



**DIVERSIFIED**  
COMPANIES

# STRADA

4848 COCONUT CREEK PARKWAY, COCONUT CREEK, FL  
SW CORNER OF COCONUT CREEK PARKWAY & LYONS ROAD

**NEW CONSTRUCTION ◦ 8-ACRE MIXED-USE DEVELOPMENT**

***NOW LEASING PRE-CONSTRUCTION!***



**END-CAP, IN-LINE & OUT-PARCEL SPACE NOW PRE-LEASING**



**PROPERTY INFORMATION:**

**City:** Coconut Creek  
**County:** Broward  
**Traffic:** 60,000 Vehicles per Day

- ✓ WALGREENS & REGIONS BANK OUT-PARCELS
- ✓ 30,000 SF CLASS A MEDICAL OFFICE BUILDING ON-SITE
- ✓ NEAR UNIVERSITIES, RESIDENTIAL, AND PUBLIC & PRIVATE OFFICES
- ✓ APPROVED PCD IN COCONUT CREEK

**FOR ADDITIONAL INFORMATION PLEASE CONTACT:**

**LAUREN MCGEE**

**LAUREN@DIVERSIFIEDCOS.COM**

**CELL: 954.242.8425**

**954.776.1005 ext. 200**

**CARY GOLDBERG**

**CARY@DIVERSIFIEDCOS.COM**

**CELL: 954.673.0162**



**DIVERSIFIED**  
COMPANIES

**STRADA**

4848 COCONUT CREEK PARKWAY, COCONUT CREEK, FL  
SW CORNER OF COCONUT CREEK PARKWAY & LYONS ROAD



**STRONG DEMOGRAPHICS & TRAFFIC COUNTS • 8-ACRE MIXED-USE DEVELOPMENT**

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	15,100	127,000	360,000
<b>MEDIAN AGE</b>	45	41	39
<b>AVG HH INCOME</b>	\$58,000	\$58,000	\$61,000

- ✓ 64,000 EMPLOYEES WITHIN 3 MILES
- ✓ 127,000 PEOPLE WITHIN 3 MILES
- ✓ OUTDOOR PATIO SEATING AT EACH SPACE
- ✓ CLOSE PROXIMITY TO SURROUNDING ACADEMIA – ON THE CITY’S “EDUCATION CORRIDOR”
- ✓ MARKET UNDERSERVED BY RESTAURANTS & RETAIL
- ✓ LEFT TURN IN/OUT TO BOTH MAJOR STREETS
- ✓ WYNMOOR COMMUNITY (10,000 RESIDENCES) ACROSS THE STREET

**OVER 1,000 NEW APARTMENT UNITS NOW UNDER CONSTRUCTION!**

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

**LAUREN MCGEE**  
LAUREN@DIVERSIFIEDCOS.COM  
CELL: 954.242.8425

**954.776.1005 ext. 200**

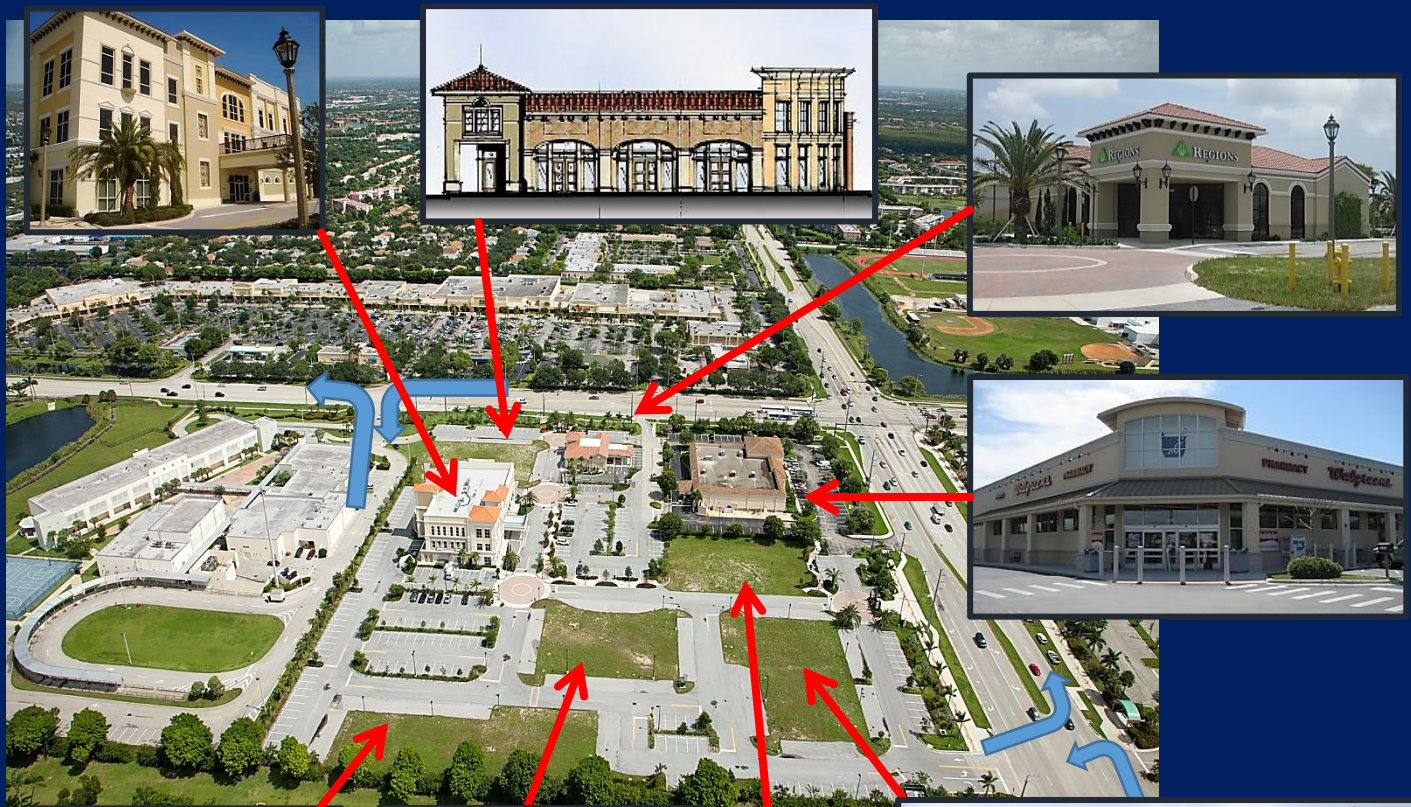
**CARY GOLDBERG**  
CARY@DIVERSIFIEDCOS.COM  
CELL: 954.673.0162



**DIVERSIFIED**  
COMPANIES

# STRADA

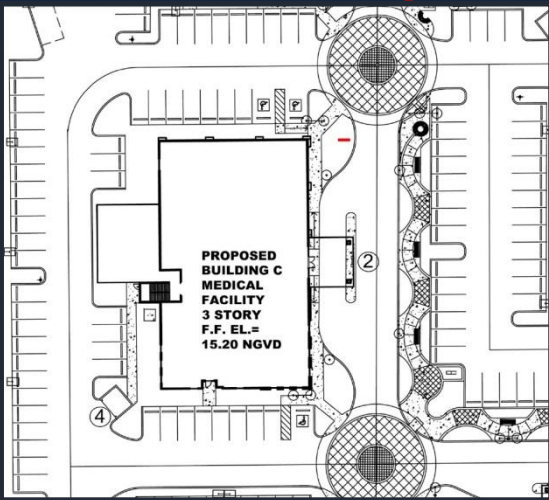
4848 COCONUT CREEK PARKWAY, COCONUT CREEK, FL  
SW CORNER OF COCONUT CREEK PARKWAY & LYONS ROAD



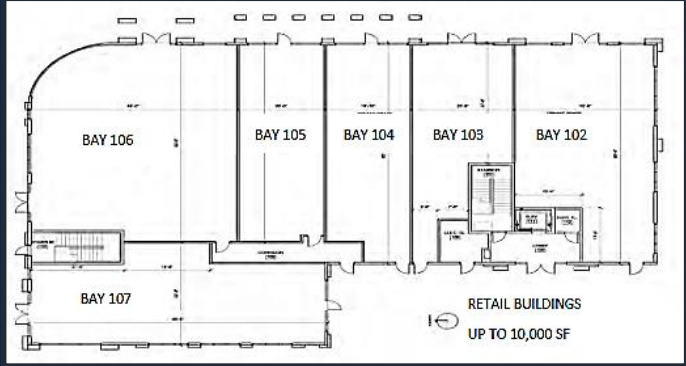
**PROPOSED LIMITED-SERVICE HOTEL**

**PROPOSED MEDICAL OFFICE BUILDING**

**BANK PAD**



**PROPOSED BUILDING C  
MEDICAL FACILITY  
3 STORY  
F.F. EL. =  
15.20 NGVD**



RETAIL BUILDINGS  
UP TO 10,000 SF

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

**LAUREN MCGEE**  
LAUREN@DIVERSIFIEDCOS.COM  
CELL: 954.242.8425

**954.776.1005 ext. 200**

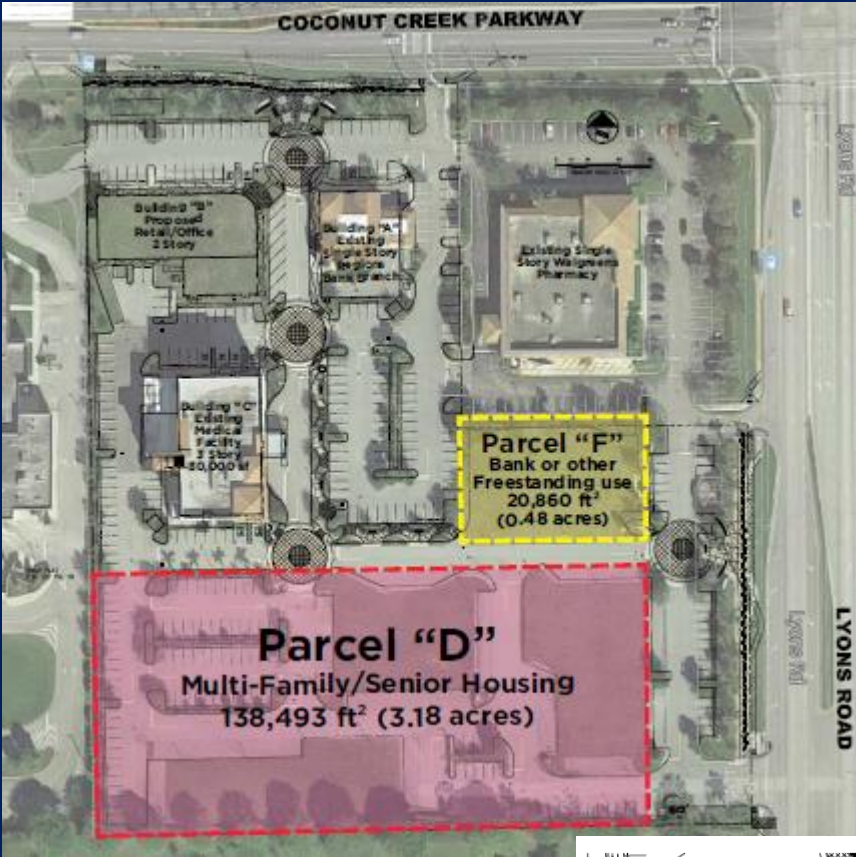
**CARY GOLDBERG**  
CARY@DIVERSIFIEDCOS.COM  
CELL: 954.673.0162



**DIVERSIFIED**  
COMPANIES

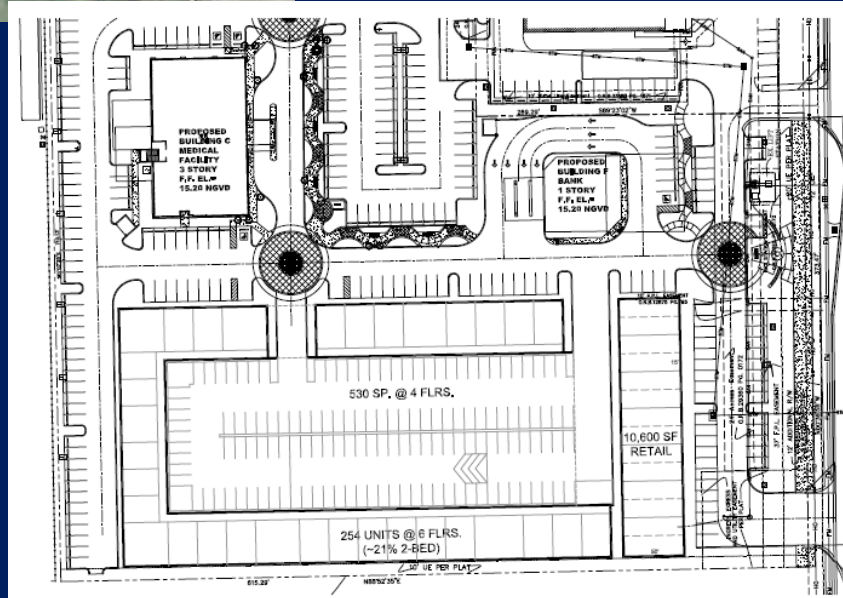
**STRADA**

4848 COCONUT CREEK PARKWAY, COCONUT CREEK, FL  
SW CORNER OF COCONUT CREEK PARKWAY & LYONS ROAD



**FANTASTIC MARKET  
FOR ASSISTED LIVING  
FACILITY OR SENIOR  
HOUSING  
OPPORTUNITIES...**

**254+ UNITS WITH  
550 PARKING  
SPACES ON 4 LEVELS  
OF STRUCTURED  
PARKING!**



FOR ADDITIONAL INFORMATION PLEASE CONTACT:

LAUREN MCGEE  
LAUREN@DIVERSIFIEDCOS.COM  
CELL: 954.242.8425

**954.776.1005 ext. 200**

CARY GOLDBERG  
CARY@DIVERSIFIEDCOS.COM  
CELL: 954.673.0162



DIVERSIFIED  
COMPANIES

# DIVERSIFIED'S DIGEST

*Current Development Market News, Straight from the Source*



## STRADA DEVELOPMENT

Diversified Companies is now pre-leasing the 8-acre site at the SW corner of Coconut Creek Parkway and Lyons Road. The mixed-use development has a Walgreens and a Regions Bank as outparcels and currently holds two state-of-the-art radiation therapy vaults in

the new Class-A Medical Office building on site. The site has proposed retail, medical office, and either limited-service hotel or assisted-living pads available for immediate development opportunities.

## 1,000+ NEW APARTMENT UNITS COMING SOON TO COCONUT CREEK

Investors, developers, retailers and businesses are taking another look at Coconut Creek for new opportunities. Reason? Over 1,000 new living units are current underway, more in for approval. Various new projects include: Long Pines Condominiums [50 Units]; Broadstone Cypress Hammocks [396 Units]; Casa Palma [350 Units]; & Altis (Formerly Bel Lago) [270 Units] and counting!



## MOVING & IMPROVING: CITY OF COCONUT CREEK

In a recent survey completed this summer, 98% of the 713 residents who participated rated Coconut Creek as an "excellent" or "good" place to live. Over 96% of those surveyed gave positive responses to the city as a place to raise a family, a high quality of life, and exceptional services that the city offers.

Coconut Creek has implemented some excellent city-wide programs, including: Tree Canopy Replacement, placing all utility lines underground, single-stream recycling for commercial pilot programs, pedestrian-friendly improvements on the education corridor on Coconut Creek Parkway from Banks Road to Broward College – focusing on walkability on larger sidewalks and shaded medians and rest areas.

A top 10 fastest-growing city in Florida, Coconut Creek is also remodeling City Hall, Fire Stations, parks and recreational community centers. Investments made by the Public Sector continue to be matched with investments made by the Private Sector. It's about time!

## SEMINOLE CASINO @ COCONUT CREEK

Open 24 hours/day, 365 days/year, Seminole Casino Coconut Creek has completed a \$150 million expansion with a 100,000-square-foot gaming floor, the non-smoking, well-appointed Stax Poker Lounge located on the 2nd floor, and 3 new restaurants, the upscale NYY Steak, the spectacular flavors of Italy in Sorrisi Italian Restaurant, and the New York-style 1<sup>st</sup> Street Deli. As part of the expansion project, The Site casino was converted into an intimate, new 1,200-seat show venue. Casino Coconut Creek development plans are being coordinated with, and incorporated in, the city of Coconut Creek's MainStreet development.