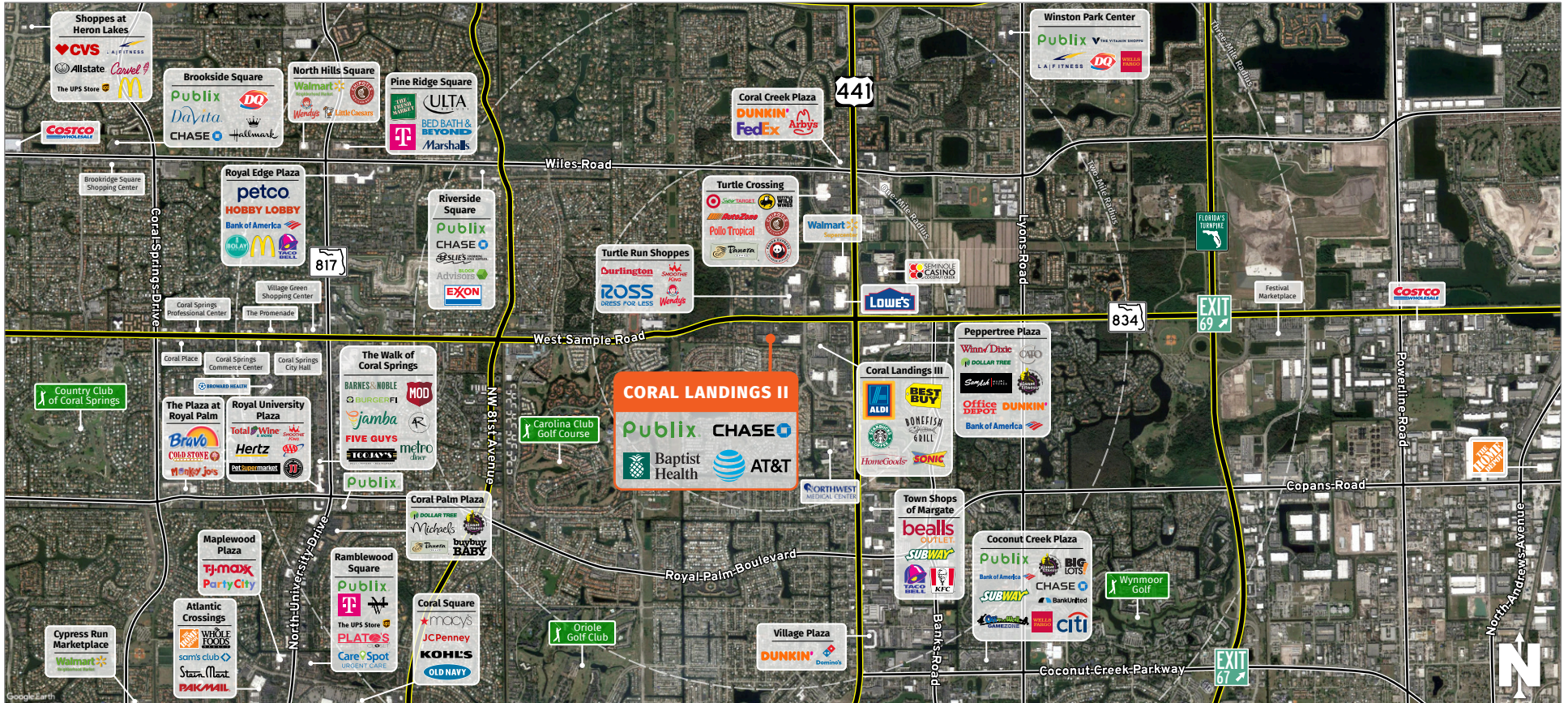




# CORAL LANDINGS II

6264 - 6290 West Sample Road Coral Springs, FL 33067

# CORAL SPRINGS, FL

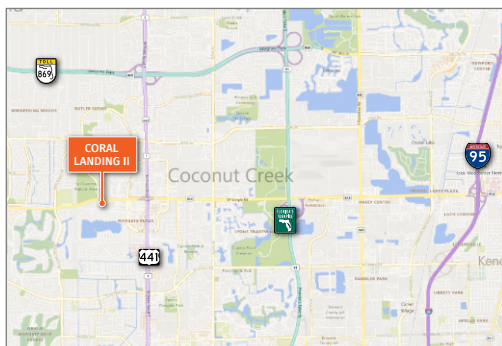


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±102,786 SF

**TRAFFIC COUNT:** ±42,999



- Center's location offers exceptional visibility approximately one-half mile west of the highly-trafficked intersection of US 441 and West Sample Road
- Situated in a high-density, upscale residential area providing access to an affluent customer base
- Positioned centrally in the dynamic South Florida retail market
- Significant customer traffic to the center is generated from Publix, Baptist Health, and Renaissance Charter School

**MEREDITH VOGEL** | LEASING AGENT

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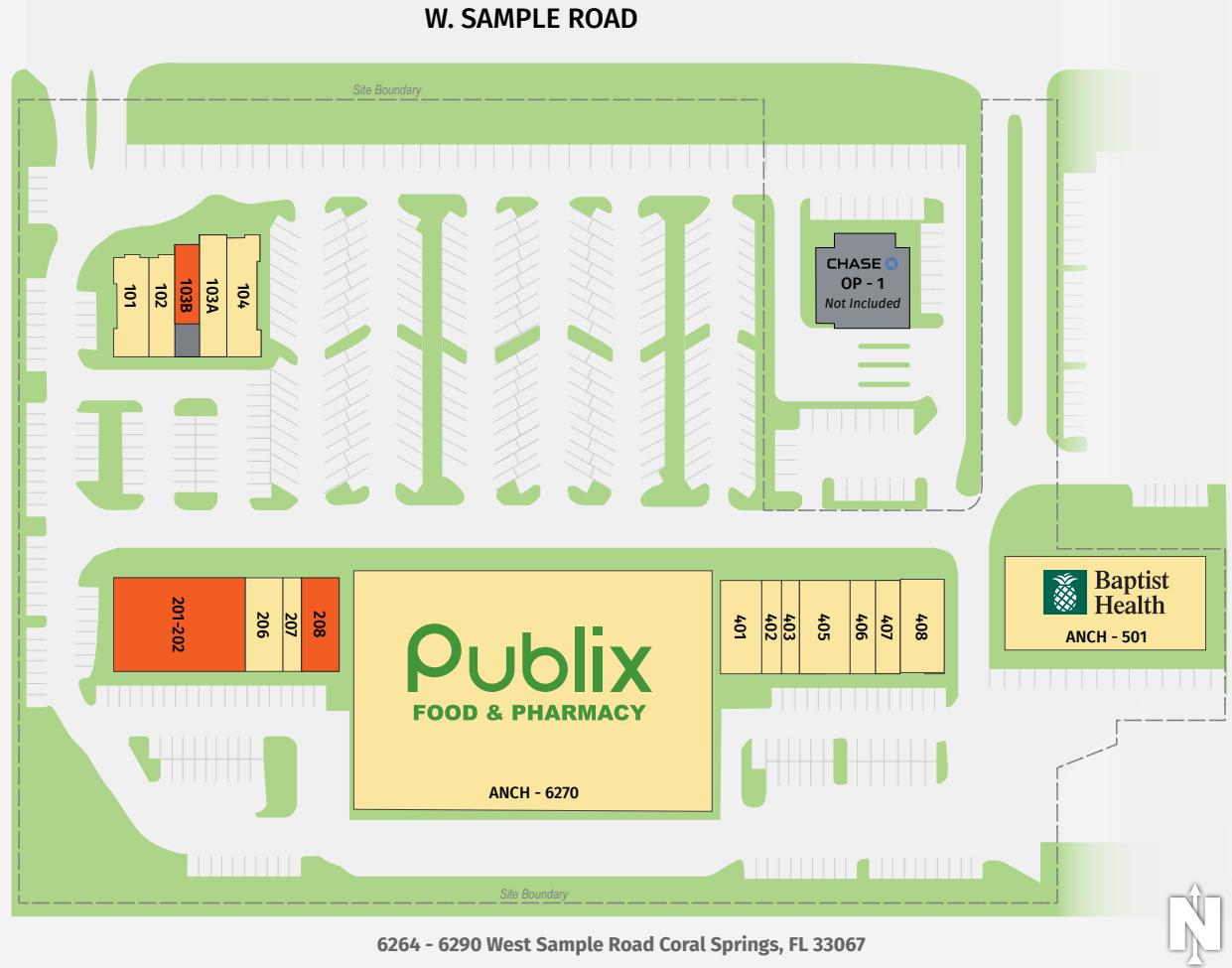
## CORAL LANDINGS II

6264 - 6290 West Sample Road Coral Springs, FL 33067

**SOUTHEAST**  
CENTERS

# CORAL LANDINGS II

TENANTS	UNIT	SIZE
Liquors Island	101	2,100 SF
Sugaring NYC	102	1,560 SF
Thrive Affordable Vet Care	103A	2,000 SF
<b>Available (Former Restaurant)</b>	<b>103B</b>	<b>1,260 SF</b>
AT&T	104	2,468 SF
<b>Coming Available (Former Medical)</b>	<b>201-202</b>	<b>7,875 SF</b>
Sushi Sake	206	2,250 SF
Fade of the Art	207	1,125 SF
<b>Available</b>	<b>208</b>	<b>2,250 SF</b>
Publix	ANCH - 6270	54,340 SF
Alpha Dental	401	2,100 SF
China Sea	402	1,200 SF
The UPS Store	403	1,200 SF
Nail Pros	405	3,000 SF
Vision Eyecare	406	1,500 SF
FoodEyz Caribbean	407	1,500 SF
La Marsa Mediterranean Cuisine	408	2,625 SF
Baptist Health	ANCH - 501	12,011 SF
Chase	OP - 1	4,226 SF



6264 - 6290 West Sample Road Coral Springs, FL 33067

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	18,101	37.9	\$80,220
<b>3 MILES</b>	150,586	40.2	\$92,595
<b>5 MILES</b>	390,364	38.6	\$86,221

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.