



# CORAL LANDINGS II

6264 - 6290 West Sample Road Coral Springs, FL 33067

CORAL SPRINGS, FL

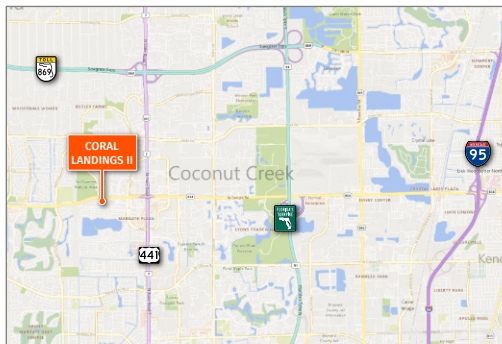


**MARKET:** South Florida

**COUNTY:** Broward

**GLA:** ±102,786 SF

**TRAFFIC COUNT:** ±61,900 (Combined)



- 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

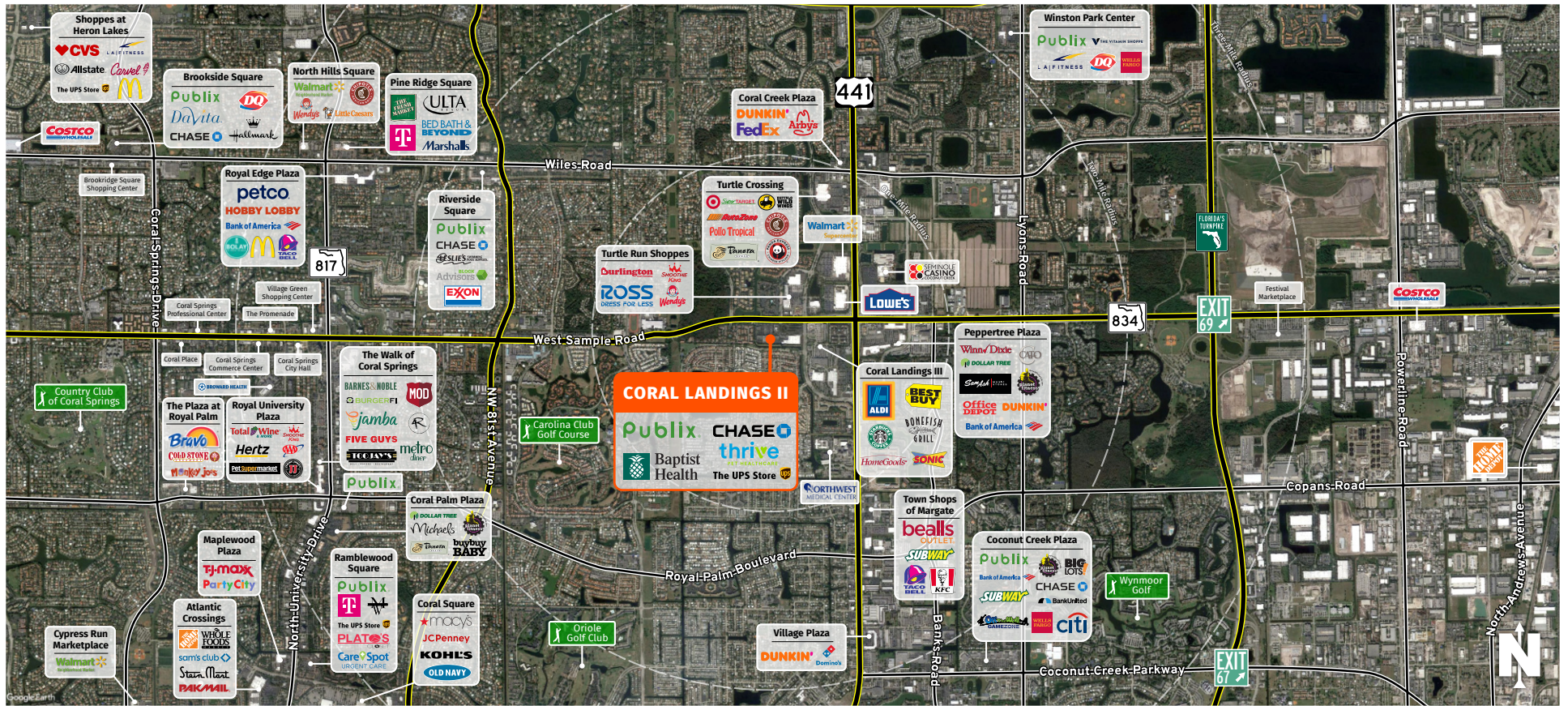
**NOLAN COLLIER** | LEASING AGENT

[ncollier@secenters.com](mailto:ncollier@secenters.com)

(407) 233-1393 | Mobile (407) 864-6897

**SOUTHEAST**  
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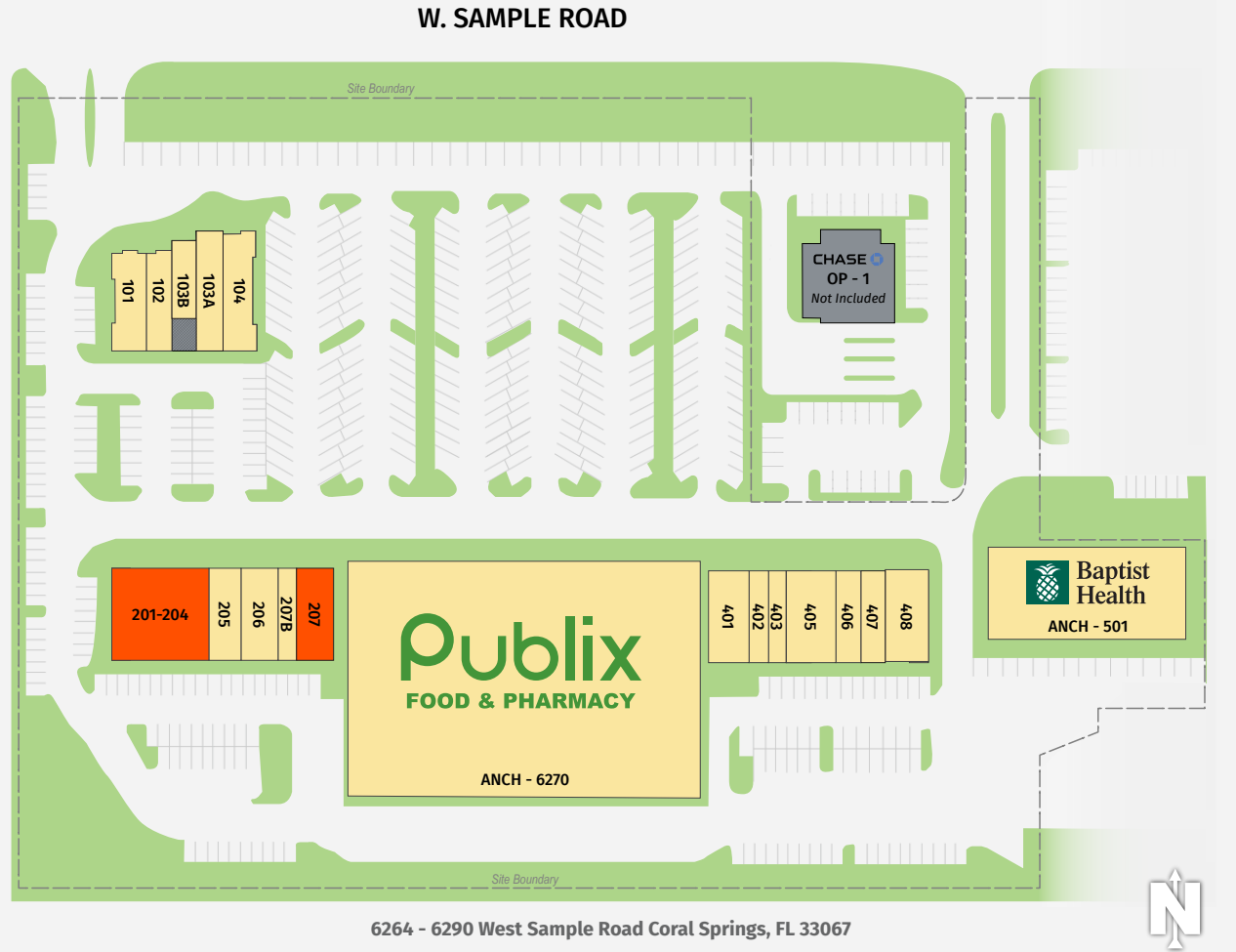
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| TENANTS                             | UNIT           | SIZE            |
|-------------------------------------|----------------|-----------------|
| Liquors Island                      | 101            | 2,100 SF        |
| Sugaring NYC                        | 102            | 1,560 SF        |
| Thrive Affordable Vet Care          | 103A           | 2,000 SF        |
| Stoner's Pizza                      | 103B           | 1,260 SF        |
| PT Solutions                        | 104            | 2,468 SF        |
| <b>Available (Former Medical)</b>   | <b>201-204</b> | <b>6,000 SF</b> |
| Patel Peak Performance Chiropractic | 205            | 1,875 SF        |
| Sushi Sake                          | 206            | 2,250 SF        |
| Fade of the Art                     | 207B           | 1,125 SF        |
| <b>Available</b>                    | <b>207</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        |
| FoodEyez 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        |



| DEMOGRAPHICS   | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|----------------|------------------|------------|-------------------|
| <b>1 MILE</b>  | 18,841           | 39.1       | \$119,664         |
| <b>3 MILES</b> | 156,281          | 41.6       | \$121,830         |
| <b>5 MILES</b> | 400,504          | 39.9       | \$117,948         |

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.