

# New Ownership – Great Deals!

Coral Landings II

6720 West Sample Road, Coral Springs, Florida 33067



**LeaseFlorida LLC**

For additional information:

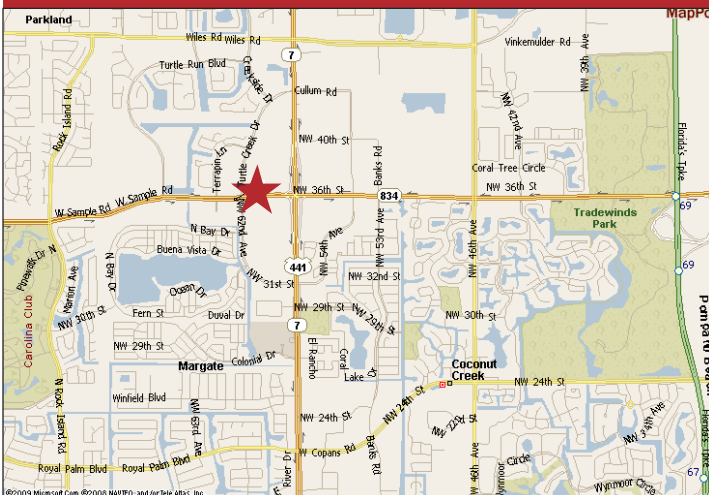
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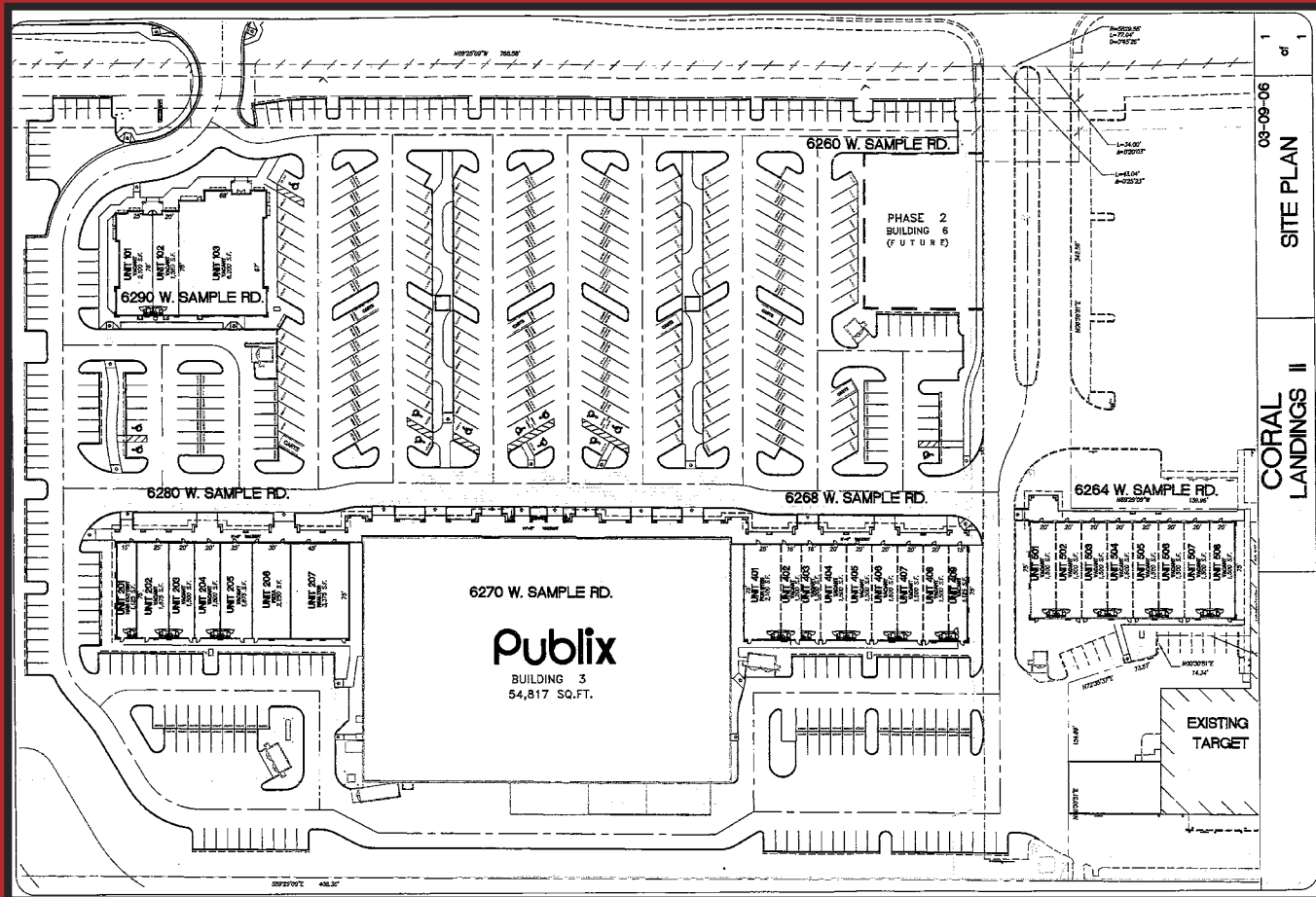
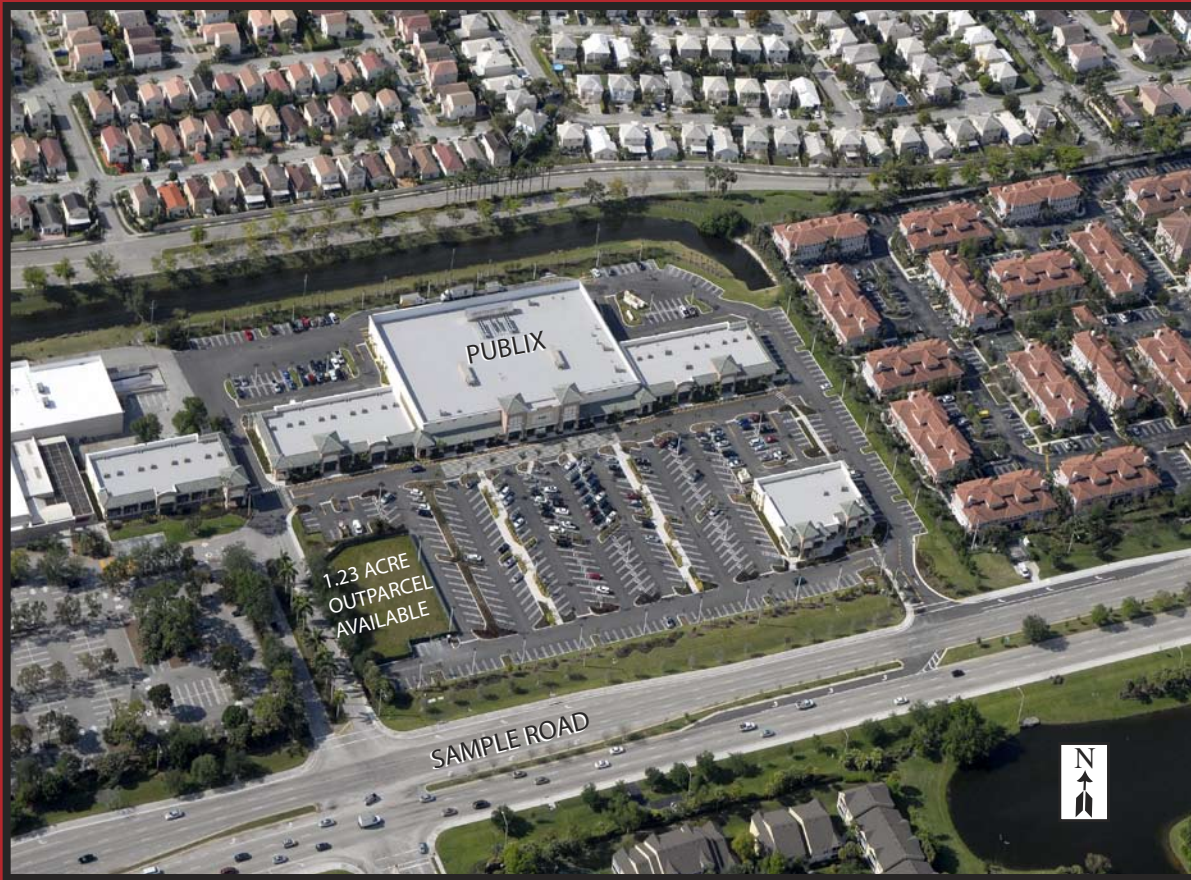
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## FEATURES:

- Brand new Class "A" Publix anchored neighborhood center
- Current tenant roster includes: Publix, Hair Cuttery, Sal's Italian Ristorante, Baptist Health Outpatient Center, Golden Krust Caribbean Grill, Elements Therapeutic Massage
- In line space available starting at 1,200 sf. Ideal for retail/office/medical/restaurant users
- Located in the busy Sample Rd / 441 corridor (just west of 441 on the south side)
- Over 144,000 consumers within a 3 mile radius with above-average household incomes
- 1.23 acre outparcel available for sale or ground lease
- Aggressive lease rates
- Join many top retailers in the Coral Springs market



2008 - 2009	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population:	15,775	144,419	372,262
Median Age:	37.2	40.6	38.6
Average Income:	\$71,789	\$70,326	\$72,280



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