



For more information, please contact:  
**COHEN COMMERCIAL REALTY, INC.**  
info@cohencommercial.com  
561.471.0212  
561.471.590  
www.cohencommercial.com  
**FOR IMMEDIATE RELEASE**  
Contact: Karen Cohen  
marketing@cohencommercial.com

## CCR Secures Four New Leases at Westlake Palms

November, 2025 (Westlake, FL) Cohen Commercial is pleased to announce four new leases at Westlake Palms, located at 4931 Seminole Pratt Whitney Road in Westlake, Florida. Bryan Cohen and Chris McCarthy successfully represented the landlord in all transactions, further solidifying Westlake Palms as a growing retail destination within the community. New tenants include Ella Cafe (1,650 SF), represented by Liz Metott of Native Realty; Junior's Barber Shop (1,705 SF), with Cohen and McCarthy serving as sole brokers; Westlake EyeCare (1,500 SF), represented by Matt Sullivan of Xite Healthcare Real Estate; and Gulfstream Goodwill (2,617 SF), represented by Jack Siragusa and Sara Williams of CBRE.

These recent deals reflect the continued momentum and appeal of the Westlake market, attracting a diverse mix of service-oriented and community-focused tenants. Cohen Commercial remains committed to driving strategic leasing success and enhancing the tenant mix across premier retail properties throughout South Florida.

About Cohen Commercial Realty, Inc. - Cohen Commercial Realty, Inc., and Cohen Management, LLC, are full-service commercial real estate brokerage and management companies dedicated to fulfilling client needs quickly and efficiently throughout the entire state of Florida.

Our team boasts extensive experience in site selection, shopping center sales and leasing, landlord and tenant representation, investment sales and property management. With additional expertise in land development, land sales and leasing, and business brokerage. Cohen Commercial Realty proudly offers the know-how to solve virtually any property challenge with the dedication and precision to provide a complete solution to all of our clients' needs.



Mr. McCarthy was born and raised in Palm Beach County and is a graduate of Florida State University. He has successfully completed transactions with a wide range of notable tenants, including Starbucks, Dollar Tree, Tenet Healthcare, Red Crab, KFC, Ollie's Bargain Outlet, Humana, Fitness Together, La Colonia Medical Center, Elite Hearing Centers, Florida Medical Partners, IVX Health, Liberty Health Sciences, LensCrafters, Tropical Smoothie, Wingstop, Fifth Third Bank, Mint Dispensary, Hand and Stone, Centrum Healthcare, Metro Diner, Goodwill, Milan Laser, Playa Bowls, HotWorx, The UPS Store, Horizon Yachts, Mavis Tire, Rock N Roll Sushi, Abbott's Frozen Custard, Mathnasium, and Verizon Wireless. Mr. McCarthy has represented a variety of high-performing landlords, including Regency Centers, KIMCO, SITE Centers, Curblin, Black Creek Corporation, RPT Realty, Perform Properties, and Keith Corporation.

### Licensed Real Estate Broker

*All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent the current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*