



FOR LEASE

UP TO ±46,000 SF AVAILABLE

6001 W. SAMPLE RD. | CORAL SPRINGS | FL 33067



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## HIGHLIGHTS

- ±46,000 SF retail space available
- Excellent visibility to Sample Road with over 43,000 vehicles by the site daily
- Ease of access to 441 (State Road 7) via Turtle Creek Road
- Extremely dense population of nearly 150,000 in a 3 mile radius
- Average household income of \$79,338 within a 1 mile radius of site
- Existing monument signage
- The intersection trades to Coral Springs, Coconut Creek, Margate, Deerfield Beach and Pompano Beach
- Shares intersection with

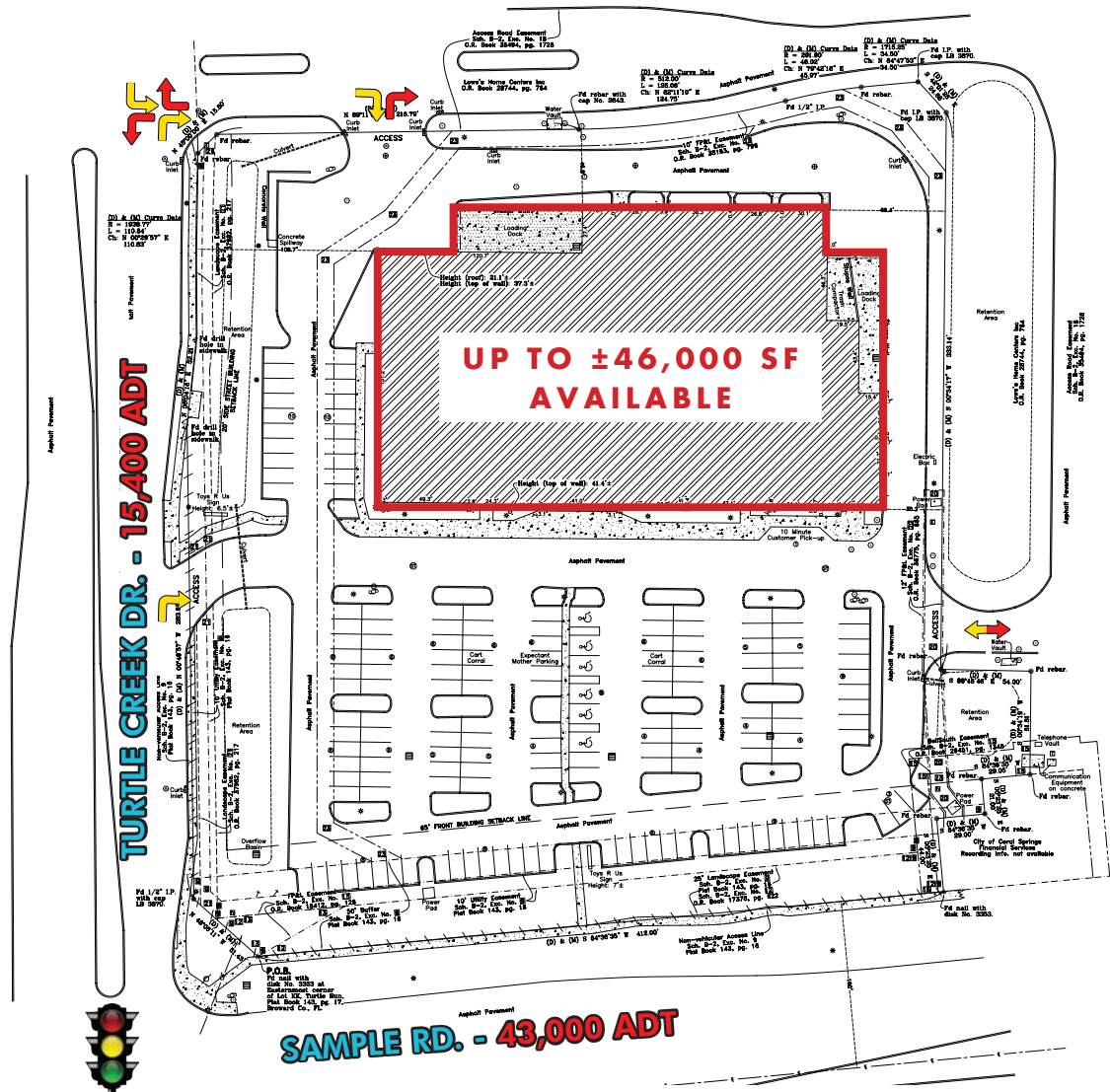


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,935	148,870	402,156
Daytime Population	12,782	120,925	326,228
Households	6,113	58,146	145,100
Average HH Income	\$79,338	\$75,696	\$75,147



## SITE PLAN

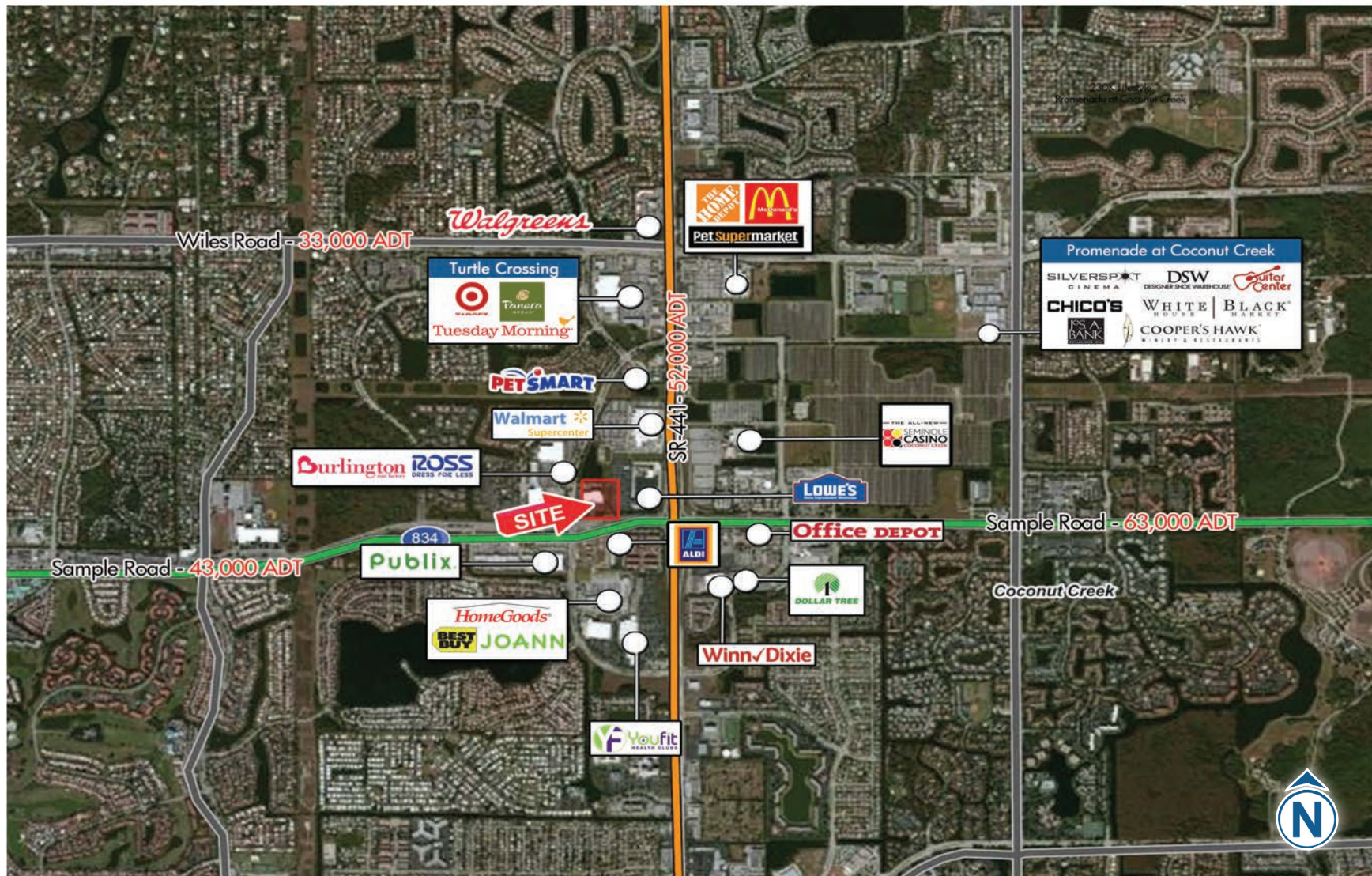




CLOSE-UP AERIAL









## ADDITIONAL AERIAL VIEWS





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## ADDITIONAL AERIAL VIEWS - CLOSE-UP





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