

SAWGRASS CENTER

5900-5992 CORAL RIDGE DRIVE | CORAL SPRINGS, FL 33076

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

83,832 SF

Availability

1 Suite | 1,500 SF

Parking Spaces

336

Overview

- Dominant Publix grocery anchored center in one of Broward's wealthiest areas
- Located next to former Heron Bay Golf Club of 220 Acres for future development
- 100% leased with strong local operators
- Located off Sawgrass Expressway and Coral Ridge Dr with combined traffic counts of 98,000 VPD
- Abundant parking and curb appeal

Tenant Mix

Publix.

DUNKIN'
DONUTS

MATHNASIUM
The Math Learning Center



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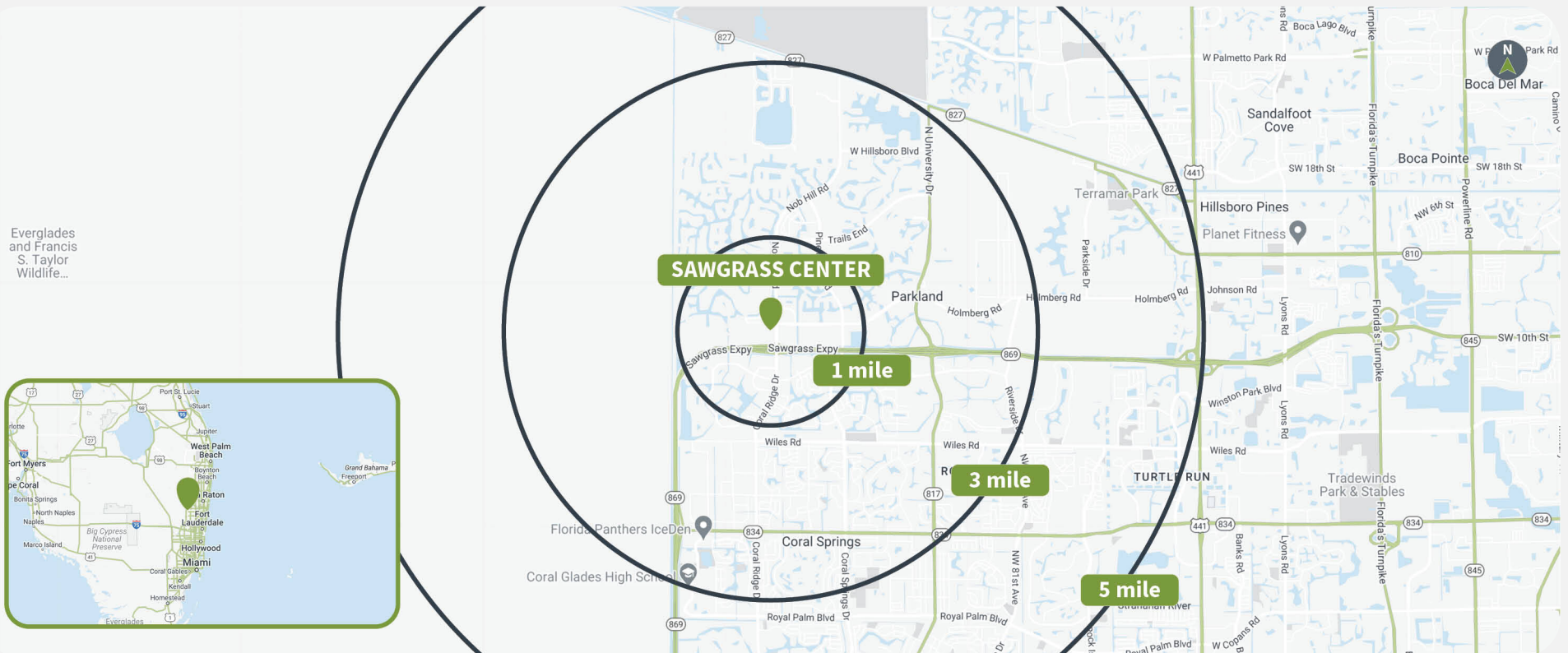
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Demographics

Source: Advan, 2024.

| | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE | 13,987 | 14,268 | 4,682 | \$141,429 | \$124,980 |
| 3 MILES | 86,030 | 78,996 | 28,280 | \$127,997 | \$101,870 |
| 5 MILES | 195,317 | 167,116 | 66,592 | \$118,984 | \$97,770 |



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Market Aerial



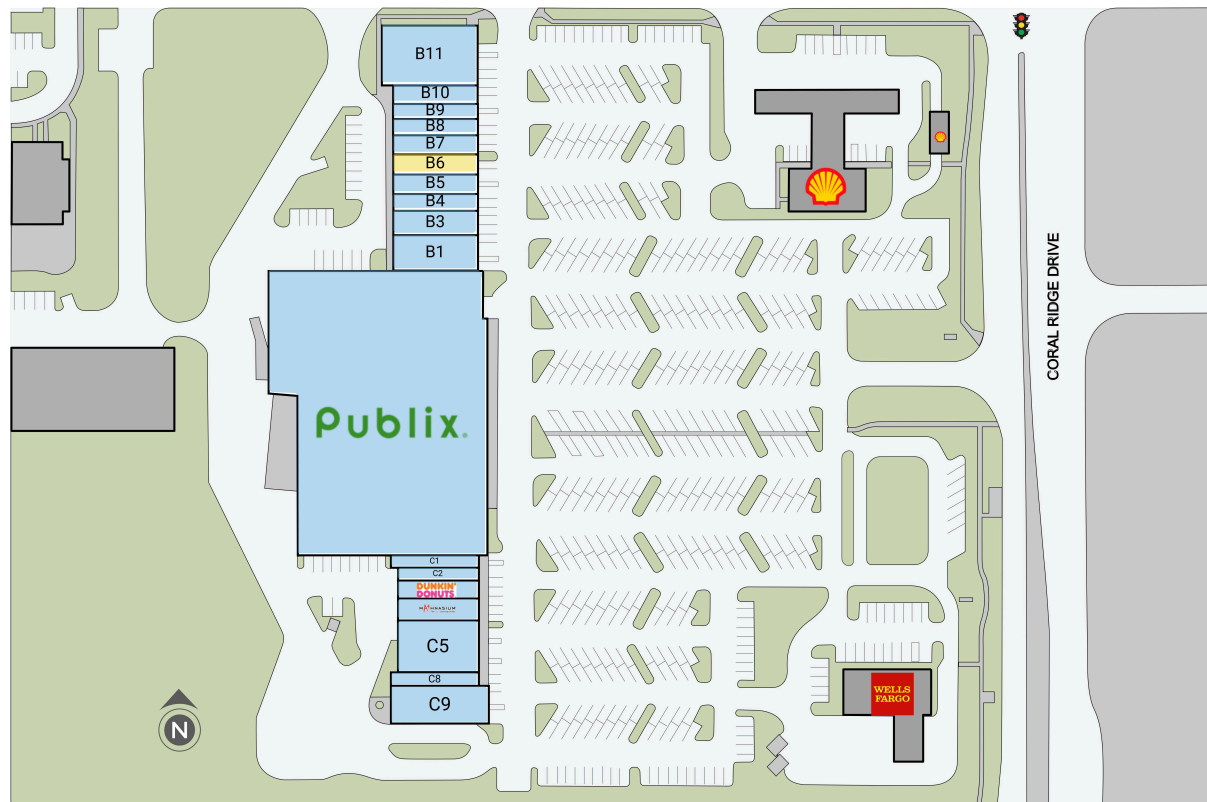
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Site Plan



| Suite | Tenant | GLA (SF) |
|-------|------------------------------|----------|
| B6 | AVAILABLE | 1,500 |
| A1 | Publix | 51,420 |
| B11 | PM PEDIATRICS | 4,800 |
| C5 | DANGELO PIZZA WINE AND TAPAS | 4,125 |
| B1 | DANCE THEATER AT HERON BAY | 3,000 |
| C9 | FAMILY BAGEL | 2,975 |
| B3 | HERON BAY DENTAL | 1,875 |
| C4 | MATHNASIUM | 1,500 |
| C3 | DUNKIN DONUTS | 1,500 |
| B7 | MODERN OPTICAL | 1,500 |
| B5 | THE NY PIZZA PLACE | 1,500 |
| B10 | 4EVER YOUNG | 1,387 |
| C8 | ERNIE'S ACAI | 1,125 |
| C2 | SCENTHOUND | 1,125 |
| C1 | PAK-MAIL | 1,125 |
| B9 | CHINA HOUSE | 1,125 |
| B8 | JADE NAILS | 1,125 |
| B4 | PERSONAL TOUCH DRYCLEANERS | 1,125 |

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Get in Touch with Us

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Learn more about Sawgrass Center at shopcore.com/property/sawgrass-center