

For Lease / Sale

8191 Wiles Road | Coral Springs, FL



SITE

Center Academy
"HAPPY. SECURE. INSPIRED."
ESTABLISHED 50 YEARS

PROPOSED

pet CARWASH

TIRE KINGDOM

DUNKIN'

Chevron

WILES RD

37,500 VPD

RIVERSIDE DR



15,600 VPD

EXXON

BLOCK Advisors
by H&R BLOCK

CHASE

TIRE CHOICE
AUTO SERVICE CENTERS

RIVERSIDE SQUARE

LESLIE'S

CONQUER

Sherwood ACADEMY

marco's
Pizza

Cosmo Prof

Banfield
PET HOSPITAL

BAGELAND
& MORE

Publix

EL PASO

LUMBER LIQUIDATORS
OPEN MONDAY FOR LEASE

BRANDON WOULFE

954.703.3604 | brandon.woulfe@srsre.com

SRS
Real Estate Partners



For Lease / Sale

8191 Wiles Road
Coral Springs, FL

* Site located directly across from a Publix anchored shopping center!

Property Specifications

SPACE AVAILABLE

Up to 3,037 SF

PARCEL SIZE

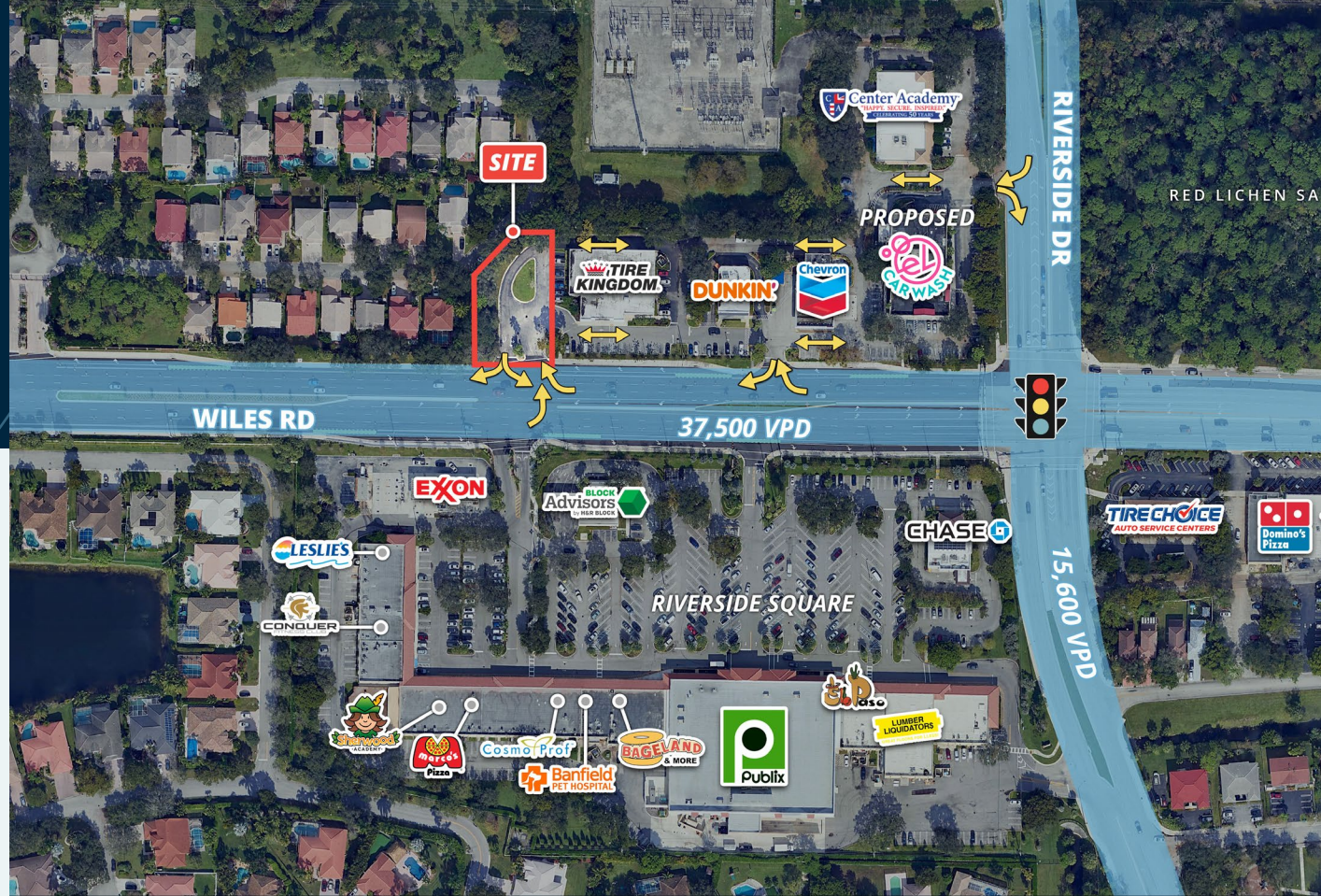
±0.41 AC

ZONING

B-2

BRANDON WOULFE

954.703.3604 | brandon.woulfe@srsre.com



About the Property

- Prime commercial land parcel located on Wiles Road in the affluent Coral Springs/Parkland trade area.
- Located directly across from a Publix-anchored shopping center, providing strong consumer traffic and established retail synergy within the trade area.
- Excellent visibility and frontage along a major east-west corridor with strong daily traffic counts.
- Flexible commercial zoning allows for a variety of uses, including retail, restaurant, medical, professional office, and drive-thru concepts.
- Strategic location in one of Broward County's fastest-growing and highest-income submarkets.
- B-2 Zoning, City of Coral Springs.

Traffic Counts

Wiles Rd	37,500 VPD
Riverside Dr	15,600 VPD
Year: 2025 Source: FDOT	

Nearby Retailers

Publix

DUNKIN'

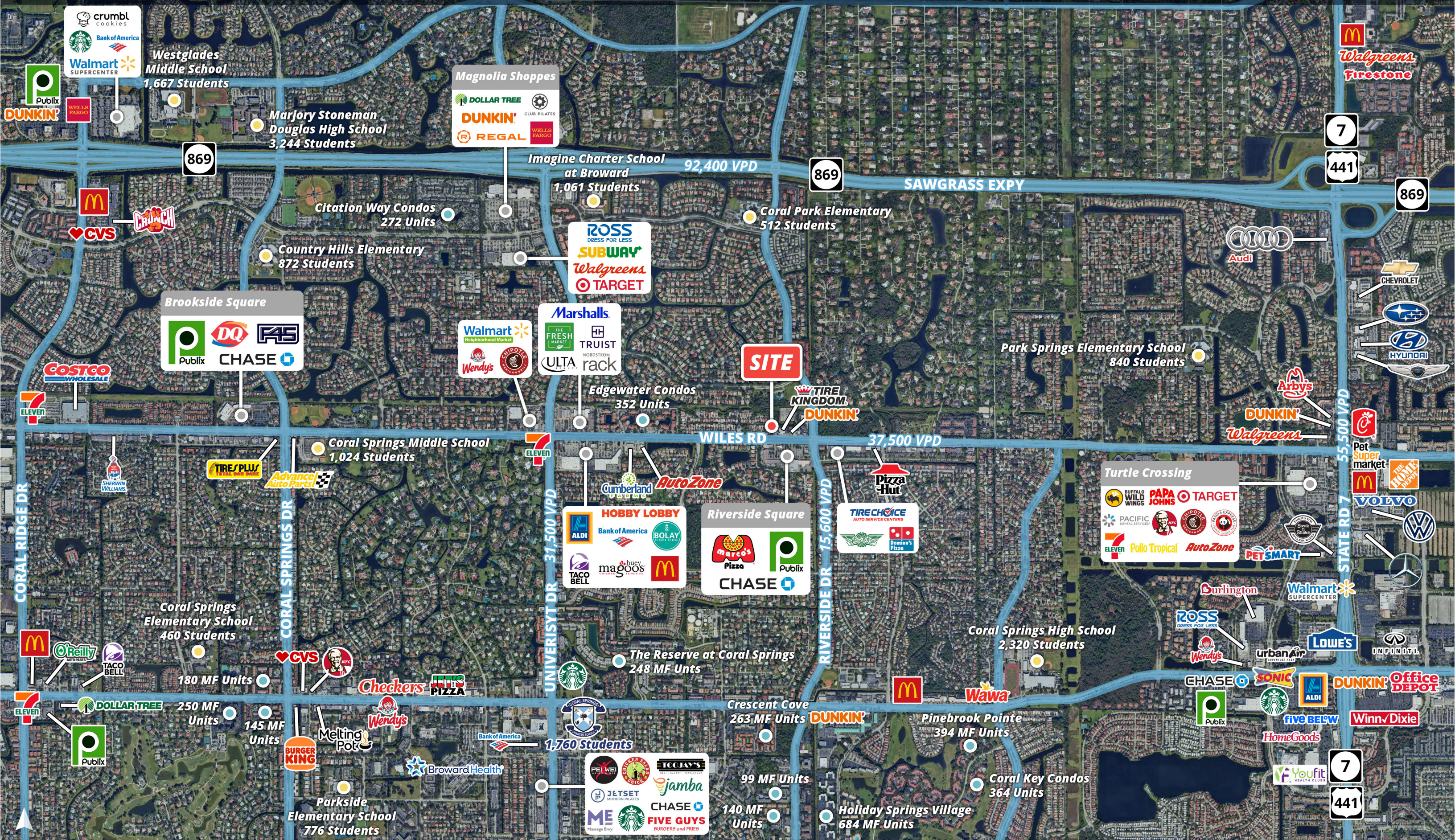


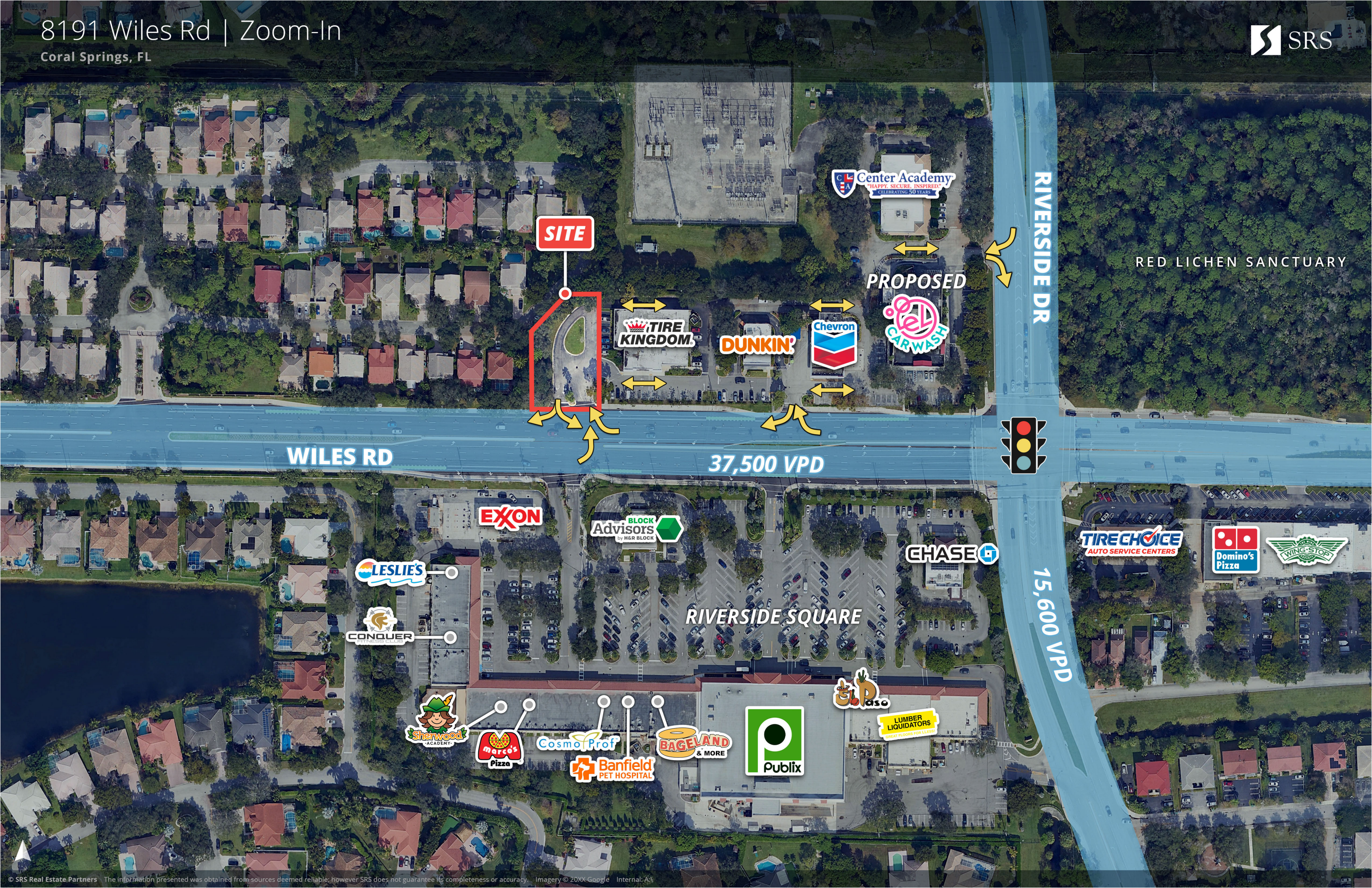
CHASE

TIRE KINGDOM
SERVICE • BRAKES • BATTERIES • MORE



SRS REAL ESTATE PARTNERS





SITE

Center Academy
"HAPPY. SECURE. INSPIRED."
CELEBRATING 50 YEARS

PROPOSED

TIRE KINGDOM

DUNKIN'

Chevron

Car Wash

WILES RD

37,500 VPD

RIVERSIDE DR

RED LICHEN SANCTUARY

EXXON

BLOCK Advisors
by H&R BLOCK

CHASE

TIRE CHOICE
AUTO SERVICE CENTERS

Domino's Pizza

WINGSTOP

LESLIE'S

CONQUER

Sherwood ACADEMY

Marco's Pizza

Cosmo Prof

Banfield PET HOSPITAL

BAGEL LAND & MORE

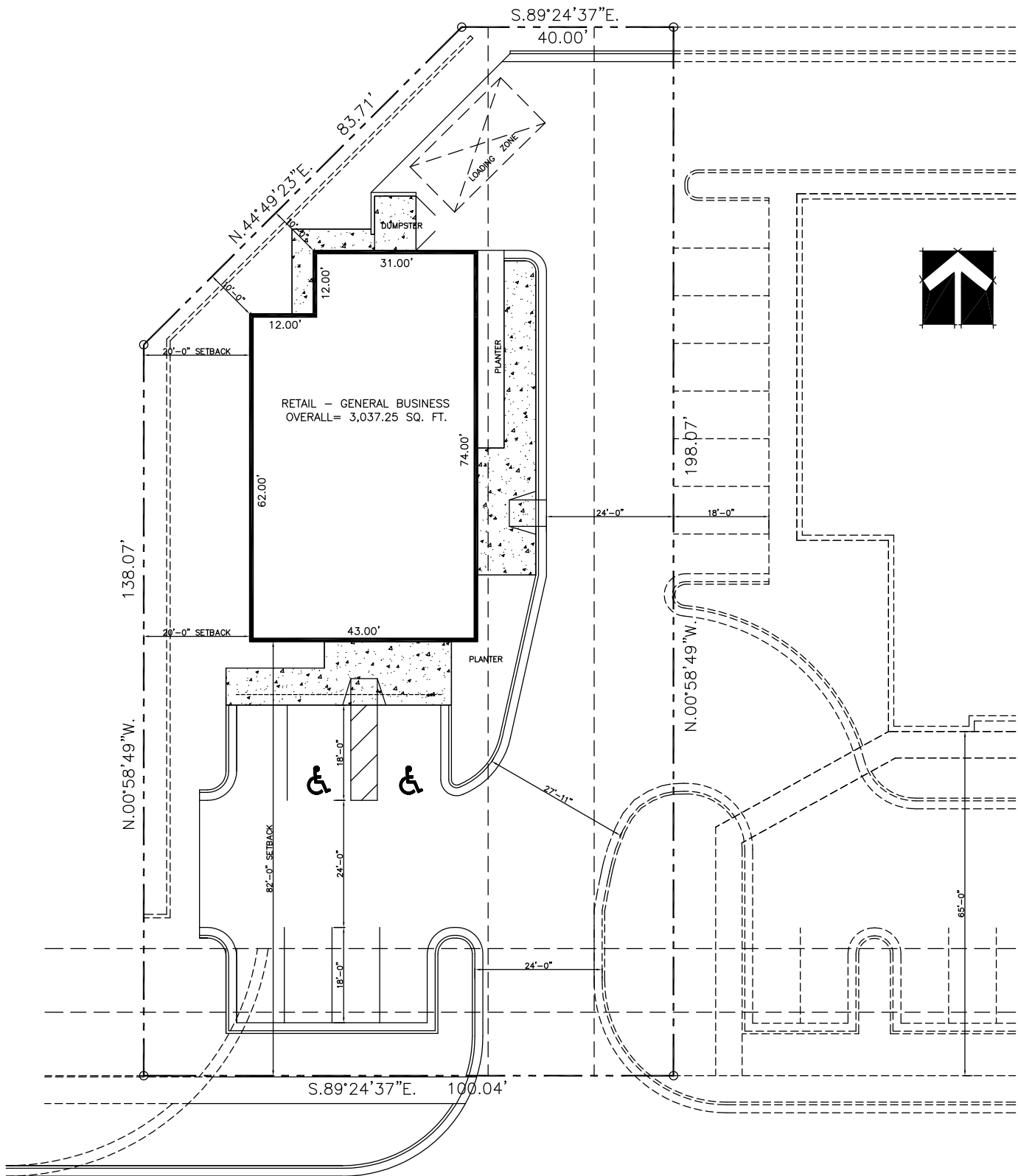
Publix

EL PASO

LUMBER LIQUIDATORS
GREAT FLOORS FOR LESS

RIVERSIDE SQUARE

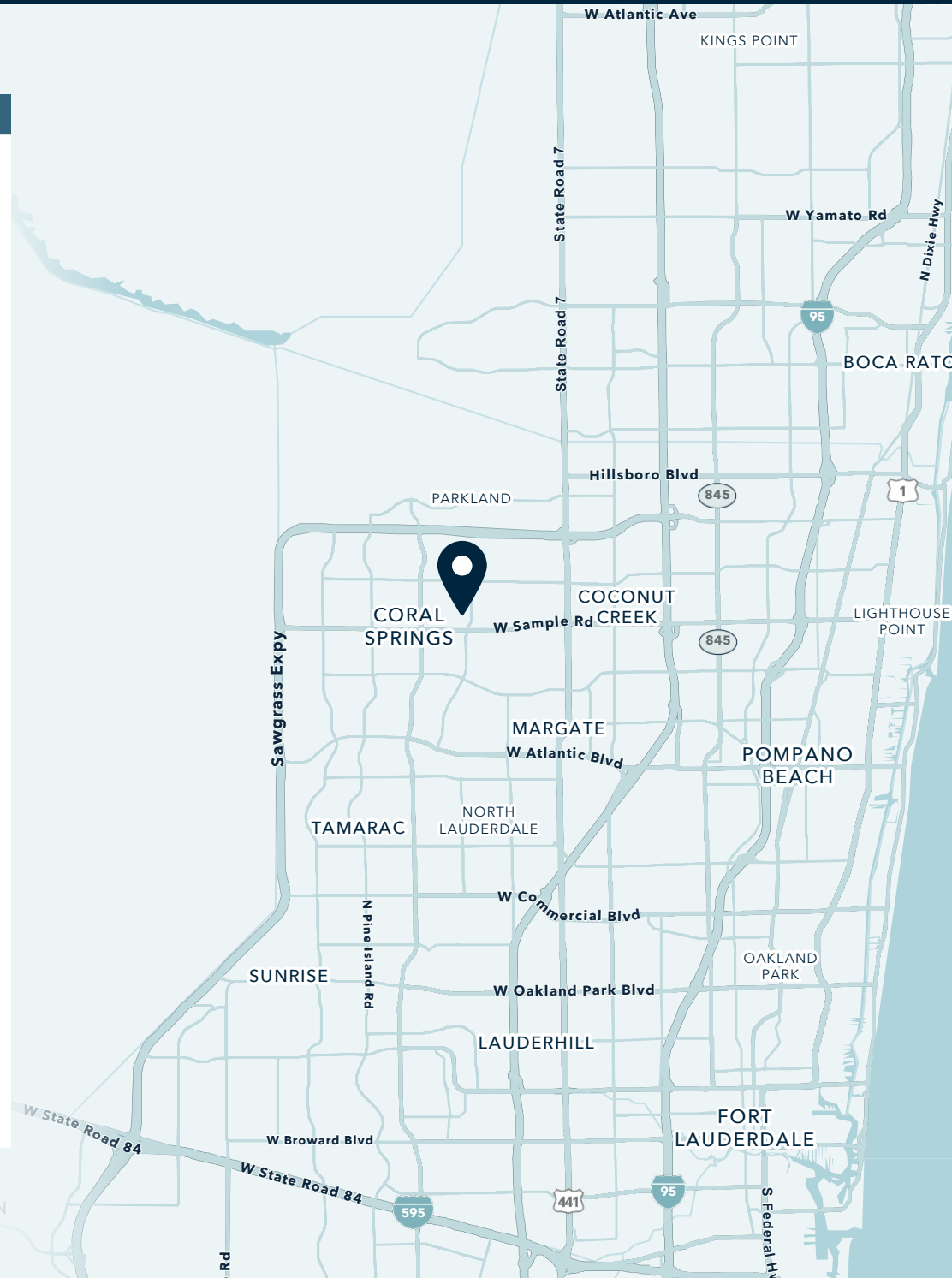
15,600 VPD





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	19,430	139,124	348,045
2030 Projected Population	19,302	139,254	347,806
Proj. Annual Growth 2025 to 2030	-0.13%	0.02%	-0.01%
Daytime Population			
2025 Daytime Population	15,403	118,886	282,428
Workers	5,337	55,137	122,948
Residents	10,066	63,749	159,480
Income			
2025 Est. Average Household Income	\$120,211	\$125,681	\$124,211
2025 Est. Median Household Income	\$81,262	\$94,181	\$91,110
Households & Growth			
2025 Estimated Households	6,656	50,817	127,510
2030 Estimated Households	6,669	51,237	128,403
Proj. Annual Growth 2025 to 2030	0.04%	0.16%	0.14%
Race & Ethnicity			
2025 Est. White	35%	41%	43%
2025 Est. Black or African American	30%	24%	22%
2025 Est. Asian or Pacific Islander	5%	6%	6%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	30%	29%	30%
2025 Est. Hispanic (Any Race)	32%	29%	29%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

Key Facts

348,045

Total
Population

282K

Total Daytime
Population

-0.01%

Population
Annual Growth
Rate

41.2

Median Age

\$91,110

Median
Household
Income

\$97.3K

Average
Disposable
Income

49.2K

Population 12
Years & Younger

180K

Female
Population

Annual Household Spending



\$2,651
Apparel &
Services



\$247
Computers &
Hardware



\$4,464
Eating Out



\$7,832
Groceries



\$7,998
Health Care

Annual Lifestyle Spending



\$3,871
Travel



\$122
Theatre/Operas/
Concerts



\$89
Movies/Museums/
Parks

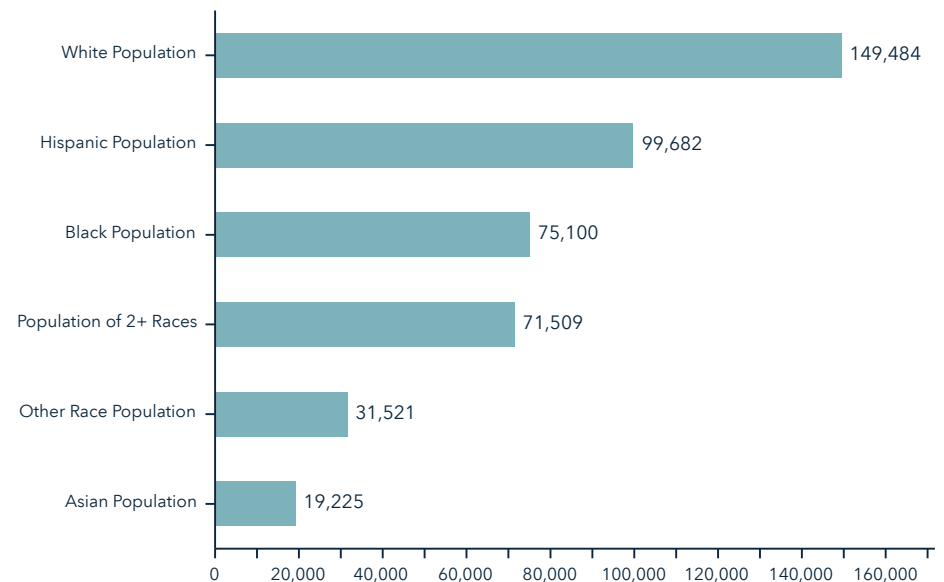


\$98
Sports Events



\$186
Toys/Games/
Crafts/Hobbies

Race

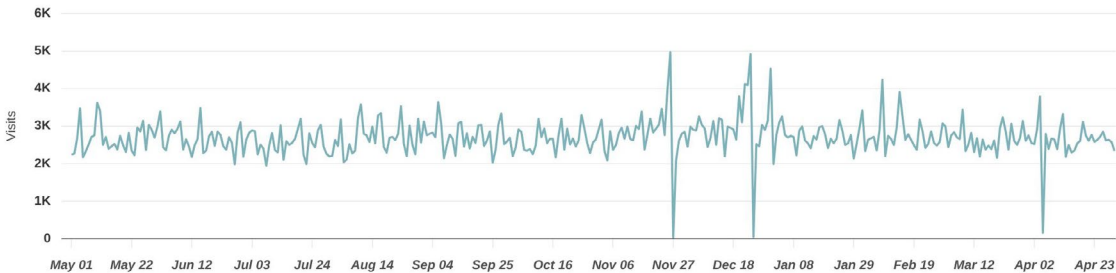




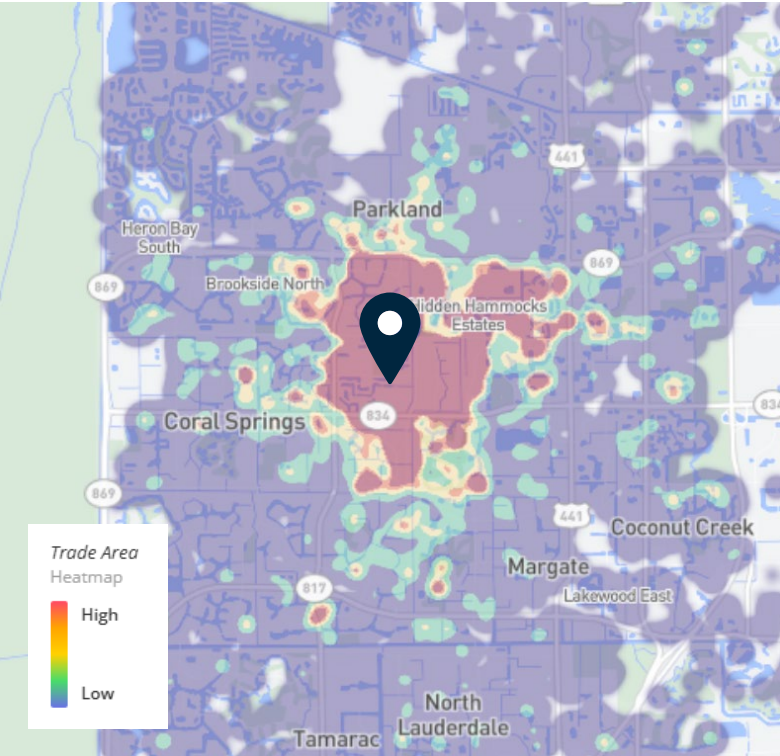
Data for 05/01/2025 - 04/30/2026



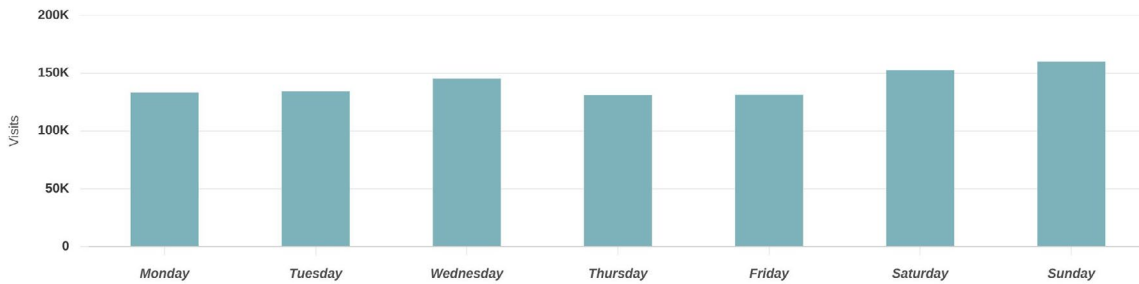
VISITS TREND



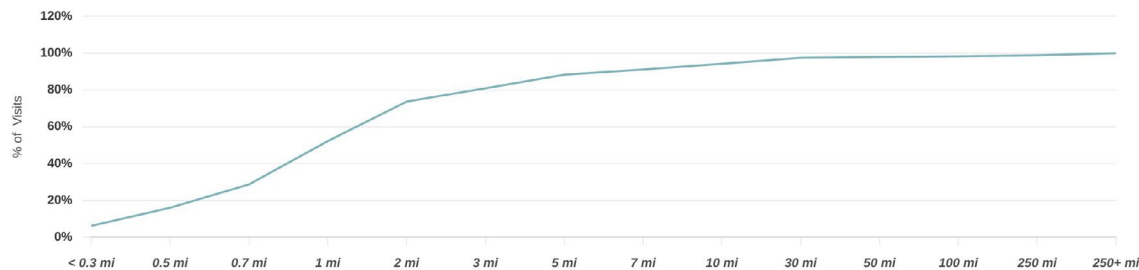
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE





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