

4400

*W Sample Rd*

Coconut Creek, FL

TOWNSHIP  
PLAZA

CBRE





# 4400

*W Sample Rd*

Coconut Creek, FL

TOWNSHIP  
L  
A  
Z  
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**1989**

YEAR BUILT

**69,909**

RBA

**\$19.50** NNN

RENTAL RATE

**\$11.00**

PSF OPEX

**367**

SURFACE SPACES

**5.54 / 1,000**

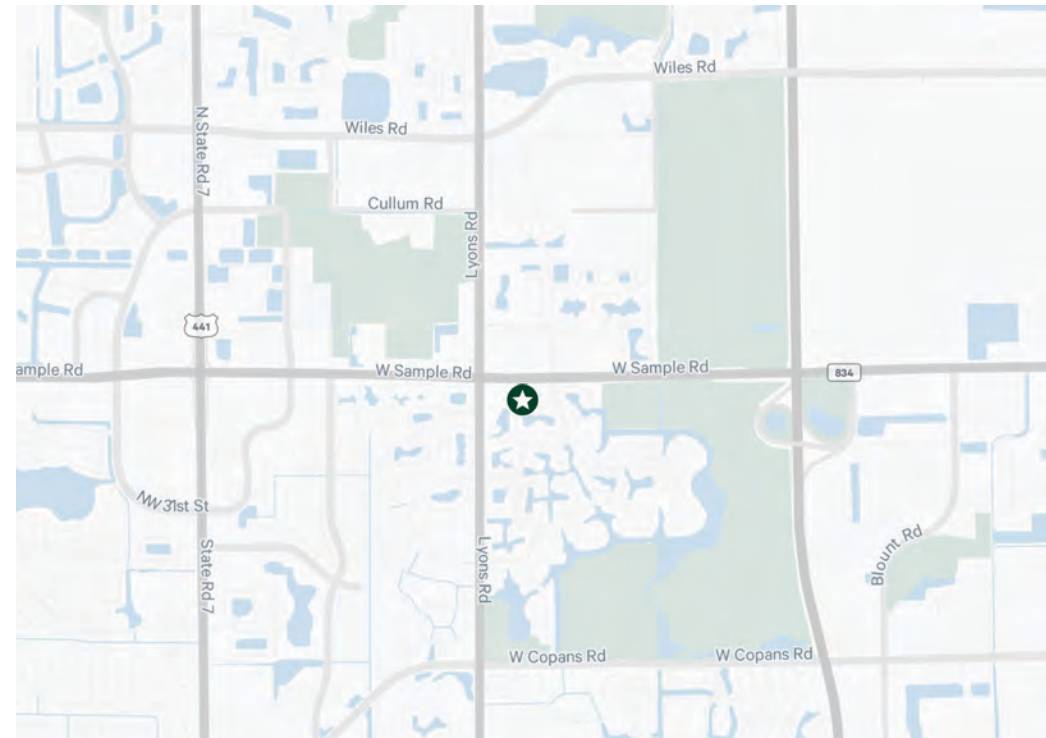
PARKING RATIO



# TOWNSHIP L A Z A



*Township Plaza sits at the corner of W Sample Rd and Lyons Rd, with Wiles Rd, Copans Rd, Florida's Turnpike, and SR7 all located  $\pm 1$  mile away.*







# T O W N S H I P L A Z A



## Ideal Location

Surrounded by Local  
Travel Arteries



## Recently Renovated

Updated Common  
Areas in 2022



## Attractive Demographics

±62,800 Daytime  
Employees in 3 miles



## Abundant Parking

5.54 / 1,000 Ratio  
Free Surface Parking



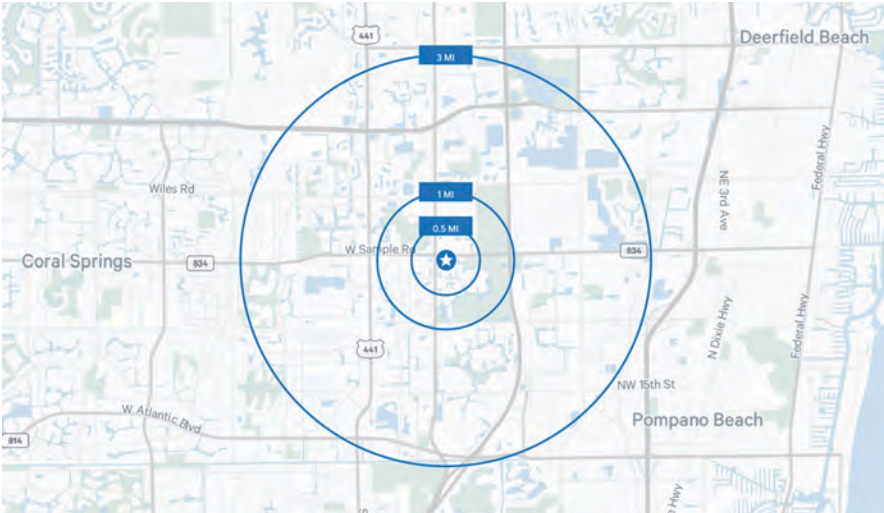




# TOWNSHIP PLAZA

## area demographics

DEMOGRAPHIC COMPREHENSIVE	0.5 MILES	1 MILES	3 MILES
POPULATION			
2024 Population	6,291	15,213	125,840
2024 Employees	713	4,025	62,816
HOUSEHOLD INCOME			
Average Household Income	\$00,000	\$00,000	\$00,000
Median Household Income	\$00,000	\$00,000	\$00,000
HOUSING VALUE			
Median Home Price	\$00,000	\$00,000	\$00,000
Average Home Price	\$00,000	\$00,000	\$00,000





# TOWNSHIP PLAZA



# TOWNSHIP PLAZA

# 4400

*W Sample Rd*

COCONUT CREEK, FL

**DEBORAH FINK**

VICE PRESIDENT

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