



For Lease

RIPCO
RETAIL LEASING

Turtle Run Shoppes

6221-6375
West Sample Road

Coral Springs, FL
33067

| 1,200-3,200 SF

Retail, Restaurant, and Office spaces available

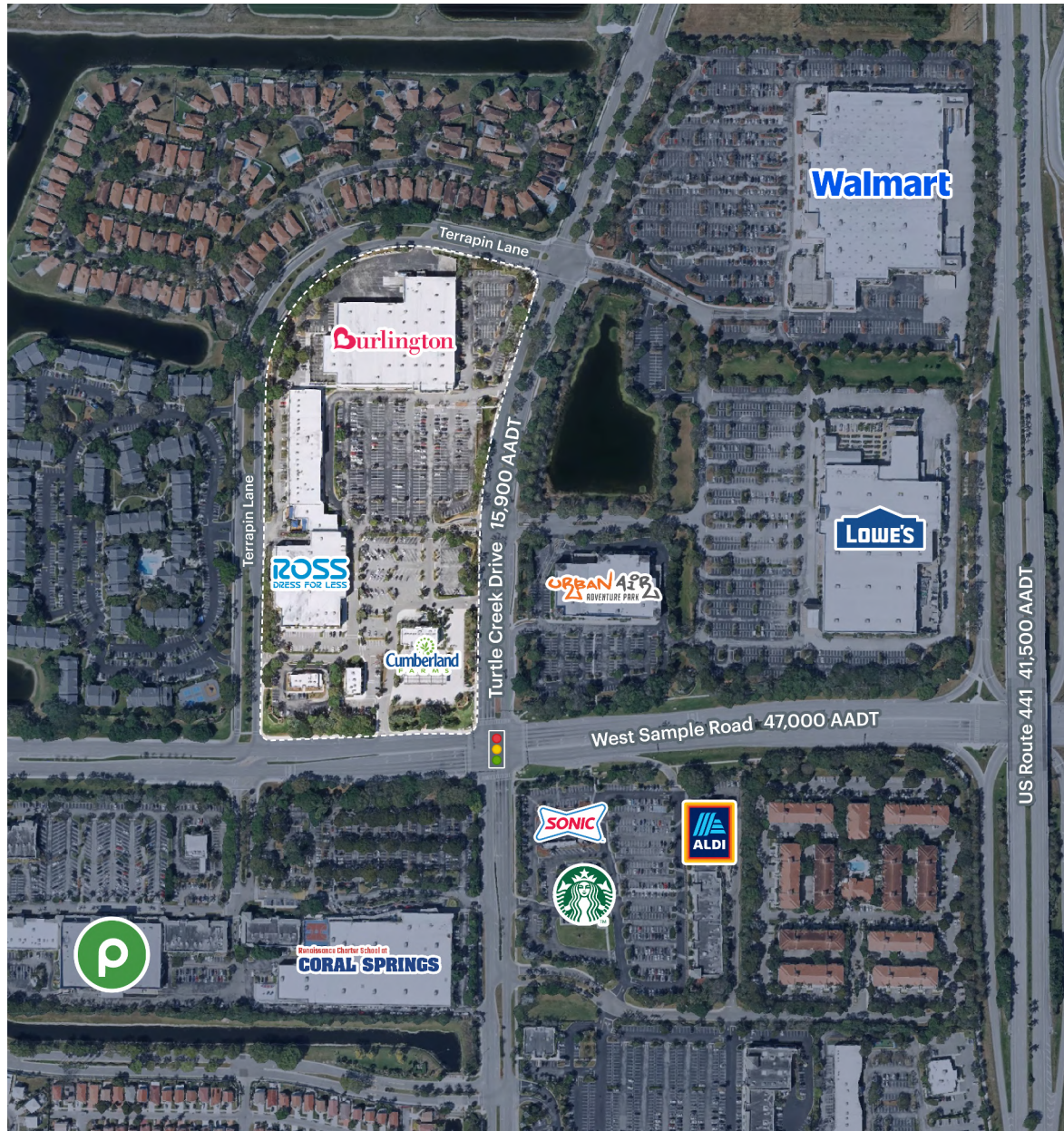
Contact
Exclusive Agents

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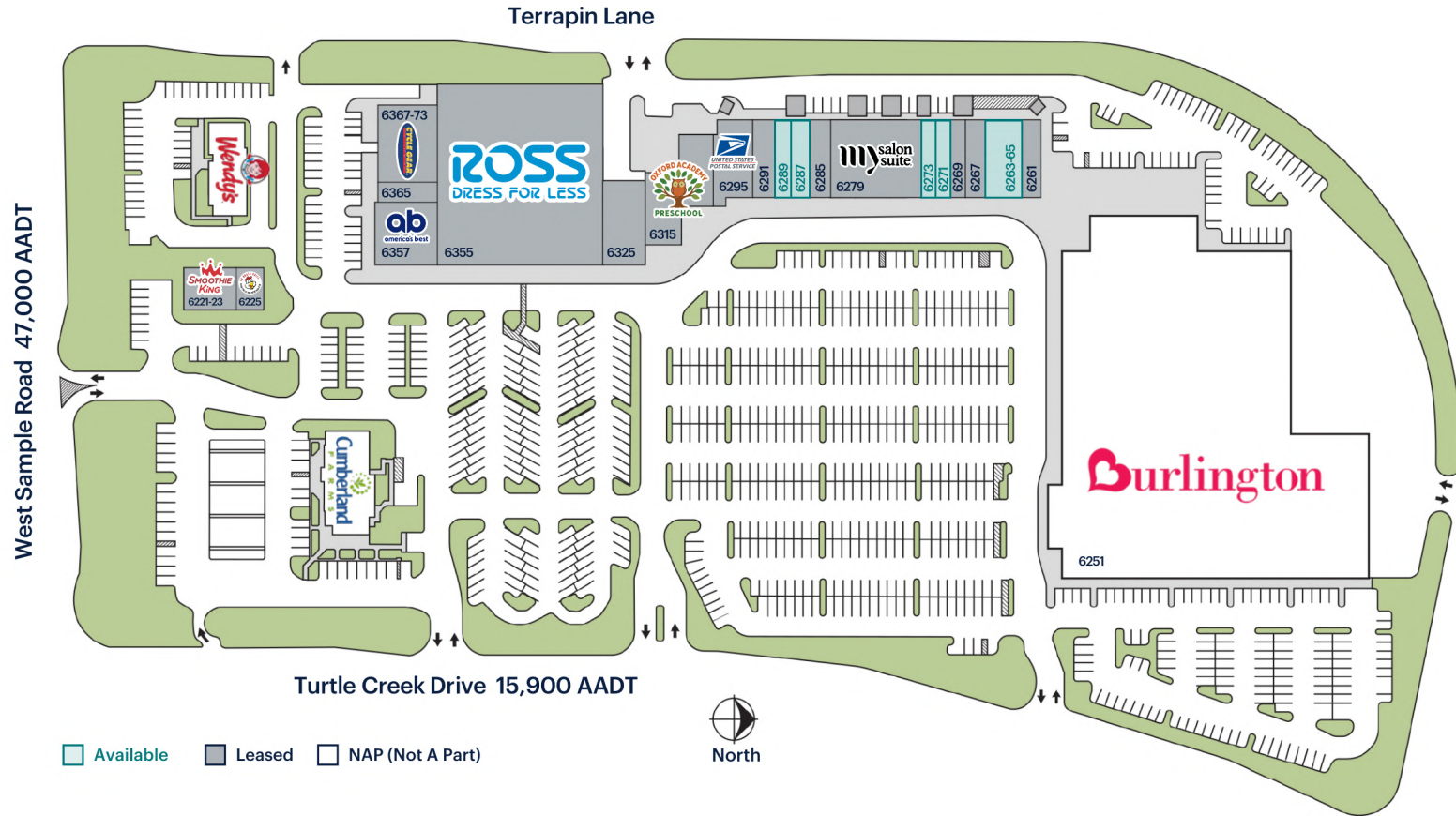
Austin Alves
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Details & Demographics



Location	NWC of West Sample Road & Turtle Creek Drive				
Size	6263-65	3,200 SF			
	6273 (former salon)	1,200 SF			
	6271	1,200 SF			
	6287 (former restaurant)	1,600 SF			
	6289	1,200 SF			
Rent	Please inquire				
Possession	Immediate				
Term	Negotiable				
Traffic	West Sample Road	47,000 AADT			
	Turtle Creek Drive	15,900 AADT			
	US Route 441	41,500 AADT			
Co-Tenants	La Brasa Grill, Smoothie King, Mima's Cuban Café, Coral Springs Family Dentistry, Chirocare of Florida, My Salon Suite, Dance at RDA, US Postal Service, Oxford Academy Pre-School, the Shed, Ross Dress for Less, America's Best, Cycle Gear				
Neighbors	Cumberland Farms, Wendy's, Burlington, Walmart, Lowe's Home Improvement, Publix, Sonic Drive-In, Starbucks, Aldi, Urban Air, Renaissance Charter School, Seminole Casino Coconut Creek				
Population	1 mile	15,934	Average Household Income	1 mile	\$131,210
	3 miles	147,762		3 miles	\$110,413
	5 miles	399,991		5 miles	\$108,231
Daytime Population	1 mile	16,252	Total Businesses	1 mile	655
	3 miles	126,143		3 miles	6,787
	5 miles	334,305		5 miles	17,208
Total Households	1 mile	6,185	Median Age	1 mile	40.7
	3 miles	59,043		3 miles	42.7
	5 miles	151,332		5 miles	41.1

Site Plan



Suite	Tenant	Size SF
6201	Cumberland Farms	N/A
6221-23	La Brasa Grill	2,100
6225	Smoothie King	1,400
6251	Burlington	N/A
6261	Mima's Cuban Café	1,200
6263-65	• Available	3,200
6267	Coral Springs Family Dentistry	1,235
6269	Chirocare of Florida	1,565

Suite	Tenant	Size SF
6271	• Available	1,200
6273	• Available (Former Salon)	1,200
6279	My Salon Suite	6,974
6285	Dance at RDA	1,600
6287	• Available (2nd Gen Restaurant)	1,600
6289	• Available	1,200
6291	Flame Hibachi (Coming Soon)	2,000
6295	US Postal Service	3,200

Suite	Tenant	Size SF
6315	Oxford Academy Pre-School	5,233
6325	The Shed	3,560
6355	Ross Dress for Less	29,876
6357	America's Best	4,000
6365	Afuri Aesthetics	1,200
6367-73	Cycle Gear	5,780
6375	Wendy's	N/A

Area Retail

