

CORAL LANDINGS III

3200-3470 NW 62nd Avenue & 6166-6210, 6200 W. Sample Road, Coral Springs, FL 33067



□ FORT LAUDERDALE, FL

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For information: **Jared Aberman**

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May 2024

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N. State Route 7 (47,000 cars per day)



± 23.24 acres
 — pylon
 — NAP pylon

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UNIT	TENANT	SQ. FT.
3200	The Mail Box Stores	850
3210	Available	4,092
3250	History Barber & Co. (Coming Soon)	1,023
3260	Gracie Barra	1,023
3280	Gracie Barra	2,023
3300	Best Buy	30,000
3320	HomeGoods	25,000
3340	Jo-Ann Stores	21,441
3355	Rockbox Fitness	3,080
3370	Sally Beauty Supply	1,500
3380	The Groom Room (Coming Soon)	1,500
3390	Vanity Nail & Spa	1,500
3400	Wonderland Bridal Couture	1,500

UNIT	TENANT	SQ. FT.
3410	International Salon	1,500
3420	Zoom Room	2,848
3440	Available	1,654
3450	D1 Training (Coming Soon)	5,163
3460	Five Below	10,191
3470	MD Now	6,300
6174	Bonefish Mac's Sports Grille	7,580

UNIT	TENANT	SQ. FT.
6178	Consumer Cellular	3,000
6180	Innovation Dental	1,500
6182	Tropical Smoothie	1,423
6190	Bella Salon Suites	5,924
6192	Sakura Ramen	2,740
6198	Aldi	18,300
6200	Sonic Drive-In	2,478

UNIT	TENANT	SQ. FT.
6202	Starbucks	1,898
6204	Tijuana Flats	2,188
6206	Sweat 440 Fitness	2,271

Potential Outparcel Available

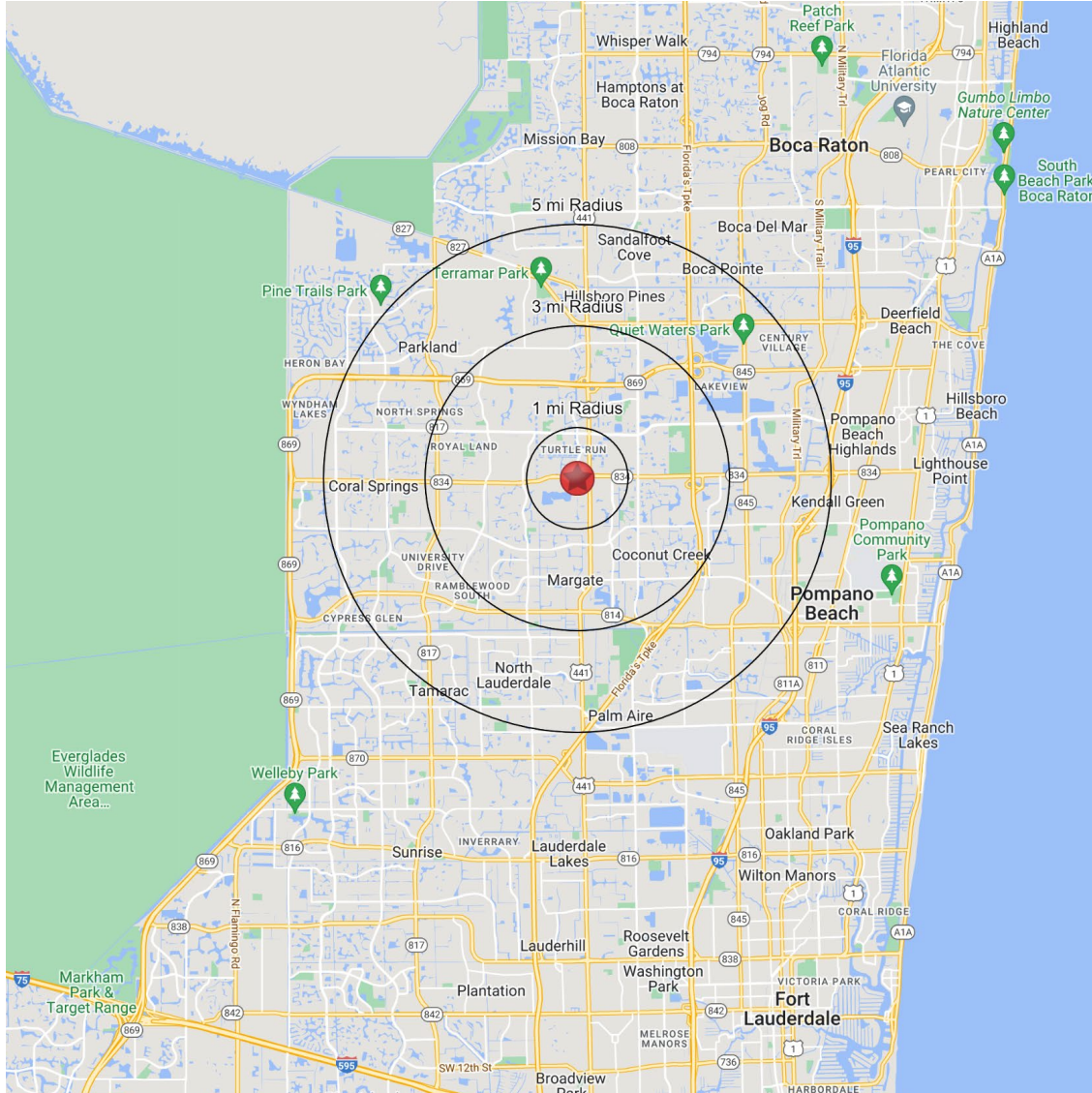
Total Square Feet: 171,490



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Site Demographics (2023)

	1 Mile	3 Mile	5 Mile
Population:	20,137	145,514	390,859
Avg. HH Income:	\$73,995	\$93,937	\$86,073
Median HH Income:	\$65,713	\$72,293	\$71,317

Traffic Count: 112,800 cars/day

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