



Turtle Creek Dr

441

Walmart  
SUPERCENTER

Burlington

SITE

LOWE'S

51,000 VPD

ROSS  
DRESS FOR LESS

urban Air  
ADVENTURE PARK

Cumberland  
FARMS

FOR SALE

Lowe's Carve Out Site

W Sample Rd

3651 Turtle Creek Dr | Coral Springs, FL 33067

SRS

# Lowe's Carve Out Site

3651 Turtle Creek Dr | Coral Springs, FL 33067



0.60 AC

Lot Size

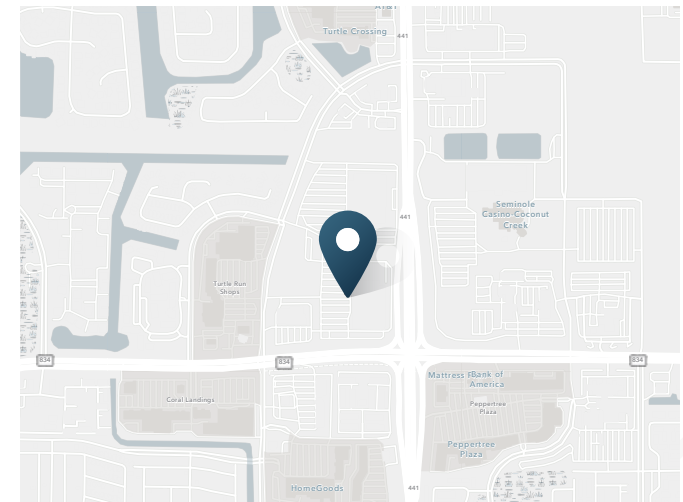
53,700 VPD

Traffic count at intersection  
of W Sample Rd and Turtle  
Creek Dr

Contact  
Broker  
Asking Price

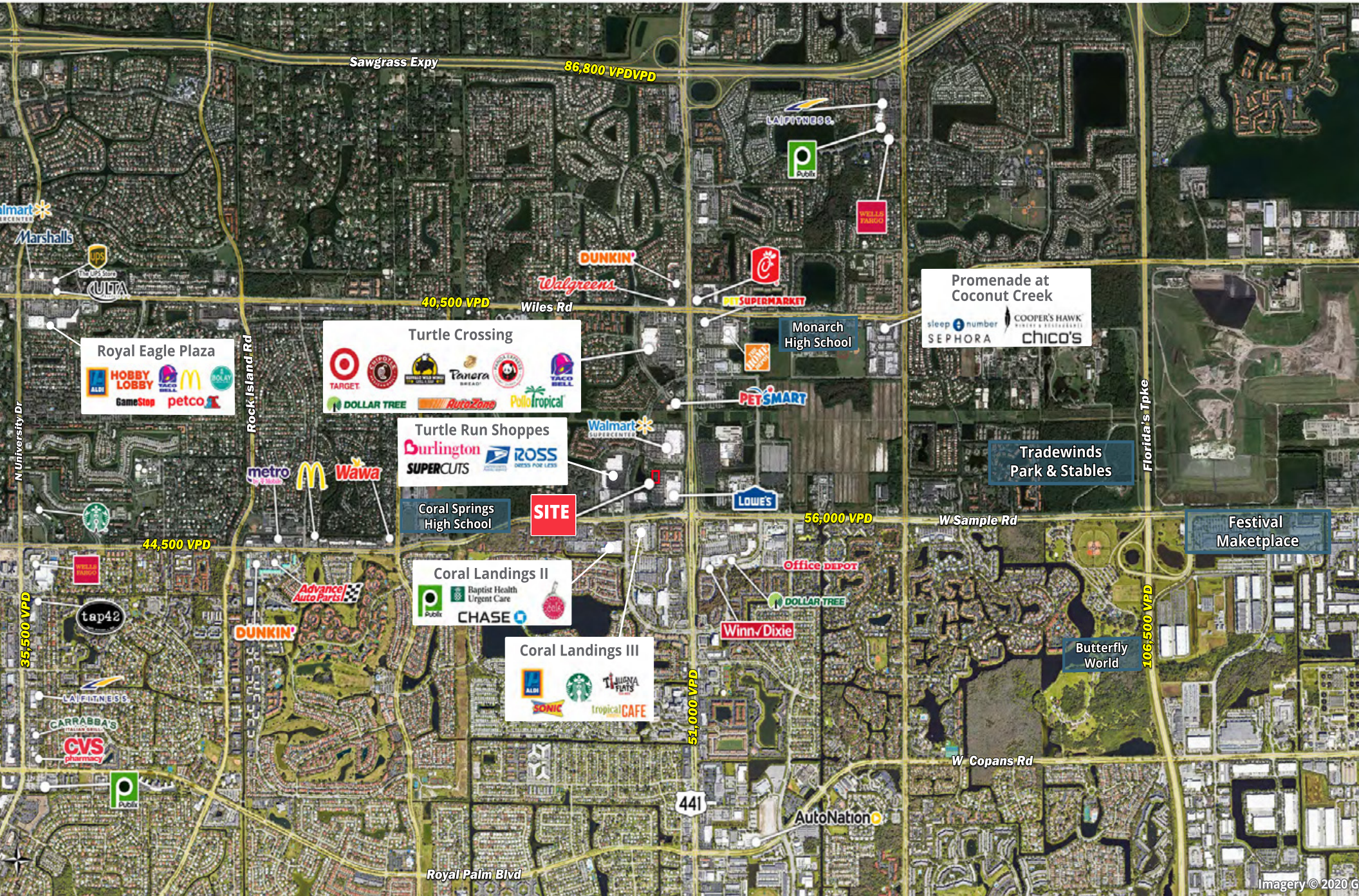
## ABOUT THE PROPERTY

- Excellent opportunity off US-441 and Sample Rd
- Surrounded by residential communities
- Regional traffic generators include Lowe's, Walmart, Urban Air Adventure Park, Burlington, Ross and Cumberland Farms
- Ample parking



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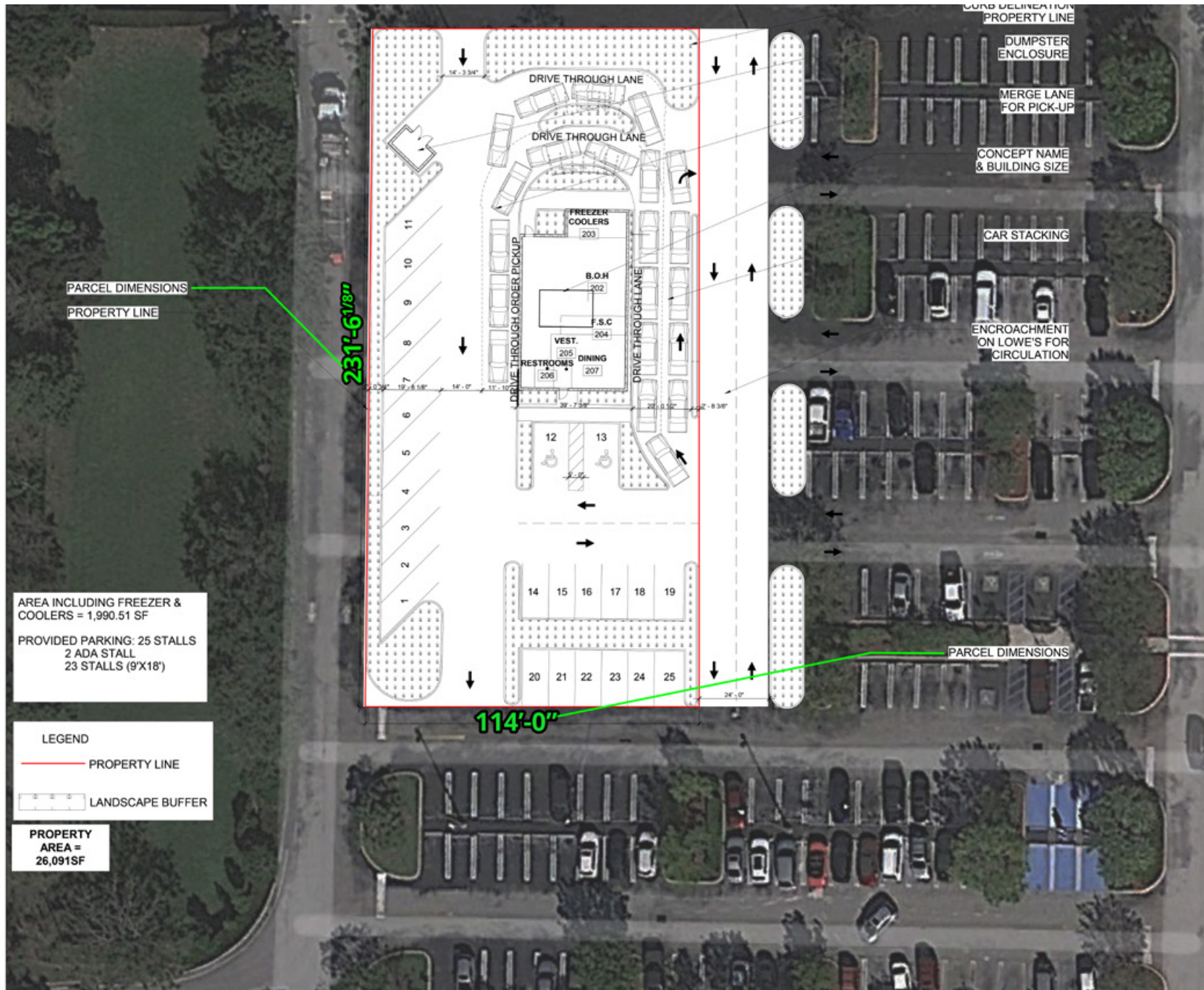
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 mile	3 miles	5 miles
2023 Estimated Population	17,319	146,358	401,725
2028 Projected Population	17,269	146,564	405,876
Projected Annual Growth Rate 2023 to 2028	-0.06%	0.03%	0.21%

### Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	17,646	123,245	332,414
Workers	10,613	56,277	147,577
Residents	7,033	66,968	184,837

### Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$100,610	\$96,444	\$95,790
2023 Est. Median Household Income	\$74,531	\$68,793	\$66,397

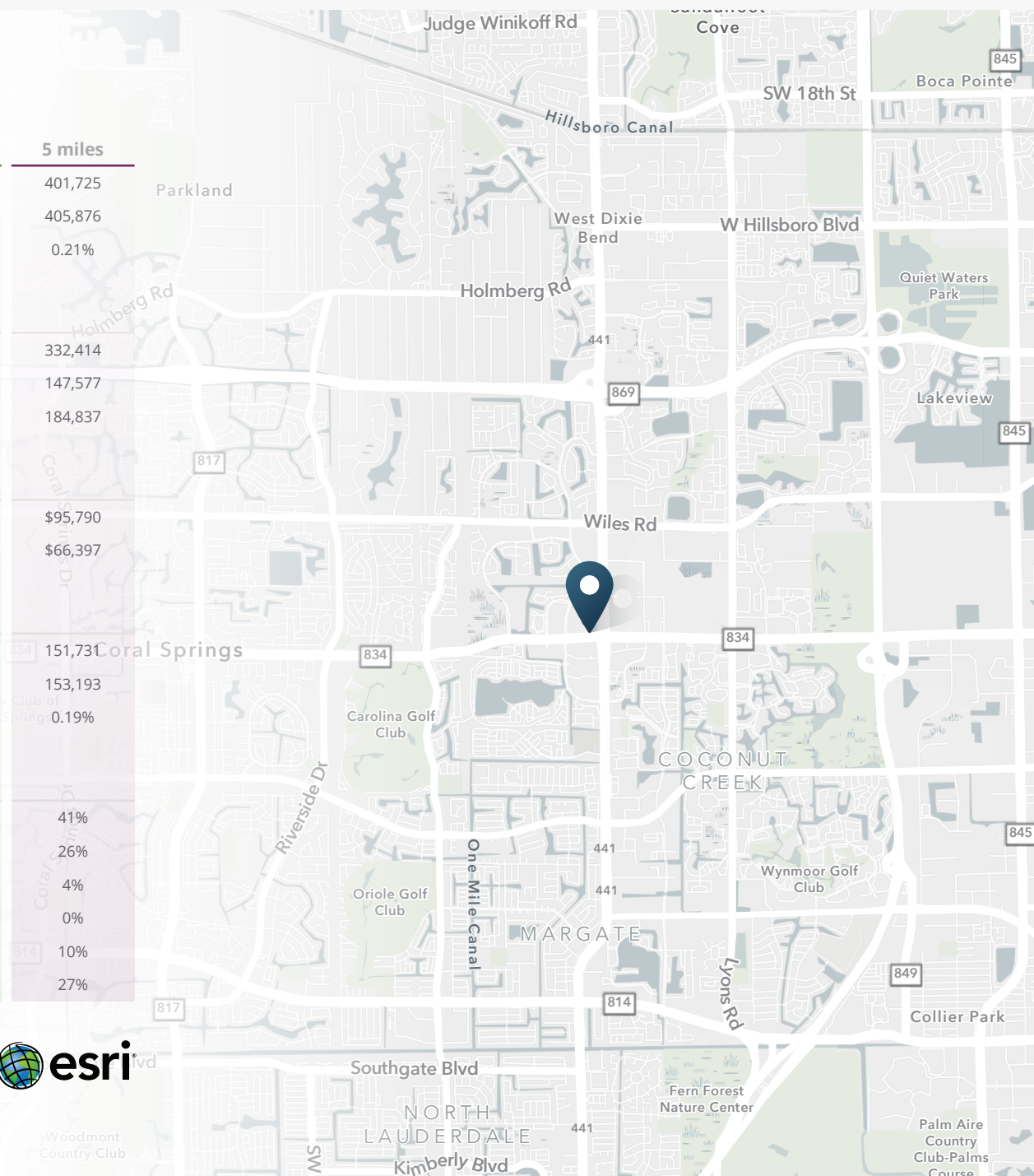
### Households & Growth

	1 mile	3 miles	5 miles
2023 Estimated Households	6,806	57,719	151,731
2028 Estimated Households	6,789	57,763	153,193
Projected Annual Growth Rate 2023 to 2028	-0.05%	0.02%	0.19%

### Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	40%	43%	41%
2023 Est. Black or African American	26%	23%	26%
2023 Est. Asian or Pacific Islander	5%	5%	4%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	9%	9%	10%
2023 Est. Hispanic	26%	28%	27%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**SRS Real Estate Partners**  
200 SW 1st Avenue, Suite 970  
Fort Lauderdale, FL 33301  
954.703.3600

**Michael Weiss**  
**Senior Vice President**  
954.703.3647  
michael.weiss@srsre.com

**Brandon Woulfe**  
**Vice President**  
954.703.3604  
brandon.woulfe@srsre.com

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