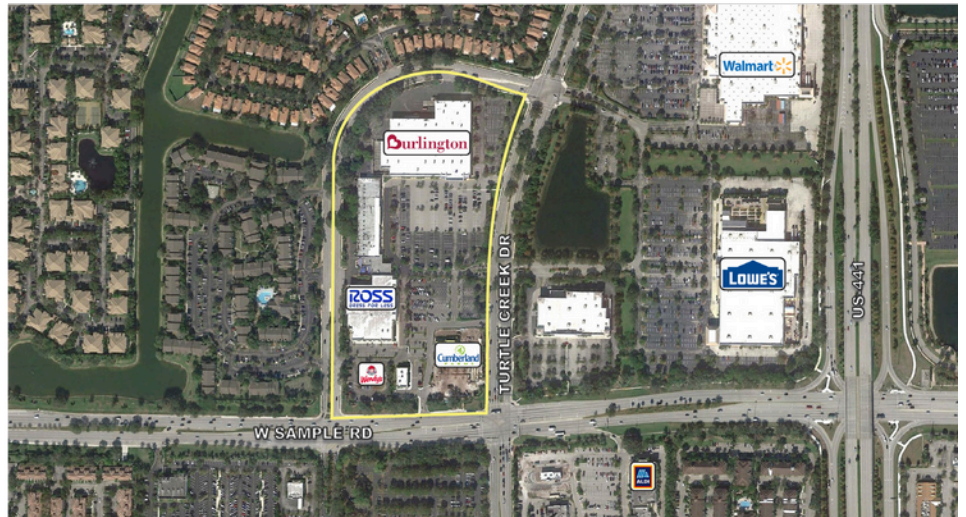


# TURTLE RUN SHOPPES

6221-6373 W Sample Road | Coral Springs, FL 33067

Latitude: 26.27565 Longitude: -80.20730

**FOR LEASE**



## FOR MORE INFORMATION

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## PROPERTY FEATURES

GLA  
179,000± sf

VPD  
46,700 Cars Daily

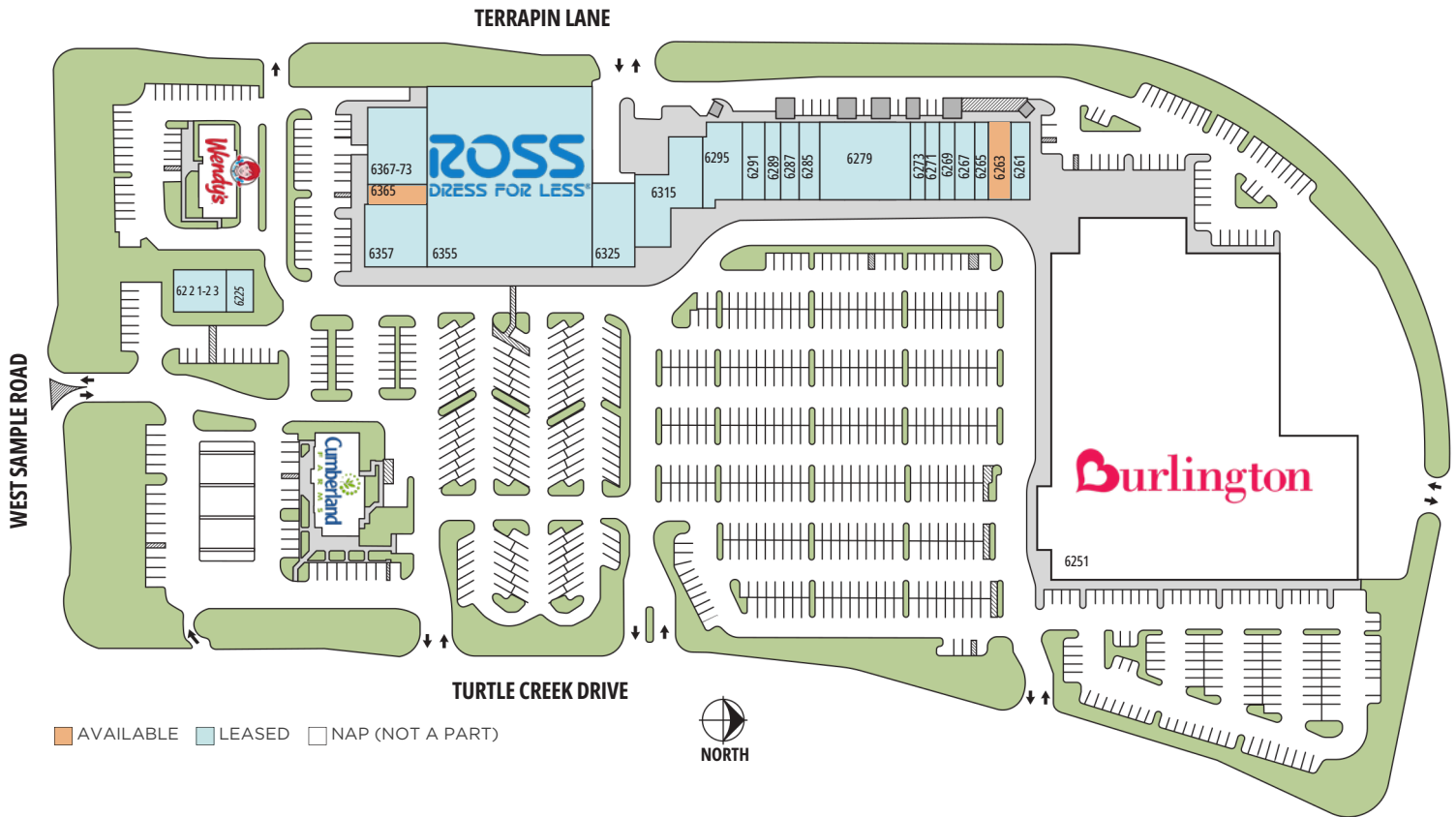
Located on the NW corner of W Sample Rd & Turtle Creek Dr, Turtle Run Shoppes is anchored by Ross Dress for Less and Burlington. Co-tenants include Smoothie King, America's Best and Wendy's among others. The shopping center is surrounded by families and schools, with more than 57,000 households and 147,000 people within a three-mile radius. The center enjoys a healthy daytime population of 123,500 within 3 miles, with major employers such as Northwest Regional Hospital, Seminole Casino Coconut Creek, JM Lexus and Al Hendrickson Toyota very close by.

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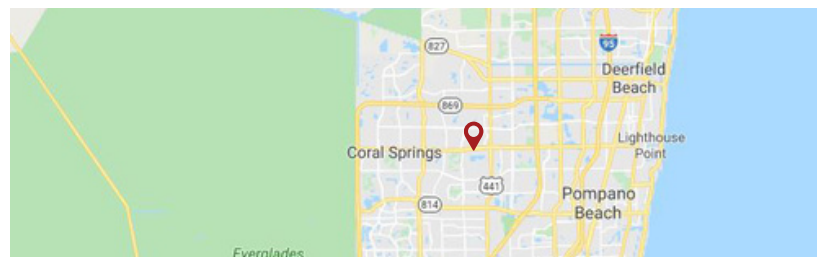
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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
6201	CUMBERLAND FARMS	N/A	6273	TOP TEN NAIL SALON	1,200	6355	ROSS DRESS FOR LESS	29,876
6221-23	LA BRASA GRILL	2,100	6279	MY SALON SUITE	6,974	6357	AMERICA'S BEST	4,000
6225	SMOOTHIE KING	1,400	6285	DANCE AT RDA	1,600	6365	AVAILABLE	1,200
6251	BURLINGTON	N/A	6287	TOBU THAI AND SUSHI	1,600	6367-73	CYCLE GEAR	5,780
6261	MIMA'S CUBAN CAFÉ	1,200	6289	BOARD AND BRUSH	1,200	6375	WENDY'S	N/A
6263-65	AVAILABLE	3,200	6291	MOORE FIRE GRILL	2,000			
6267	CORAL SPRINGS FAMILY DENTISTRY	1,235	6295	US POSTAL SERVICE	3,200			
6269	CHIROCARE OF FLORIDA	1,565	6315	OXFORD ACADEMY PRE-SCHOOL	5,233			
6271	GOGI SALON	1,200	6325	THE SHED	3,560			

## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	16,872	147,645	403,199
DAYTIME POP.	17,491	123,568	334,757
AVG. HH INCOME	\$115,071	\$98,300	\$98,156
MEDIAN AGE	40.8	42.7	41.2



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