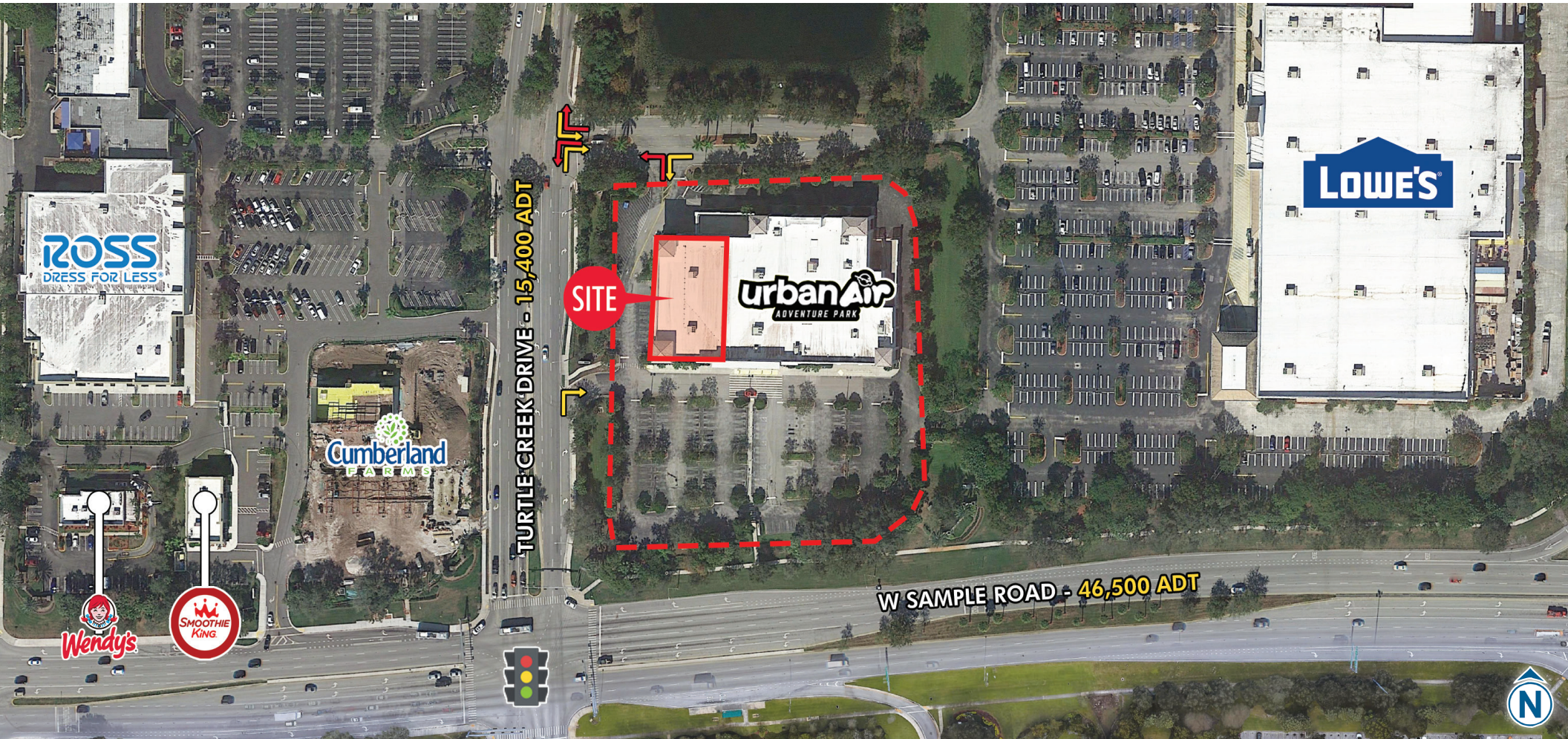


FOR SUBLEASE (URBAN AIR SURPLUS SPACE)

13,959 SF AVAILABLE

6001 W SAMPLE ROAD, CORAL SPRINGS, FL



VANILLA SHELL DELIVERY WITH NEW STOREFRONT

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

MICHAEL BETANCOURT
DIRECTOR
michaelb@katzretail.com
(305) 602-9933

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

PROPERTY OVERVIEW

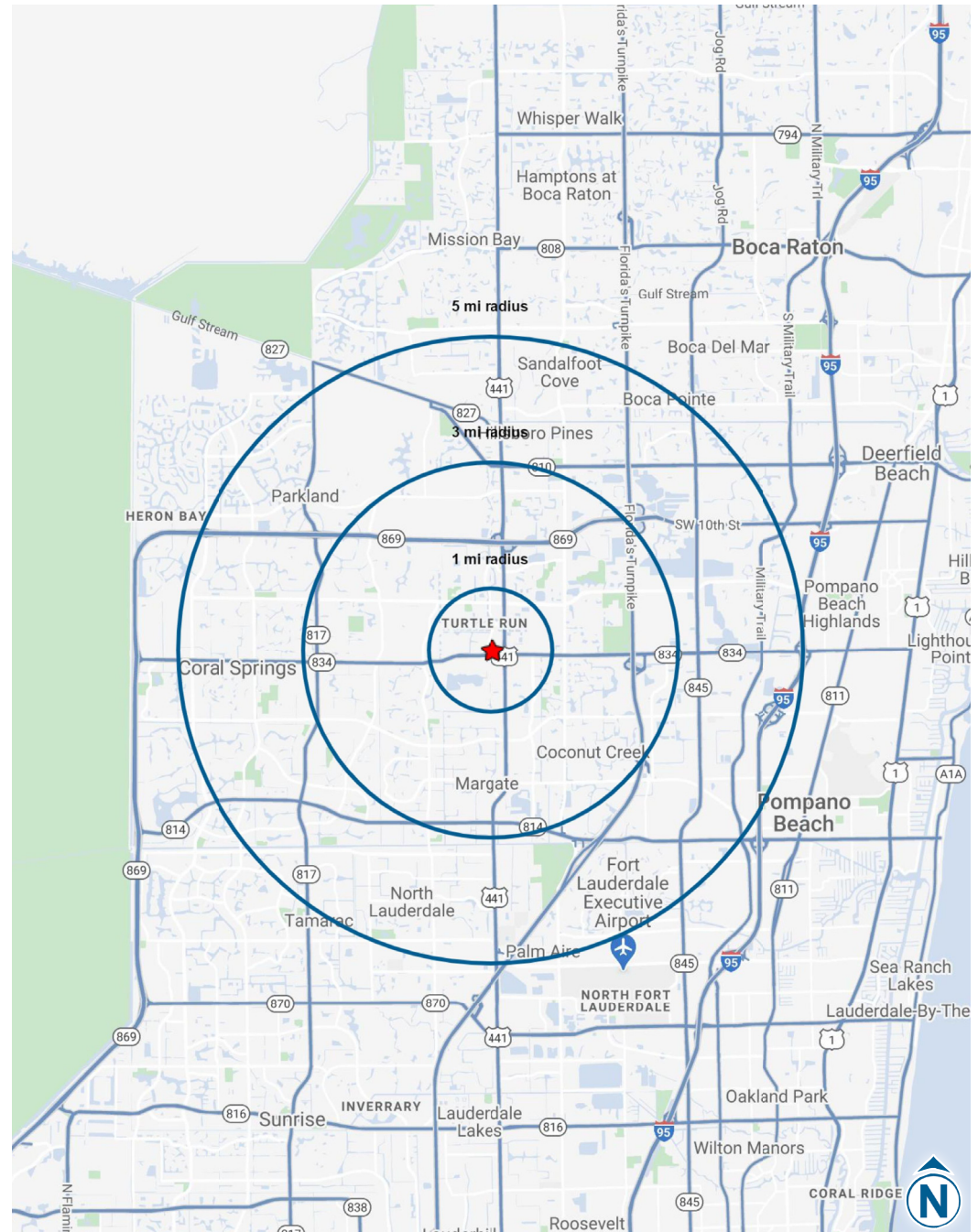
HIGHLIGHTS

- Approximately ±13,959 SF available for sublease
- Space will be delivered in vanilla shell condition with new storefront
- The space is surplus space from **urbanAir** ADVENTURE PARK
- Located at the corner of the signalized intersection with over 60,000 ADT at the intersection
- Strong daytime population
- Within close proximity to the Florida Turnpike
- Dense demographics with high average household incomes
- Surrounded by national retailers including:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	16,632	145,444	389,040
HOUSEHOLDS	6,586	58,454	147,871
DAYTIME EMPLOYEES	13,103	117,702	314,996
AVERAGE HH INCOME	\$83,162	\$81,004	\$81,103
	5 Minutes	10 Minutes	15 Minutes
POPULATION	51,141	210,996	502,235
HOUSEHOLDS	20,131	80,911	192,110
DAYTIME EMPLOYEES	40,598	171,174	407,847
AVERAGE HH INCOME	\$81,547	\$81,922	\$82,817



6001 W SAMPLE ROAD | EXECUTIVE SUMMARY



6001 W SAMPLE ROAD | PROPERTY PHOTOS

SITE

EXTERIOR TRUCK
LOADING RAMP/DOCK

APPROX. 92'

APPROX. 147'

**13,959 SF
AVAILABLE FOR SUBLEASE
(URBAN AIR SURPLUS SPACE)**



6001 W SAMPLE ROAD | SITE PLAN



CONTACT AGENTS

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katzretail.com

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