



CORAL SPRINGS, FLORIDA

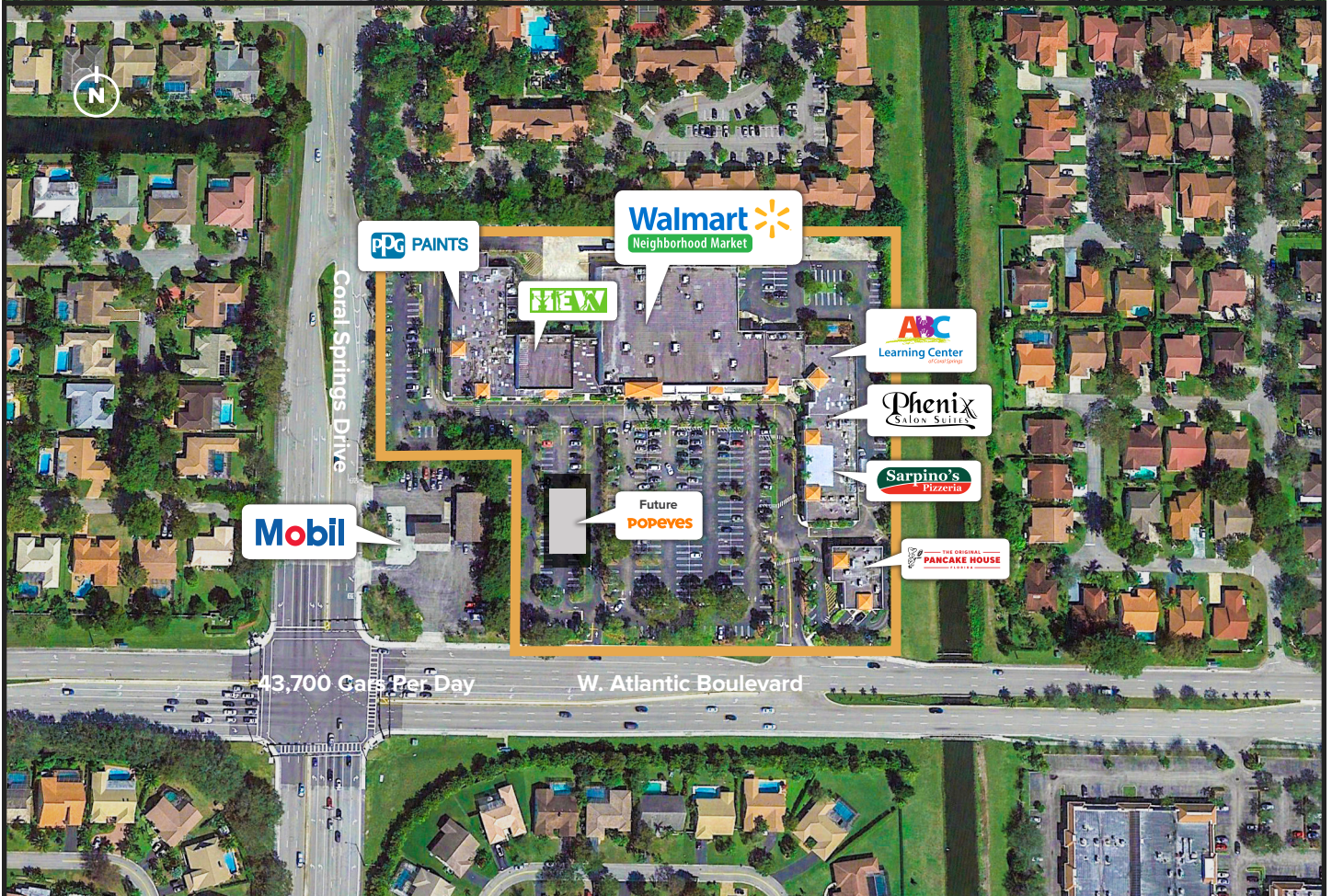
# Cypress Run Marketplace

10599 - 10677 W. Atlantic Boulevard  
Coral Springs, Florida 33071

LAT: 26.241180 | LONG: -80.266584

GLA: 87,817 SQ. FT

TRAFFIC COUNTS: 43,700 DAILY



Cypress Run Marketplace is a 88,000 square foot neighborhood shopping center anchored by Walmart Neighborhood Market, and is located at the intersection of W. Atlantic Boulevard and Coral Springs Drive in Coral Springs, Florida.

The local trade area boasts a population of over 355,000 people within a 5-mile radius with an above average household income of over \$131,000 within a 1-mile radius. The Center caters to the families

of Coral Springs and Tamarac, bringing traffic from this expanded trade area to the center to the benefit of all tenants. The traffic count at this busy intersection is 43,700 cars per day.

## NOW LEASING!

Leasing Agent: **Jeff Kalil**  
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# CYPRESS RUN MARKETPLACE



## 2023 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	15,791	161,669	355,067
HOUSEHOLDS	5,610	62,015	132,557
AVERAGE HOUSEHOLD INCOME	\$131K	\$98K	\$101K
MEDIAN AGE	39	41	40
DAYTIME EMPLOYMENT	9,964	59,473	133,926
TRAFFIC COUNTS	43,700 Cars Daily		

## Key Tenants

- ▶ Walmart Neighborhood Market
- ▶ Phenix Salon Suites
- ▶ The Original Pancake House
- ▶ PPG Paints
- ▶ ABC Learning Center
- ▶ Hard Exercise Works
- ▶ Sarpino's Pizzeria
- ▶ Laundromart
- ▶ USK Karate

**NOW LEASING!**

**WOOLBRIGHT DEVELOPMENT, INC.**

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