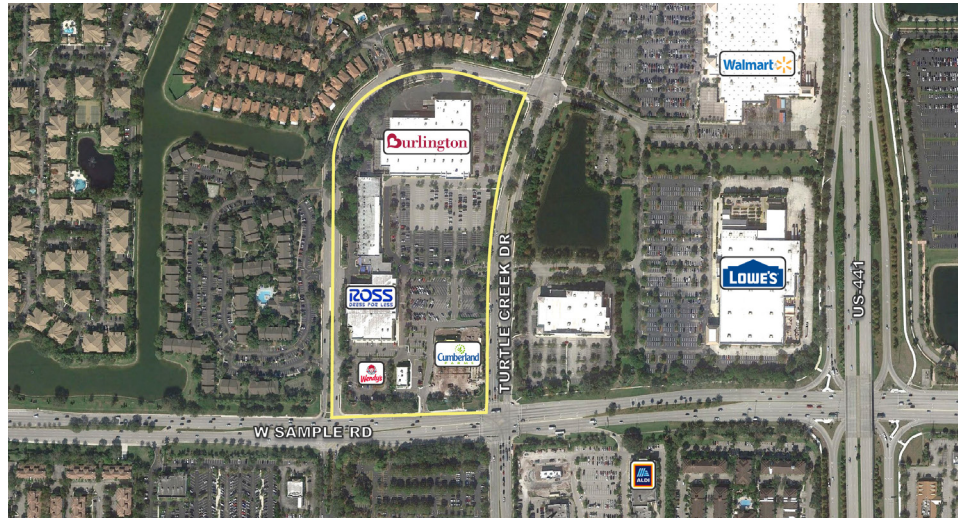


TURTLE RUN SHOPPES

6221-6373 W Sample Road | Coral Springs, FL 33067

Latitude: 26.27565 Longitude: -80.20730

FOR LEASE



FOR MORE INFORMATION

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PROPERTY FEATURES

GLA
179,000± sf

VPD
46,700 Cars Daily

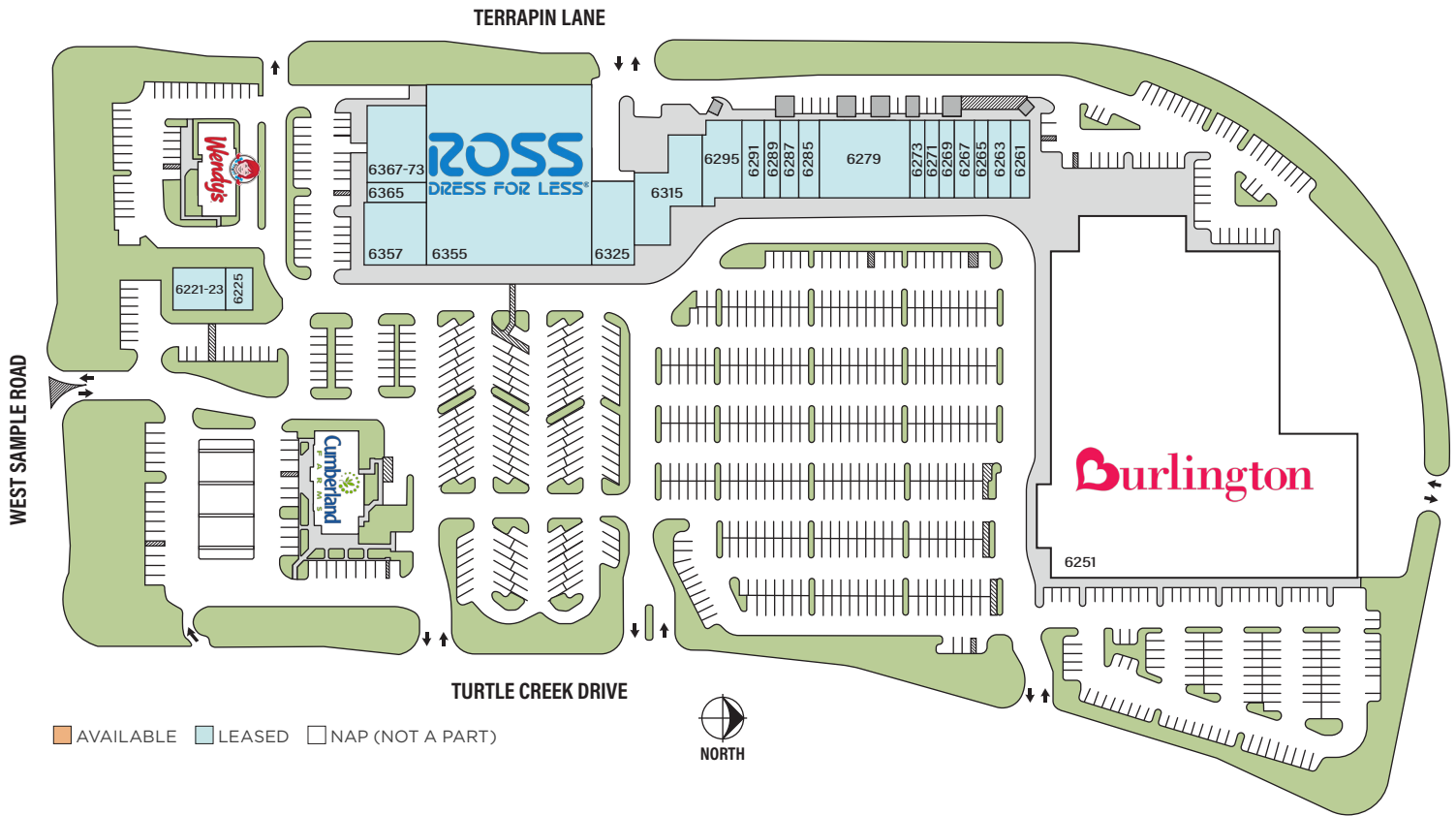
Located on the NW corner of W Sample Road and Turtle Creek Drive, Turtle Run Shoppes is anchored by Ross Dress for Less. Co-tenants include Smoothie King, America's Best and Supercuts among others. The shopping center is surrounded by families and schools and densely populated, with more than 57,000 households and 143,000 people within a three-mile radius. The center enjoys a healthy daytime population of 130,000 within 3 miles, with major employers such as Northwest Regional Hospital and Medical Park, Seminole Casino Coconut Creek, JM Lexus and Al Hendrickson Toyota very close by.

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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
6201	CUMBERLAND FARMS	N/A	6273	TOP TEN NAIL SALON	1,200	6355	ROSS DRESS FOR LESS	29,876
6221-23	LA BRASA GRILL	2,100	6279	MY SALON SUITE	6,974	6357	AMERICA'S BEST	4,000
6225	SMOOTHIE KING	1,400	6285	DANCE AT RDA	1,600	6365	SUPERCUTS	1,200
6251	BURLINGTON	N/A	6287	TOBU THAI AND SUSHI	1,600	6367-73	CYCLE GEAR	5,780
6261	MIMA'S CUBAN CAFÉ	1,200	6289	BOARD AND BRUSH	1,200	6375	WENDY'S	N/A
6263-65	MINISTERIO MANATIAL DE VIDA	3,200	6291	MOORE FIRE GRILL	2,000			
6267	CORAL SPRINGS FAMILY DENTISTRY	1,235	6295	US POSTAL SERVICE	3,200			
6269	CHIROCARE OF FLORIDA	1,565	6315	OXFORD ACADEMY PRE-SCHOOL	5,233			
6271	GOGI SALON	1,200	6325	THE SHED	3,560			

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	16,872	147,645	403,199
DAYTIME POP.	17,491	123,568	334,757
AVG. HH INCOME	\$115,071	\$98,300	\$98,156
MEDIAN AGE	40.8	42.7	41.2



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