

COUNTRYSIDE SHOPS

5524-5986 S. Flamingo Rd | Cooper City, FL 33330

Latitude: 26.04658 Longitude: -80.31205

FOR LEASE



FOR MORE INFORMATION

Laura Briggie

Partner

561.212.1232

lbriggie@forefrontcre.com

PROPERTY FEATURES

GLA
186,245± sf

VPD
45,100 Cars Daily

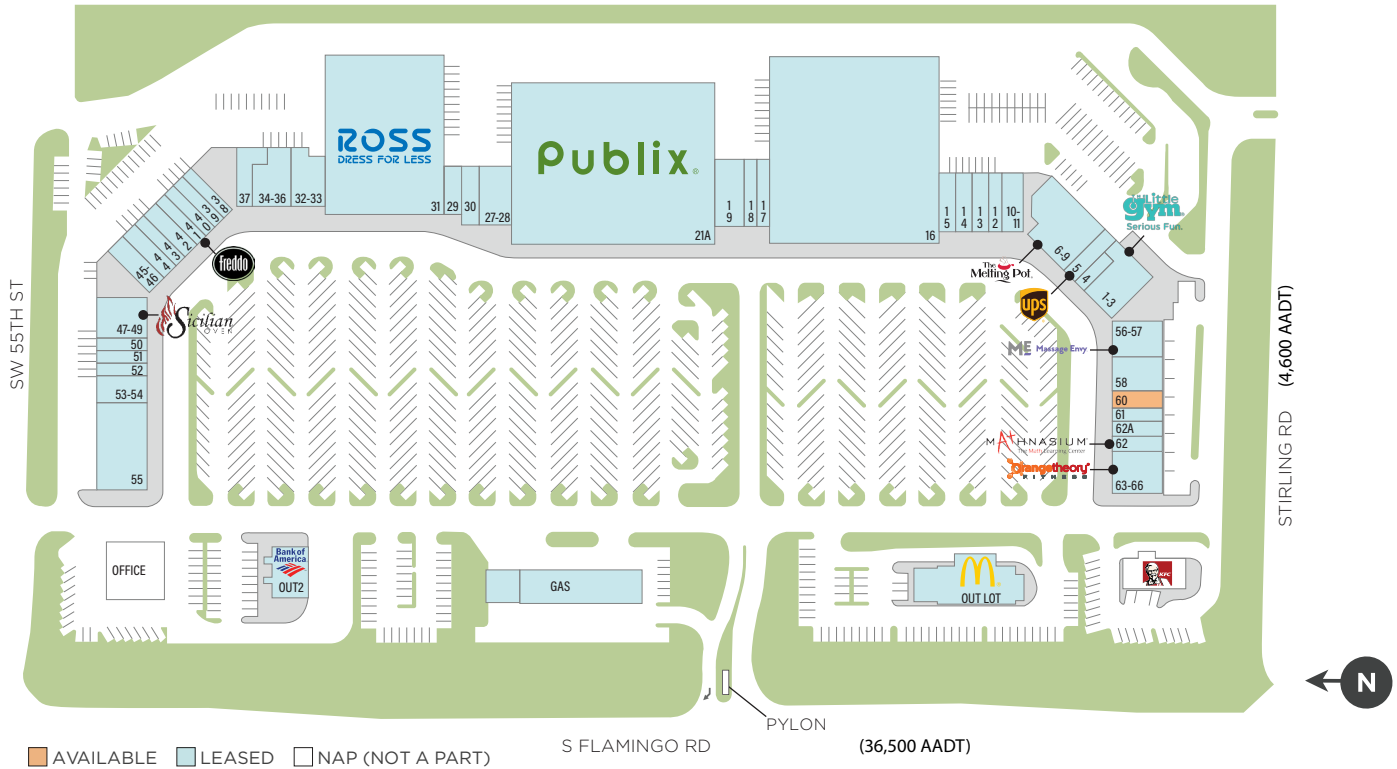
Located on the NE corner of Stirling Road and S. Flamingo Road, Countryside Shops is anchored by Publix, Ross Dress for Less & Painted Tree Boutiques. Co-tenants include Orangetheory Fitness, Club Pilates, Code Ninja, Mathnasium, Massage Envy, Sicilian Oven, The Melting Pot, local favorite Vienna Cafe, and many others. The shopping center is surrounded by neighborhoods, parks and schools with the City's newest sports complex directly across the street, serving approx. 3,000 youth athletes and their families on weeknights.

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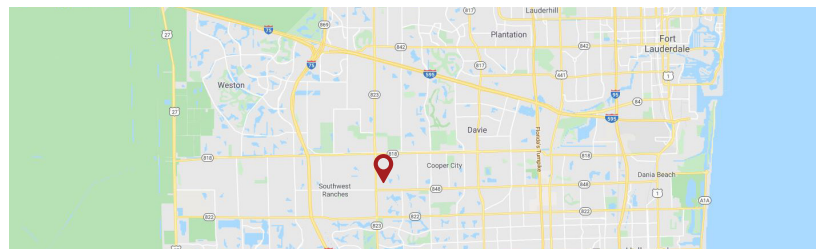
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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
1-3	THE LITTLE GYM	3,450	29	SMOKE SHOP	1,189	50	BODY BRITE	900
4	SILVER ISLE CLEANERS	750	30	AT&T	1,335	51	THE VISIONCARE FAMILY	900
5	THE UPS STORE	1,400	31	ROSS DRESS FOR LESS	26,987	52	STRETCH ZONE	930
6-9	THE MELTING POT	4,200	32-33	MEMORIAL HEALTHCARE	2,606	53-54	CODE NINJAS	1,890
10-11	LA CHULA	1,750	34-36	PET EVOLUTION	2,831	55	TIRES PLUS	6,180
12	OCEAN NAIL LOUNGE	1,050	37	TAJ INDIAN GRILL	1,700	56-57	MASSAGE ENVY SPA	2,525
13	COMMUNITY BLOOD CENTERS OF FL	1,400	38	THE EDGE BARBERSHOP	1,050	58	CLUB PILATES	2,430
14	COUNTRYSIDE DENTAL	1,400	39	JK JEWELRY & WATCH REPAIR	1,050	60	AVAILABLE (FORMER WAX STUDIO)	1,215
15	BEAUTY AND THE BEACH SALON	1,400	40	BOLLYWOOD THREADING SALON	1,050	61	STEVE'S PIZZA	910
16	PAINTED TREE BOUTIQUES	44,000	41	FREDDO GELATO	1,050	62A	A FAMILY	942
17	BIG FROG	1,200	42	THRIVE SPINAL CARE	1,400	62	MATHNASIUM	1,238
18	PRIME CUT HAIR SALON	1,200	43	CASTANEDA ORTHODONTICS	1,050	63-66	ORANGETHEORY FITNESS	3,000
19-20	VIENNA COFFEE HOUSE & BISTRO	2,786	44	WINNER REALTY & INVESTMENTS	1,400	OP-1	MCDONALD'S	2,900
21A	PUBLIX	45,600	45-46	SOUTH CHINA CHINESE RESTAURANT	1,750	OP-2	BANK OF AMERICA	3,500
27-28	FINE SPIRITS	2,751	47-49	SICILIAN OVEN	3,000			

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	9,222	85,980	311,883
DAYTIME POP.	8,032	71,766	265,637
AVG. HH INCOME	\$174,599	\$139,385	\$122,155
MEDIAN AGE	43.2	43.5	41.7



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