

**FOR
LEASE**

Deco Sample Plaza

OFFICE | RETAIL | SPACE AVAILABLE

9741 W SAMPLE ROAD | CORAL SPRINGS, FL 33065



CURRENT CAPITAL
Real Estate Group



RETAIL AND OFFICE SPACE AVAILABLE FOR LEASE

From 1,060 - 1,200 Square feet

PROPERTY HIGHLIGHTS

- Busy Strip Center 39,000 AADT
- Direct Access From Sample Road
- Front and Rear Parking Available
- Near University Drive and Coral Springs Drive
- 2 Miles From The Sawgrass Expressway and State Road 7

4000 Hollywood Boulevard,
765-S Hollywood FL 33021
O: 954.966.8181
CURRENTCAPITALGROUP.COM

For Leasing or Sales Information Or An On-Site Tour Please Contact

954.966.8181

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AVAILABLE UNITS

Space 9791

Square Feet: 1,060
Rent Rate: \$19 per square feet
CAM: \$7.54 per square feet Lease
Type: NNN
Lease Term: Negotiable

Space 9739

Square Feet: 1,200
Rent Rate: \$19.00per square feet
CAM: \$7.54 per square feet
Lease Type: NNN
Lease Term: Negotiable

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Deco Sample Plaza is a well-maintained property located in the City Center of Coral Springs with great tenants such as State Farm Insurance, Benjamin Moore Paints, Dry Cleaners, Travel Agency, and many more!

- .3 Miles from State Rd 7 (441) - 2 Miles from Sawgrass Expressway
- Near University Drive - Near dense residential area of Coral Springs Lakes,
- Near Coral Springs Drive Deer Run Springs and Running Brook Hills
- Across from Coral Springs City Hall - Near the United States Postal Service , Library
- Across from Sawgrass Pediatrics & Broward Health Coral Springs



THE CITY

Coral Springs is the fifth largest city in Broward County and is the 15th largest in the State of Florida. It encompasses 24.5 square miles and has a population of over 129,000.

Located in Broward County, approximately 20 miles northwest of Ft. Lauderdale and 10 miles southwest of Boca Raton. Coral Springs has a total of 129,067 residents and 41,560 households with a median household income of \$81,143.

Coral Springs major attractions includes state-of-the-arts facilities, Center for the Arts, Coral Springs Museum of Art, Panthers Ice Den, Sawgrass Nature Center, restaurants

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,758	140,998	293,768
Average age	38.2	37.8	39.2
Average age (Male)	35.2	36.2	37.7
Average age (Female)	40.0	38.8	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,657	49,451	107,107
# of persons per HH	2.8	2.9	2.7
Average HH income	\$71,204	\$84,691	\$78,278
Average house value	\$311,512	\$351,358	\$339,653

** Demographic data derived from 2010 US Census*

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4000 HOLLYWOOD BLVD

SUITE 765-S | HOLLYWOOD, FL

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