

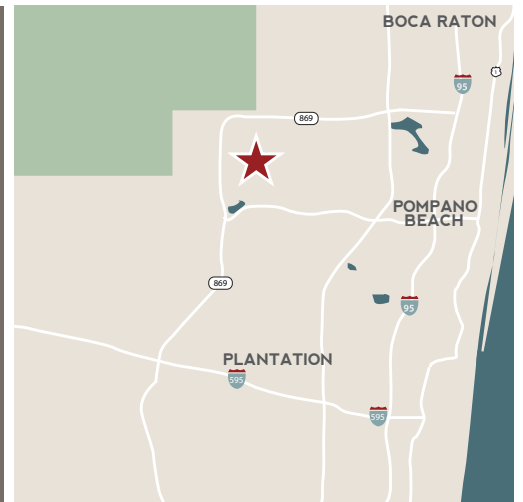
CORAL LANDINGS III

Coral Landings is a well located neighborhood center with high visibility and accessibility from Sample Road, a major traffic artery.



THE PROJECT

- This 176,211 sf property provides excellent co-tenancy including Best Buy, Home Goods, ALDI, Jo-Ann Fabrics, Starbucks, and Bonefish Mac’s. With solid and growing demographics, this center offers retailers a prime location with fantastic sales potential.
- Ideally positioned at the signaled corner of Sample Road and NW 62nd Avenue with a new turn lane that provides excellent accessibility to the center.
- Center provides impressive daily traffic due to the excellent tenant mix with recognizable anchors and service based tenants (dance studio, shipping, nails, hair salon, maternity spa, bridal, dental, chiropractic, and exercise).
- Jr Anchor, Inline and Outparcel space available.



W. Sample Road
Coral Springs, FL 33063

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	22,534	159,608	356,982
Households	8,139	55,817	129,968
HH Income	\$70,206	\$88,560	\$81,945

Source: SitesUSA 2017

LEASING

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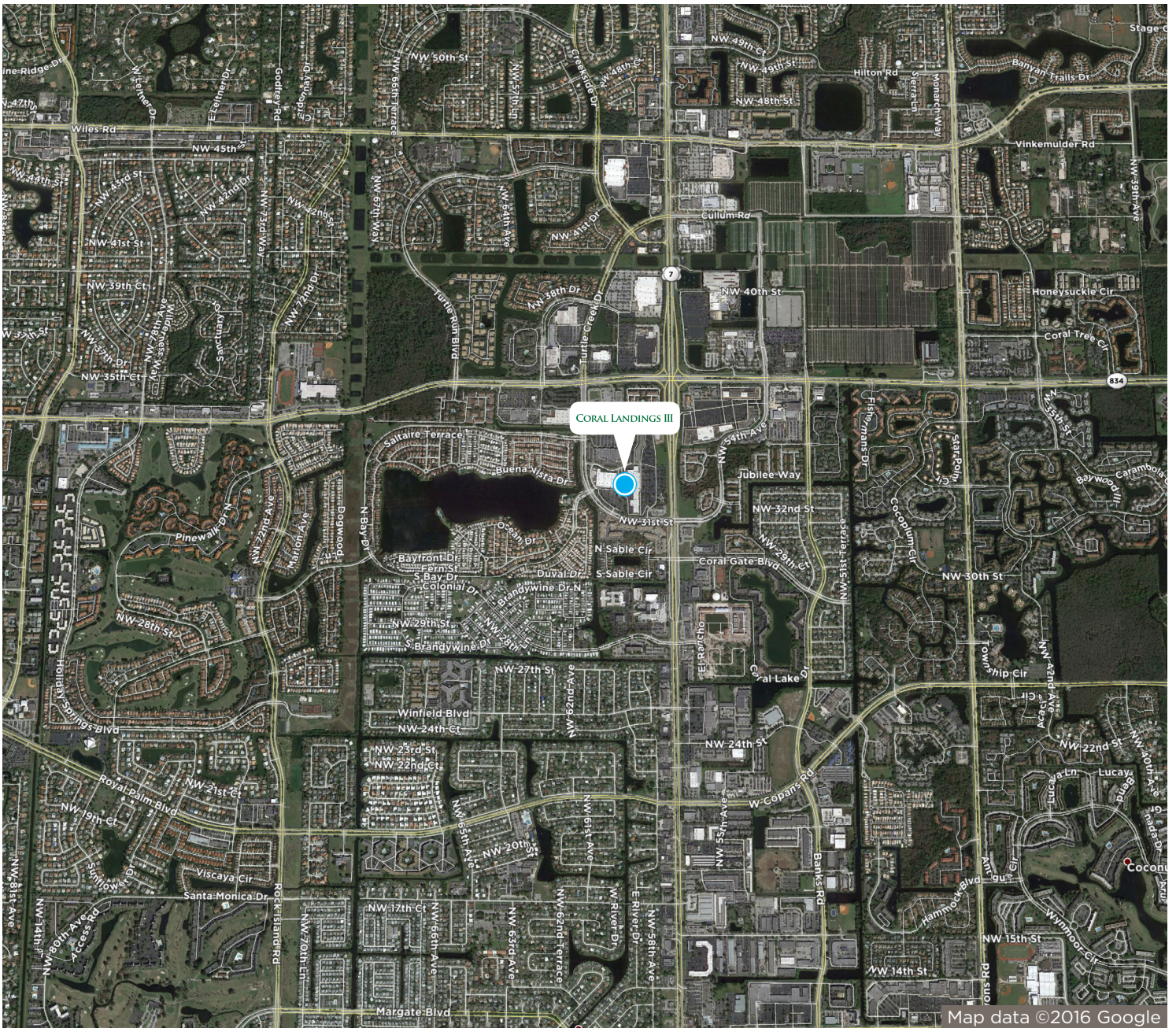
ONLINE

madisonmarquette.com/portfolio/property-listings/coral-landings



Traffic Counts W. Sample Road - Over 47,200 VPD





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