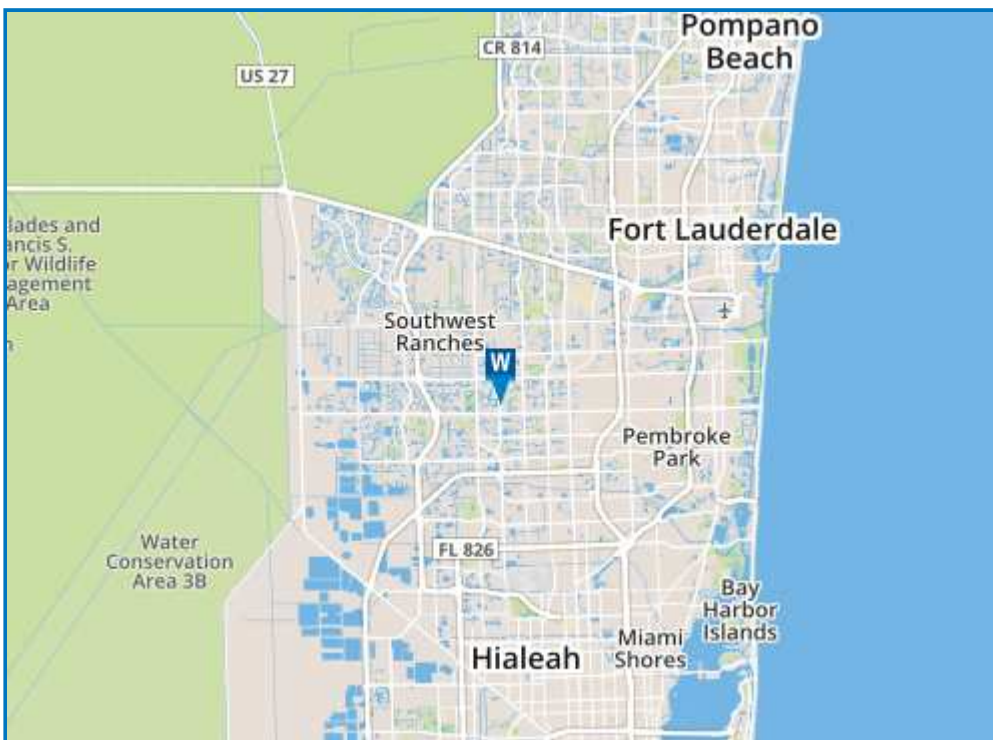
Embassy Lakes Shopping Center boasts a dense residential population and is located in an affluent section of Cooper City with average household incomes exceeding \$100,000 within a 1-mile radius. The center is anchored by Dollar Tree, Tuesday Morning and many other national retail shops.

Center Address: Hiatus Rd at Sheridan St

City/State: Cooper City, FL

Property Size: 131,751 sq. ft.

Latitude/Longitude: 26.03134 N, -80.29564 W



Demographics



Population:
3-mile radius

136,597



Traffic Counts:
Hiatus Rd &
Sheridan St

38,500



**Average
Household
Income:**

\$84,647

Contact Us

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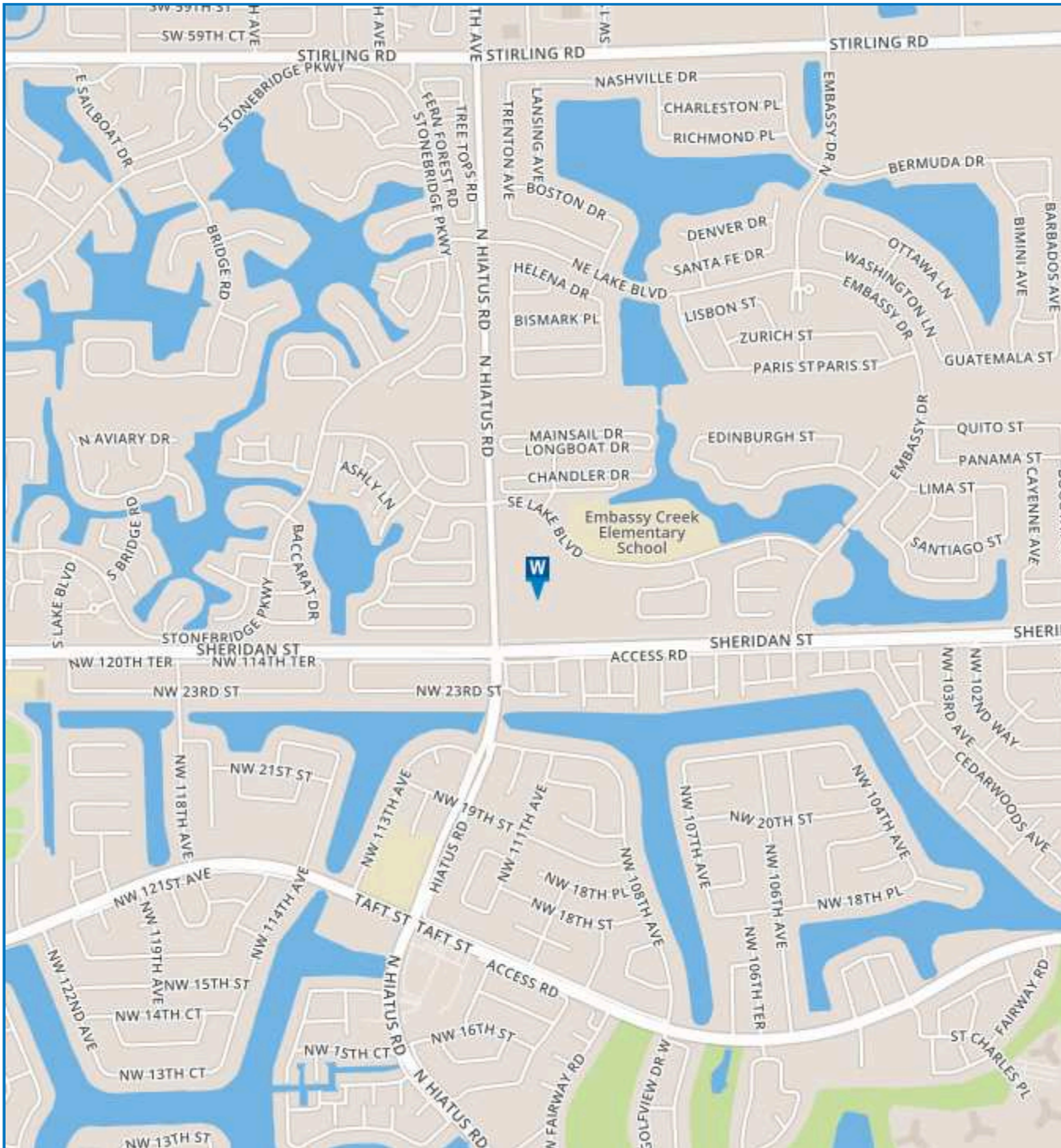
Weingarten Realty Investors

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TENANT LIST

A0A	Subway	1,240 SF
A0C	Sew & Fix	900 SF
A0D	Packing Services	900 SF
A0E	No. 1 Wok Chinese Restaurant	900 SF
A0F	World Class Barbering	900 SF
A0G	Available	900 SF
A0K	Broccolini Cafe	1,500 SF
A0N	Salonz Beauty & Spa Suites	7,028 SF
A0S	Creative Chiropractic	1,620 SF
A0T	Eddie's Thai	1,620 SF
A0X	Available	1,620 SF
B0A	Available	46,328 SF
C0A	Gracie Jiu Jitsu	1,814 SF
C0B	Available	1,224 SF
C0D	Tipsy Salon Bar	3,391 SF
C0F	Optical Impressions	1,119 SF
C0G	All About Empanadas	1,119 SF
C0H	Dry Cleaner	931 SF
C0J	Available	2,110 SF
C0K	The Equator	1,625 SF
C0L	GNC	1,274 SF
C0M	Allstate	2,374 SF
C0N	La Brochette Bistro	2,494 SF
C0P	Dollar Tree	11,126 SF
C0S	Available	2,750 SF
C0T	Embassy Lakes Animal Hospital	1,539 SF
C0V	Dr. Jamie Shore	1,477 SF
D0A	Tuesday Morning	18,645 SF
E0B	Fit 4 Lyfe	2,935 SF
E0E	Main Spot	905 SF
E0F	Embassy Hair	905 SF
E0G	Mint Blow Dry Bar	905 SF
E0H	Available	905 SF
E0J	Joe's Old School Pizza	905 SF
E0M	Bogart's American Kitchen	3,823 SF



Demographics



Population:

1-Mile **18,487**
3-Mile **136,597**
5-Mile **352,425**



Number of Households:

1-Mile **6,719**
3-Mile **52,781**
5-Mile **126,860**



Average Household Income:

1-Mile **106,588**
3-Mile **84,647**
5-Mile **87,140**



Total Number of Employees:

1-Mile **4,166**
3-Mile **53,498**
5-Mile **128,495**