

☐ FORT LAUDERDALE, FL

CORAL LANDINGS III

3200-3470 NW 62nd Avenue & 6166-6210, 6200 W. Sample Road, Coral Springs, FL 33067



Ground Lease Available for Development



For information: **Jared Aberman** E: jaberman@sterlingorganization.com P: 855-300-3832

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November 2024

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N. State Route 7 (32,900 cars per day)



± 23.24 acres

- pylon
- NAP pylon

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UNIT	TENANT	SQ. FT.
3200	The Mail Box Stores	850
3210-A	Available	2,092
3210-B	Available	2,000
3250	History Barber & Co.	1,023
3260	Gracie Barra	1,023
3280	Gracie Barra	2,023
3300	Best Buy Outlet	30,000
3320	HomeGoods	25,000
3340	JOANN	21,441
3355	Rockbox Fitness	3,080
3370	Sally Beauty Supply	1,500
3380	The Groom Room (Coming Soon)	1,500
3390	Vanity Nail & Spa	1,500
3400	Wonderland Bridal Couture	1,500

UNIT	TENANT	SQ. FT.
3410	Available	1,500
3420	Zoom Room	2,848
3440	We Florida Financial (Coming Soon)	1,654
3450	D1 Training (Coming Soon)	5,163
3460	Five Below	10,191
3470	MD Now	6,300

UNIT	TENANT	SQ. FT.
6174	Bonefish Mac's Sports Grille	7,580
6178	Consumer Cellular	3,000
6180	Innovation Dental	1,500
6182	Tropical Smoothie Cafe	1,423
6190	Bella Salon Suites	5,924
6192	Sakura Ramen	2,740
6198	Aldi	18,300

UNIT	TENANT	SQ. FT.
6200	Sonic Drive-In	2,478
6202	Starbucks	1,898
6204	Tijuana Flats	2,188
6206	Sweat 440 Fitness	2,271
GROUND LEASE		-
Total Square Feet:		171,490



The plan and its contents are furnished for informational purposes only and are intended only as a general description (but not represented, covenanted or warranted). The size and location of the project, the identity or nature of any occupant and all features, matters and other information included herein are subject to change without notice and should not be relied upon by any party. No representation or warranty, express or implied, is made as to the accuracy or reliability of this plan or its contents.

CORAL LANDINGS III LEASING PLAN

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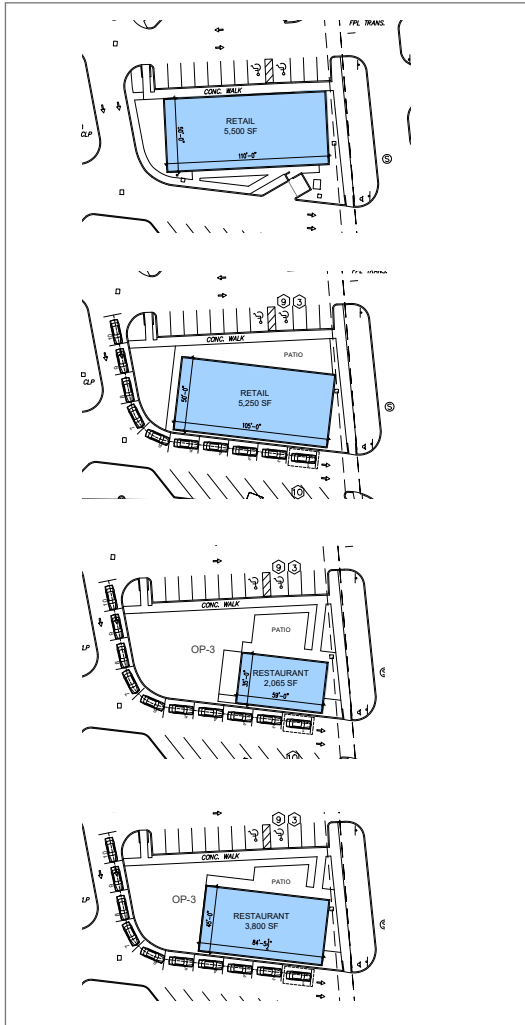
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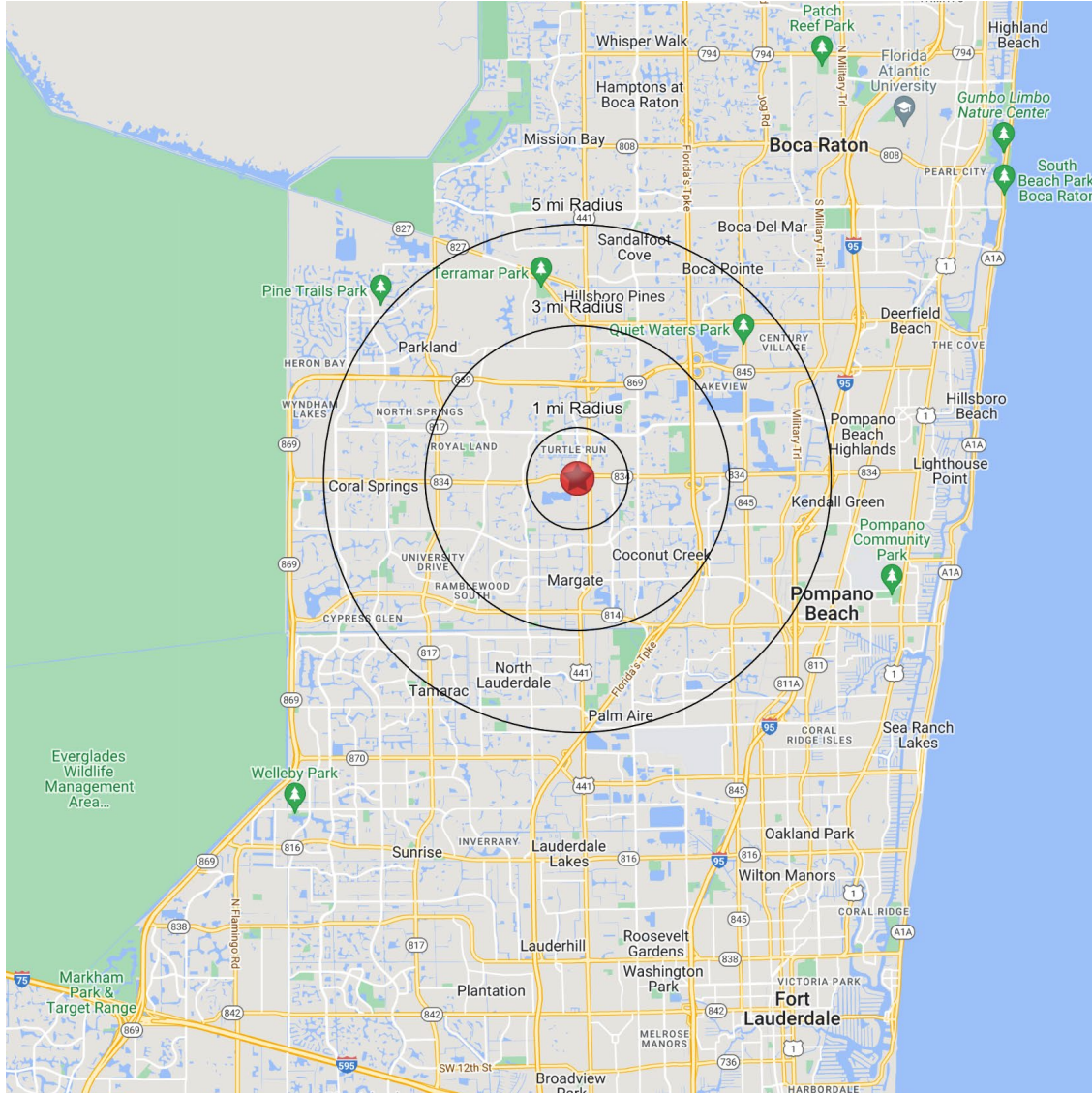
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SITE OPTIONS



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Site Demographics (2024)

	1 Mile	3 Mile	5 Mile
Population:	20,666	144,523	390,054
Avg. HH Income:	\$102,838	\$117,915	\$109,488
Median HH Income:	\$74,421	\$78,502	\$77,365

Traffic Count: 90,000 cars/day

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