



ATLANTIC CROSSINGS

750-938 North University Drive, Coral Springs, FL 33071

CORAL SPRINGS, FL

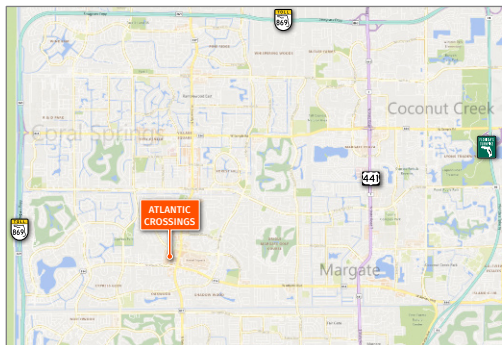


MARKET: South Florida

COUNTY: Broward

GLA: ±173,680 SF

TRAFFIC COUNT: ±95,600 (Combined)



- Located on the area's main thoroughfare — University Drive — at the prime intersection of University Drive and Atlantic Boulevard.
- Ideally situated in the heart of the Coral Springs commercial corridor across from the Coral Square Mall.
- The center's anchor tenants — Whole Foods, Home Depot and Sam's Club — draw a large customer base from an expansive trade area.
- A densely populated community with strong household incomes make this area one of Broward County's most desirable markets.

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TENANTS	UNIT	SIZE
Home Depot	1	110,900 SF
Whole Foods	2	34,215 SF
Crunch Fitness	3	28,420 SF
LensCrafters	4	4,108 SF
PAK Mail Center	5	1,170 SF
Pines Aesthetics	6	1,187 SF



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	12,194	40.0	\$105,881
3 MILES	181,926	40.3	\$88,422
5 MILES	374,309	40.6	\$95,153

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.