

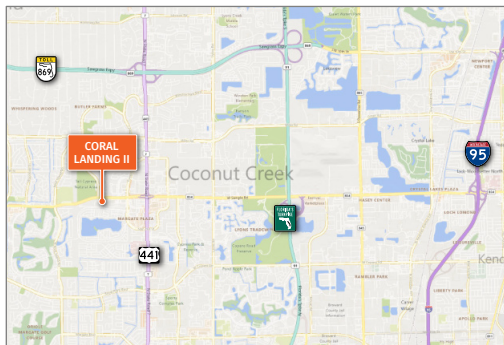
CORAL LANDINGS II

CORAL SPRINGS, FL

6264 - 6290 West Sample Road Coral Springs, FL 33067



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 additional daily traffic generated seven days per week by the presence of Publix, Baptist Health, and Renaissance Charter School

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SOUTHEAST CENTERS
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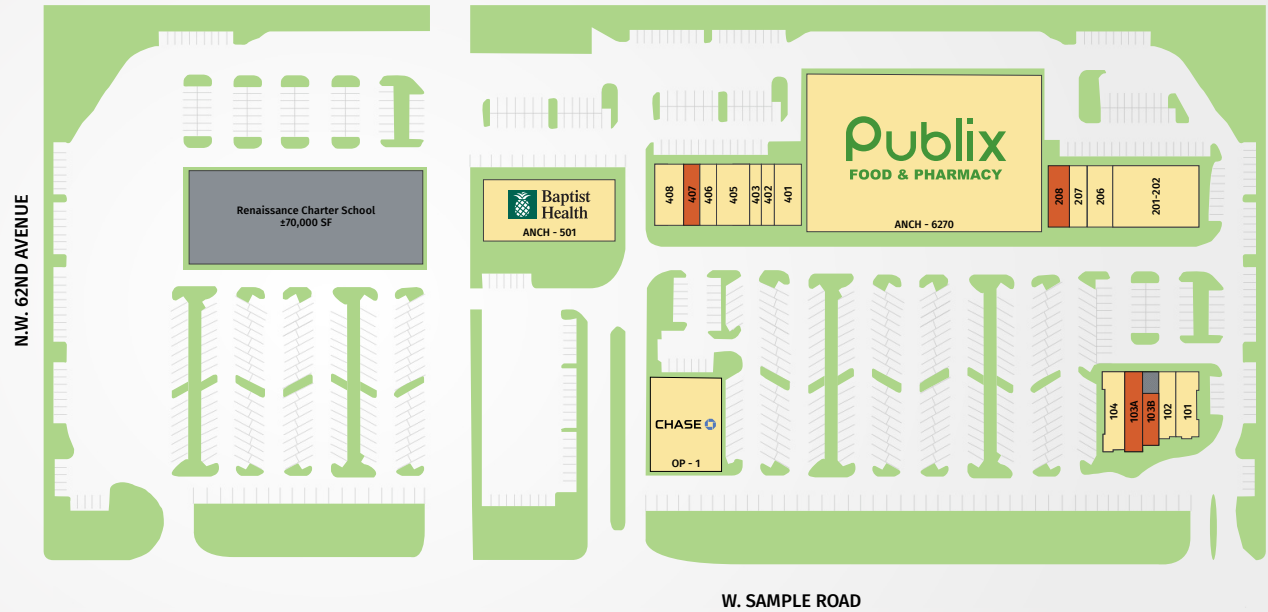
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CORAL LANDINGS II

TENANTS	UNIT	SIZE
Liquors Island	101	2,100 SF
Paul & Mirees Spa	102	1,560 SF
Available	103A	2,000 SF
Available (Former Restaurant)	103B	1,260 SF
AT&T	104	2,468 SF
Sports & Orthopedic Center	201-202	7,875 SF
Sal's Italian Restaurant	206	2,250 SF
Fade of the Art	207	1,575 SF
Available	208	1,800 SF
Publix	ANCH - 6270	54,340 SF
Alpha Dental	401	2,100 SF
China Sea	402	1,200 SF
Elegant Reflections Salon & Spa	403	1,200 SF
Nail Pros	405	3,000 SF
Vision Eyecare	406	1,500 SF
Available (Former Restaurant)	407	1,500 SF
PHO Vietnamese Restaurant	408	1,500 SF
Baptist Health	ANCH - 501	12,011 SF
Chase	OP - 1	4,226 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	17,489	37.0	\$88,699
3 MILES	156,547	40.4	\$84,482
5 MILES	397,865	39.1	\$83,037

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.