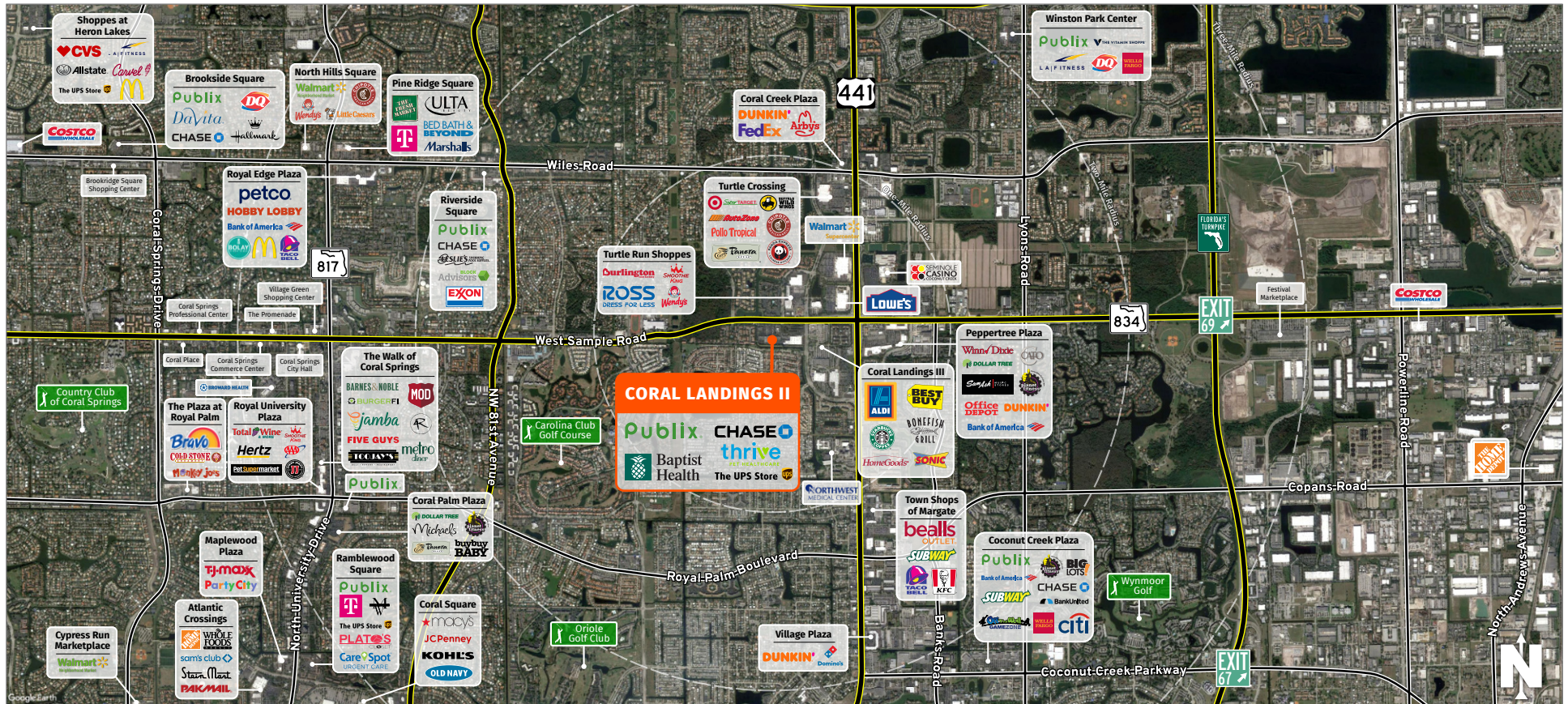




# CORAL LANDINGS II

6264 - 6290 West Sample Road Coral Springs, FL 33067

# CORAL SPRINGS, FL

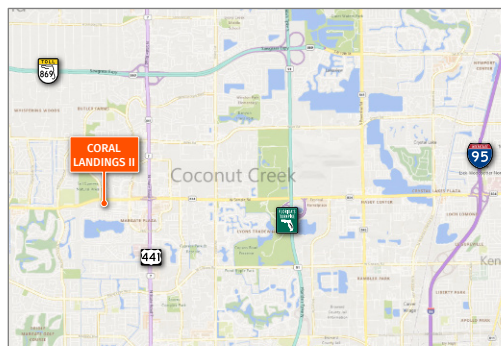


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±102,786 SF

**TRAFFIC COUNT:** ±42,918



- Center's location offers exceptional visibility approximately one-half mile west of the highly-trafficked intersection of US 441 and West Sample Road
- Situated in a high-density, upscale residential area providing access to an affluent customer base
- Positioned centrally in the dynamic South Florida retail market
- Significant customer traffic to the center is generated from Publix, Baptist Health, and Renaissance Charter School

**MEREDITH VOGEL** | LEASING AGENT

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**SOUTHEAST**  
CENTERS

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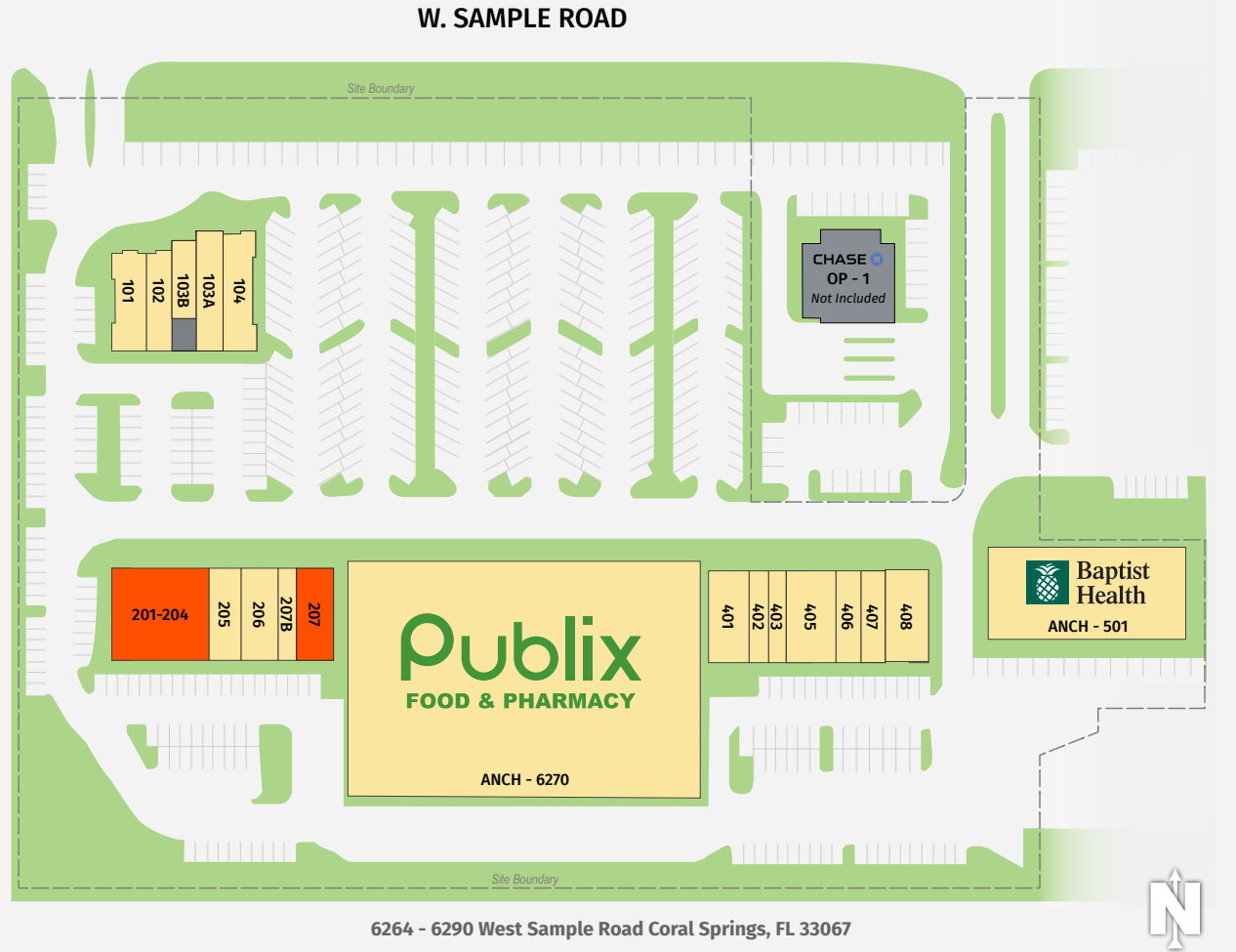
**CORAL LANDINGS II**  
 6264 - 6290 West Sample Road Coral Springs, FL 33067

**SOUTHEAST**  
 CENTERS



# CORAL LANDINGS II

TENANTS	UNIT	SIZE
Liquors Island	101	2,100 SF
Sugaring NYC	102	1,560 SF
Thrive Affordable Vet Care	103A	2,000 SF
Stoner's Pizza	103B	1,260 SF
PT Solutions	104	2,468 SF
<b>Available (Former Medical)</b>	<b>201-204</b>	<b>6,000 SF</b>
Patel Peak Performance Chiropractic	205	1,875 SF
Sushi Sake	206	2,250 SF
Fade of the Art	207B	1,125 SF
<b>Available</b>	<b>207</b>	<b>2,250 SF</b>
Publix	ANCH - 6270	54,340 SF
Alpha Dental	401	2,100 SF
China Sea	402	1,200 SF
The UPS Store	403	1,200 SF
Nail Pros	405	3,000 SF
Vision Eyecare	406	1,500 SF
FoodEyez Caribbean	407	1,500 SF
La Marsa Mediterranean Cuisine	408	2,625 SF
Baptist Health	ANCH - 501	12,011 SF
Chase	OP - 1	4,226 SF



DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	17,938	39.1	\$115,966
3 MILES	151,197	41.5	\$119,889
5 MILES	388,280	39.9	\$113,679

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.