Publix #0549 - Lakeview

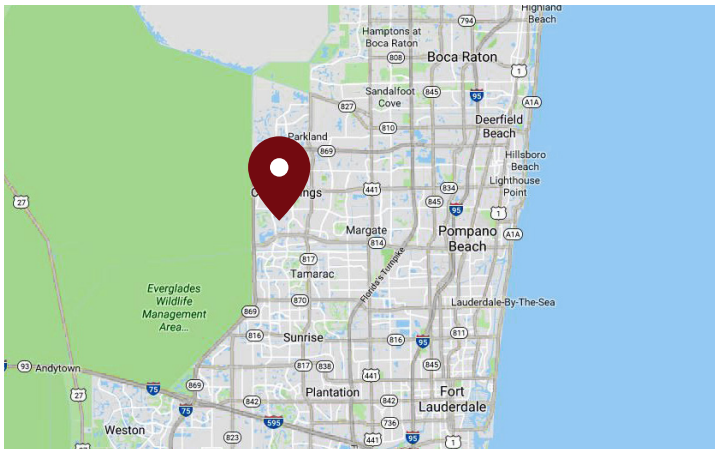
1300-1478 Coral Ridge Drive
Coral Springs, FL 33071
Lat 26.249, Long -80.280

FOR LEASE

900 - 2,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 78,000 SF Publix-Anchored Neighborhood Shopping Center with Great Visibility, Access and Parking
- Located at the Signalized Intersection of Lakeview Drive and Coral Ridge Drive on the DWC
- Strategically Located in the Center of an Affluent Golf Course Community with a Average Household Income of Over $119,000 Within One-Mile
- Five Minute Drive from the Atlantic Boulevard Exit of the Sawgrass Expressway
- Densely Populated Suburban Market
- Combined Traffic Count: 30,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	18,134	154,494	329,165
Daytime Population	13,697	123,977	266,973
Total Households	6,392	59,110	122,461
Avg. HH Income	$125,646	$102,802	$106,553

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Meredith Vogel

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Crossman & Company
www.crossmanco.com

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SITE PLAN

Suite	Tenant	Size
1400	Publix	47,955
1300	AT&T	2,000
1304	AVAILABLE	2,000
1308	Fit Body Boot Camp	2,400
1320	AVAILABLE	1,500
1324	Subway	1,200
1330	Split Endz Salon	900
1340	H&R Block	900
1350	Personal Touch Dry Cleaners	900
1360	AVAILABLE	900
1370	The Tutoring Center	1,200
1380	Eagle Eyecare	1,312
1384	AVAILABLE	1,471
1390	Dentist Office	1,472
1410	AVAILABLE	2,500
1420	Rob's Bageland	2,800
1430	China Star	1,200
1440	The UPS Store	1,500
1470-76	Bank of America	3,693

TOTAL 78,790

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
201,000

EST. # OF VISITS ANNUALLY
2.1 Million

AVG. VISITS / CUSTOMER
10.48

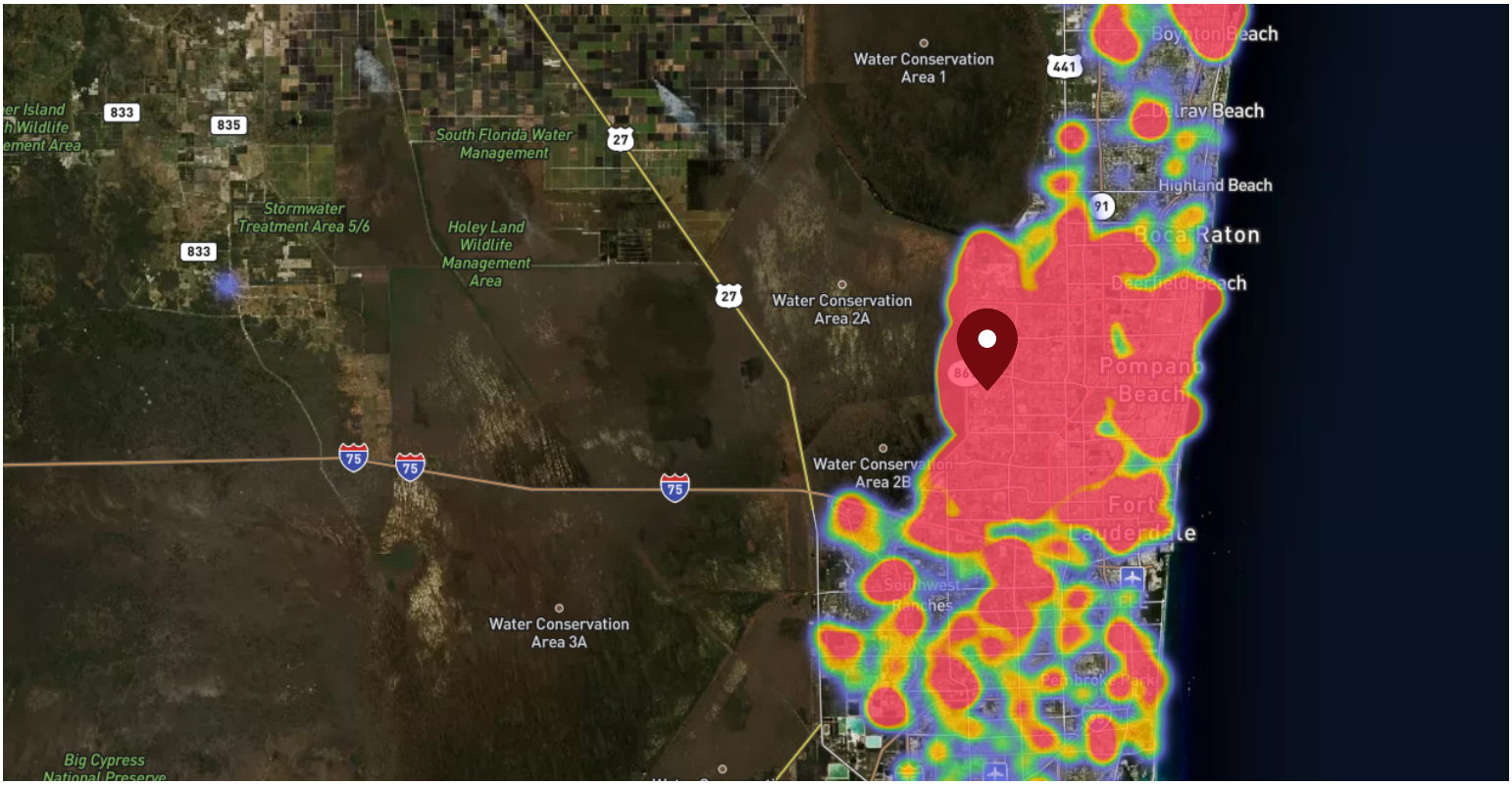
AVG. LENGTH-OF-STAY / VISIT
19 Min

TOP 3 DAYS	# OF VISITS
Sunday	318,475
Saturday	311,994
Friday	309,573

TOP 3 HOURS	# OF VISITS
5-6 PM	269,478
6-7 PM	253,937
4-5 PM	251,995

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025 - May 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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