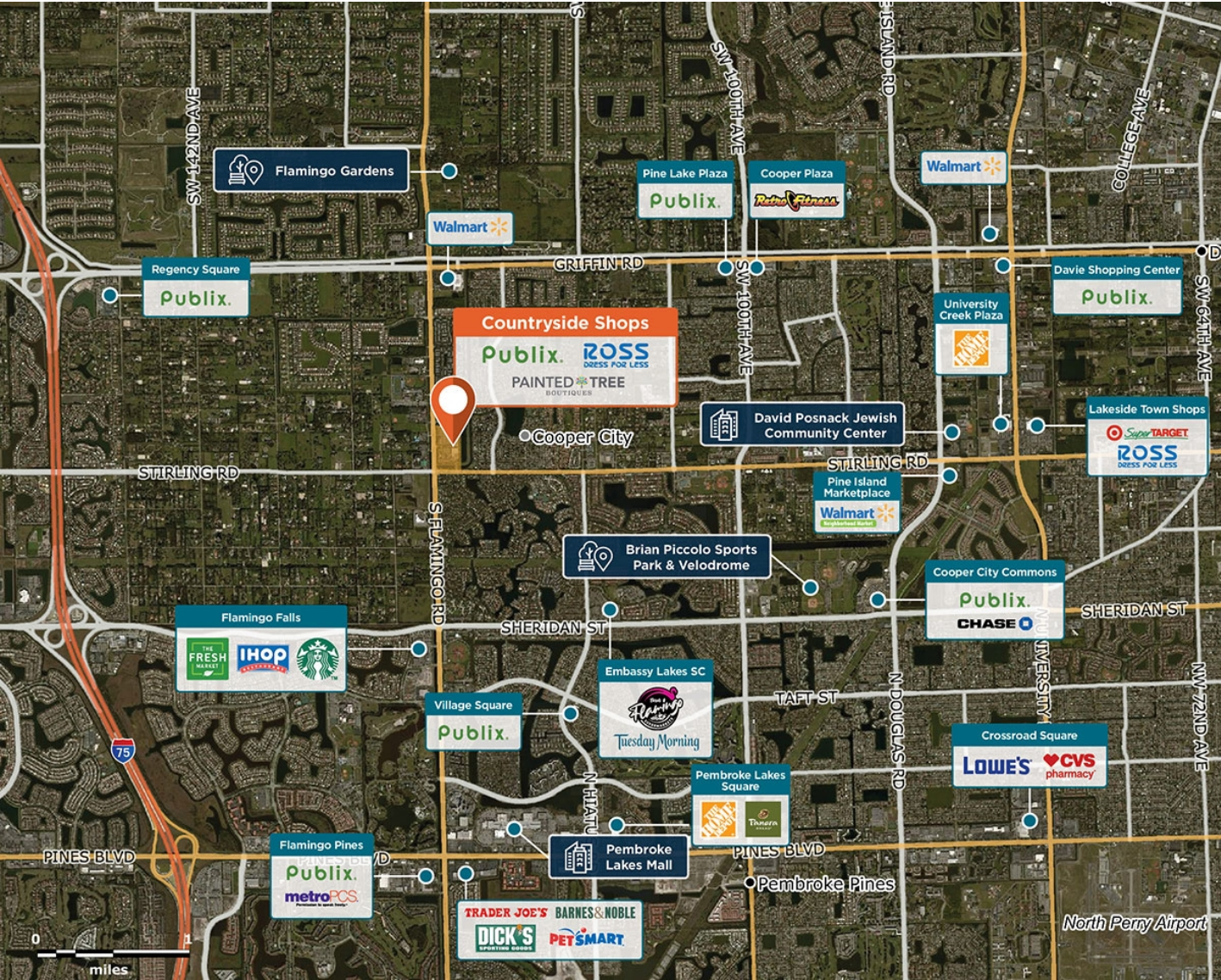


# Countryside Shops

📍 5524-5986 Flamingo Road, Cooper City, FL 33330



A redevelopment in an affluent area of Broward County, at the intersection of Flamingo Road and Stirling Road.

**Center Size:** 186,245  
**Spaces Available:** 2

### Within 3 Miles

Population	81,521
Avg. Household Income	143,775
Avg. Home Value	\$605,006
Annual Visits	2,898,887
Vehicles Per Day	39,391



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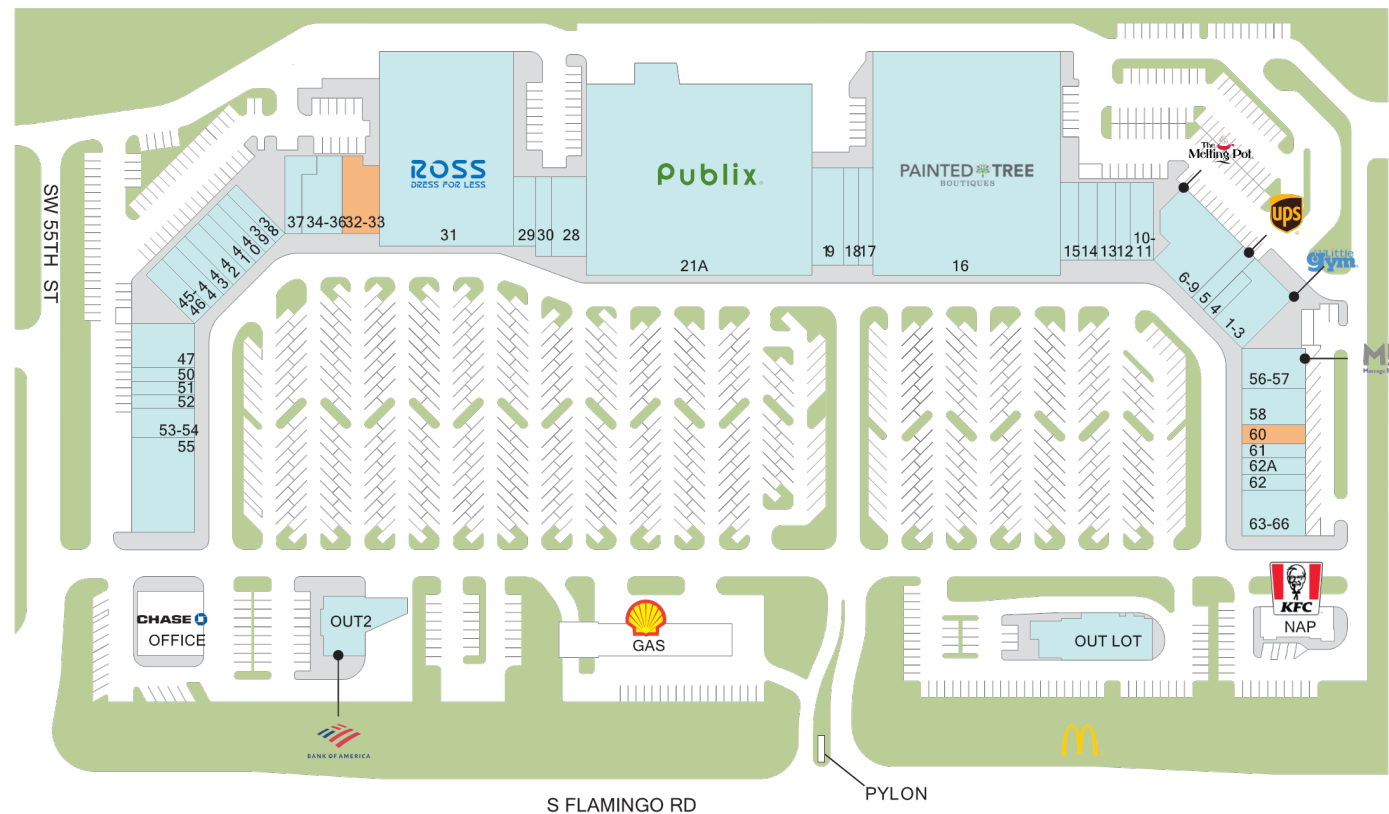
SPACE	TENANT	SF
32-33	AVAILABLE	2,606
60	AVAILABLE	1,215
10-11	LA CHULA	1,750
12	NAIL TIP	1,050
13	COMMUNITY BLOOD CENTERS OF FL	1,400
1-3	THE LITTLE GYM	3,450
14	COUNTRYSIDE DENTAL	1,400
15	BEAUTY AND THE BEACH SALON	1,400
16	PAINTED TREE BOUTIQUES	37,000
17	BIG FROG	1,200
18	PRIME CUT HAIR SALON	1,200
19	VIENNA CAFE & BISTRO	2,786
21A	PUBLIX	45,600
28	FINE SPIRITS	2,751
29	SMOKE SHOP	1,189
30	AT&T	1,335
31	ROSS DRESS FOR LESS	26,987
34-36	PET EVOLUTION	2,831
37	TAJ INDIAN GRILL	1,700
38	THE EDGE BARBERSHOP	1,050
39	JK JEWELRY & WATCH REPAIR	1,050
4	SILVER ISLES CLEANERS	750
40	BOLLYWOOD THREADING SALON	1,050
41	FREDDO GELATO	1,050
42	THRIVE SPINAL CARE	1,400
43	CASTANEDA ORTHODONTICS	1,050
44	WINNER REALTY AND INVESTMENTS	1,400
45-46	SOUTH CHINA CHINESE RESTAURANT	1,750
47	SICILIAN OVEN	3,000
5	THE UPS STORE	1,400
50	BODY BRITE	900
51	THE VISIONCARE FAMILY	900
52	STRETCH ZONE	930

1 of 2

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5524-5986 Flamingo Road, Cooper City, FL 33330

Center Size: 186,245



SPACE	TENANT	SF
53-54	CODE NINJAS	1,890
55	TIRES PLUS	6,180
56-57	MASSAGE ENVY	2,525
58	CLUB PILATES	2,430
61	STEVE'S PIZZA	910
62	MATHNASIUM	1,238
62A	A FAMILY	942
63-66	ORANGETHEORY FITNESS	3,000
6-9	THE MELTING POT	4,200
OUT LOT	MCDONALDS	2,900
OUT2	BANK OF AMERICA	3,500

N

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AVAILABLE

AVAILABLE SOON

LEASED

NAP (NOT A PART)

2 of 2

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.