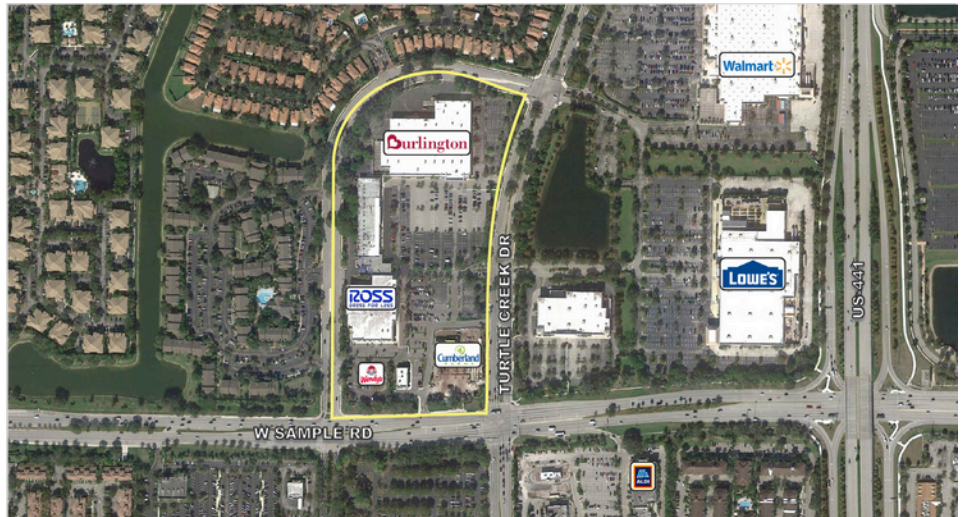


# TURTLE RUN SHOPPES

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, La Brasa 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 3-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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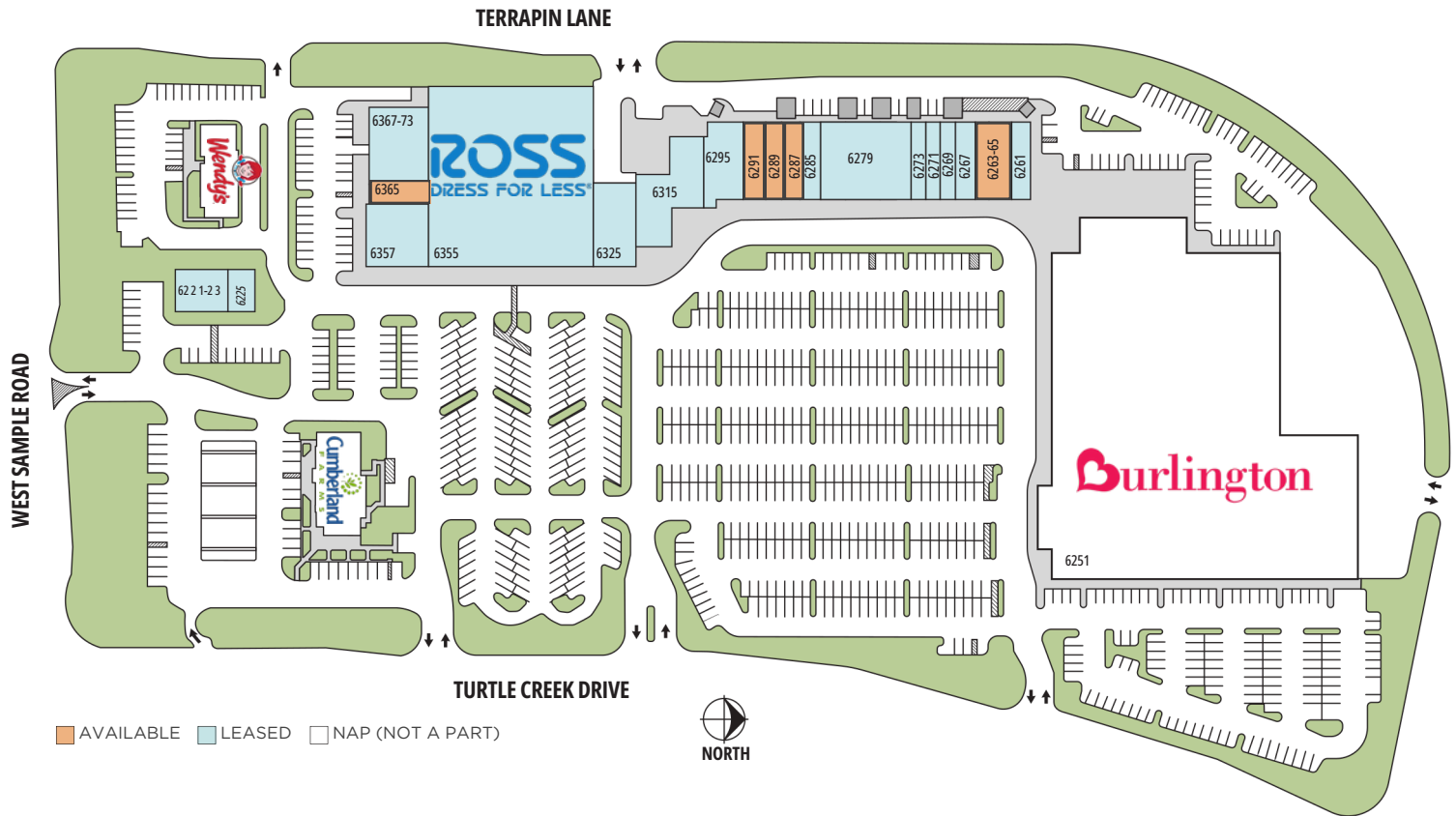
49 N Federal Hwy | Suite 138  
Pompano Beach, FL 33062  
[ForeFrontCRE.com](http://ForeFrontCRE.com)

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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 (AVAILABLE)	1,600	6367-73	CYCLE GEAR	5,780
6261	MIMA'S CUBAN CAFÉ	1,200	6289	AVAILABLE	1,200	6375	WENDY'S	N/A
6263-65	AVAILABLE	3,200	6291	AVAILABLE (Restaurant)	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			

## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	16,500	146,951	402,463
DAYTIME POP.	17,013	123,494	334,713
AVG. HH INCOME	\$121,766	\$103,241	\$103,803
MEDIAN AGE	40.0	42.1	40.9



The information contained herein was obtained from sources deemed to be reliable. However, ForeFront Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



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