



PROMENADE  
AT COCONUT CREEK  
COCONUT CREEK, FL





The place for fashion, food and fun.

250,000 SF  
RETAIL SPACE

30+  
STORES,  
SPAS &  
FITNESS

48K SF  
CLASS A  
OFFICE SPACE

TOP TEN  
EMPLOYMENT  
GROWTH  
MARKET  
IN THE U.S.

23 ACRE  
MIXED-USE SHOPPING  
& ENTERTAINMENT  
DISTRICT

PROMENADE  
AT COCONUT CREEK

SILVERSPOT  
CINEMA

11  
SCREEN  
THEATRE

14  
RESTAURANTS  
& CAFES

\$99,471  
AVERAGE  
HOUSEHOLD  
INCOME

GROWING TRADE  
AREA DRAW OF  
742,000  
PEOPLE

70%  
FEMALE SHOPPERS  
AVERAGE AGE  
45 YEARS

68%  
OF SHOPPERS ARE  
BRAND FOCUSED



250,000 SF  
RETAIL SPACE





# RETAIL, SPA & FITNESS

Apricot Lane

Barker Animation Art Gallery

Brighton Collectibles

Chico's

Coconut Vibe

DSW Shoes

European Wax Center

Francesca's

Guitar Center

It'Sugar Candy Store

J.Jill

Jos. A. Bank Clothiers

Justice

Lane Bryant

LensCrafters

Massage Envy

New York & Company

Orangetheory Fitness

Pyure Aveda

Revival Boutique

Sephora

Sleep Number

Soma Intimates

South Beach Tanning

Sunglass Hut

SunTrust Bank

Venetian Nail Spa

Vivian Auld

White House | Black Market

Xfinity

Yankee Candle Company

# DINING & ENTERTAINMENT



Bar Louie

Ciao Cucina & Bar

Cold Stone Creamery/Rocky Mountain  
Chocolate

Cooper's Hawk Winery & Restaurants

Ethos Greek Bistro

Mama Asian Noodle & Bar

Naked Taco

Nekter Juice Bar

Rubio's Coastal Grill

Saito's Japanese Steakhouse

Salad Creations

Silverspot Cinema/Trilogy Restaurant

Starbucks Coffee

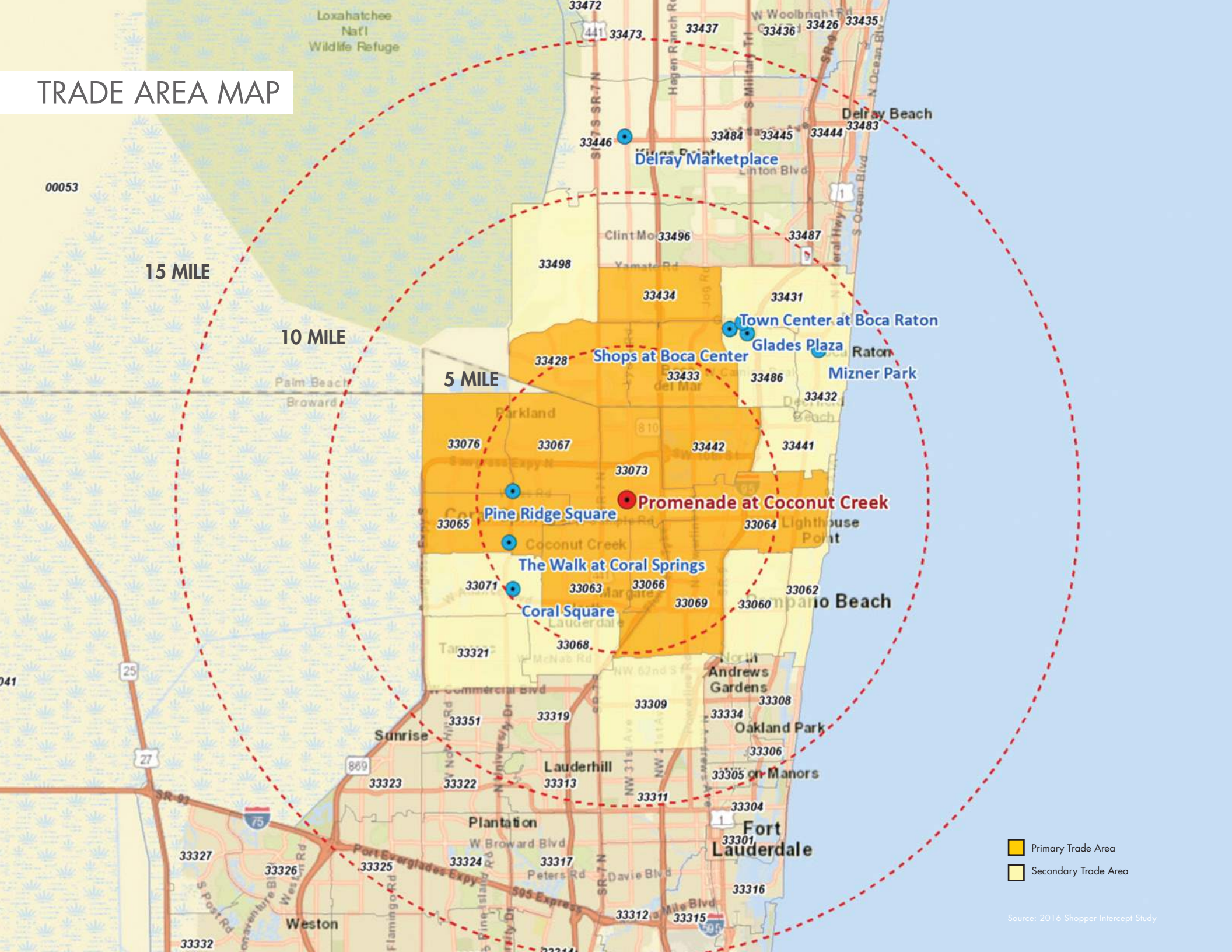
World of Beer



14  
RESTAURANTS AND CAFES



# TRADE AREA MAP



00053

15 MILE

10 MILE

5 MILE

- Primary Trade Area
- Secondary Trade Area

Source: 2016 Shopper Intercept Study





# TRADE AREA

## Demographics

Promenade at Coconut Creek's trade area has a growing population of approximately 742,000 including 401,853 within the primary trade area. The \$100,000+ income segment is growing fastest within the trade area (21.2% projected growth in this segment between 2015 and 2020). Currently, there are approximately 67,000 \$100K+ households in the market. By 2020, the number of households in this cohort is projected to reach 81,500.

## Location

Located in the highly sought after South Florida retail market, Broward County is growing in medical, high-tech, and pharmaceutical companies, employing more than 1 million people. Coconut Creek is a well-planned community with a unique environmental consciousness touting an abundance of trees, waterways, attractive landscaped roads, beautiful parks, and butterfly gardens throughout the neighborhoods.

# TRADE AREA



Common denominators among the trade area's lifestyle segments – whether young families, professionals, or retired – include:

Health-conscious

Dining out

Socializing

Physical fitness

Golf

Engagement with technology – especially smart phones

Home improvement projects

## Neighboring retailers

LA Fitness

El Dorado Furniture

Mercedes-Benz of Coconut Creek

Vista BMW

Infiniti of Coconut Creek



GROWING TRADE AREA  
DRAW OF  
**742,000 PEOPLE**







# CUSTOMER PROFILE

The major sales contributors to Promenade at Coconut Creek are:

- Women (79% of sales, with women 35 and older being the most productive and generating 60% of the sales)
- 25-54 age group (57%)
- \$75K+ income households (70%, with 45% coming from \$100K+ households)
- Promenade at Coconut Creek draws well from households with children and these households contribute nearly a third (32%) of the center's sales

Promenade at Coconut Creek's shopper profile:

- 70% Female
- 62% are ages 25-54 with a 45.0 overall average age
- \$99,471 average household income which is 16% above the trade area household average of \$83,606
- Households with children comprise 38% which is nearly double the trade area representation of 22%
- 68% of shoppers are brand focused and 73% sometimes or always pay full price



NEW YORK & COMPANY

PROMENADE  
AT COCONUT CREEK

Promenade at Coconut Creek is an award-winning, upscale open-air mixed-use center located in Coconut Creek, Florida. With over 50 brand name stores, local boutiques and restaurants, this 298,000 square foot center offers a unique mix of fashion and specialty retailers and restaurants including Sephora, Apricot Lane, White House | Black Market, DSW, Orangetheory Fitness, Guitar Center, Chico's, Starbucks, Bar Louie, Cooper's Hawk Winery & Restaurants, World of Beer and 48,000 square feet of Class-A office space.

PROMENADE  
AT COCONUT CREEK

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H I L L  
P A R T N E R S