COUNTRYSIDE SHOPS

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

Latitude: 26.04658 Longitude: -80.31205

FOR LEASE

FOR MORE INFORMATION

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PROPERTY FEATURES

GLA	VPD
193,245± sf	43,300 Cars Daily

Located on the NE corner of Stirling Road and S. Flamingo Road, Countryside Shops is anchored by Publix and Ross Dress for Less.

Co-tenants include Orangetheory Fitness, Code Ninja, Massage Envy, The Melting Pot, and many others. The shopping center is surrounded by neighborhoods, parks and schools with the City's newest sports complex situated directly across the street, serving approx. 3,000 youth athletes and their families on weeknights and weekends.

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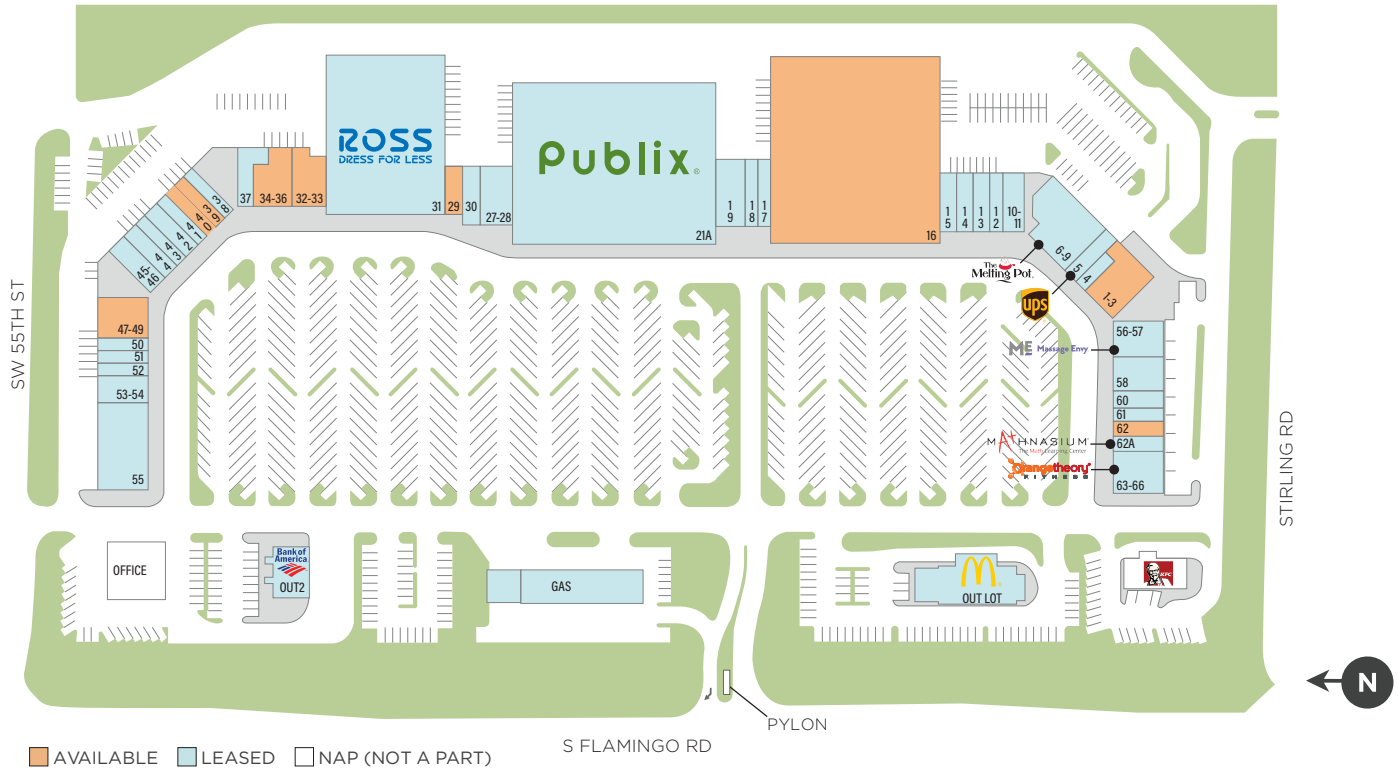


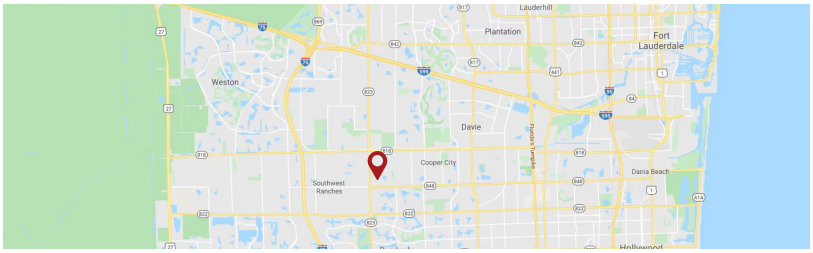
SPACE	TENANT	SF
1-3	**AVAILABLE**	**3,450**
4	SILVER ISLE CLEANERS	750
5	THE UPS STORE	1,400
6-9	THE MELTING POT	4,200
10-11	LA REYNA	1,750
12	NAIL TIP SALON	1,050
13	COMMUNITY BLOOD CENTERS OF FL	1,400
14	COUNTRYSIDE DENTAL	1,400
15	BEAUTY AND THE BEACH SALON	1,400
16	**AVAILABLE**	**44,000**
17	LISA'S CLOSET	1,200
18	PRIME CUT HAIR SALON	1,200
19-20	VIENNA COFFEE HOUSE & BISTRO	2,786
21A	PUBLIX	45,600
27-28	FINE SPIRITS	2,751

SPACE	TENANT	SF
29	**AVAILABLE**	**1,189**
30	AT&T	1,335
31	ROSS DRESS FOR LESS	26,987
32-33	**AVAILABLE**	**2,606**
34-36	**AVAILABLE**	**2,831**
37	TAJ INDIAN GRILL	1,700
38	THE EDGE BARBERSHOP	1,050
39	**AVAILABLE**	**1,050**
40	**AVAILABLE**	**1,050**
41	ICESTASY	1,050
42	THRIVE SPINAL CARE	1,400
43	CASTANEDA ORTHODONTICS	1,050
44	GREEN REALTY	1,400
45-46	SOUTH CHINA CHINESE RESTAURANT	1,750
47-49	**AVAILABLE**	**3,000**

SPACE	TENANT	SF
50	BODY BRITE	900
51	THE VISIONCARE FAMILY	900
52	STRETCH ZONE	930
53-54	CODE NINJAS	1,890
55	COOPER CITY AUTO	6,180
56-57	MASSAGE ENVY SPA	2,525
58	CLUB PILATES	2,430
60	BRAZILIAN BEAUTY WAX	1,215
61	STEVE'S PIZZA	910
62	**AVAILABLE**	**942**
62A	MATHNASIUM	1,238
63-66	ORANGE THEORY FITNESS	3,000
OP-1	MCDONALD'S	2,900
OP-2	BANK OF AMERICA	3,500

2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	9,518	85,085	300,247
DAYTIME POP.	8,644	77,980	276,830
AVG. HH INCOME	$129,559	$117,951	$100,840
MEDIAN AGE	44.3	42.3	40.2



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