

FOR LEASE

TURTLE CROSSING

SWC WILES ROAD & US 441, CORAL SPRINGS, FL



±1,600 SF NOW AVAILABLE

JOIN TARGET, PANERA BREAD, CHIPOTLE & MORE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES





RETAIL REAL ESTATE ADVISORS

ROBERT NUCHERENO
ASSOCIATE
RN@katzretail.com
(716) 867-5222

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

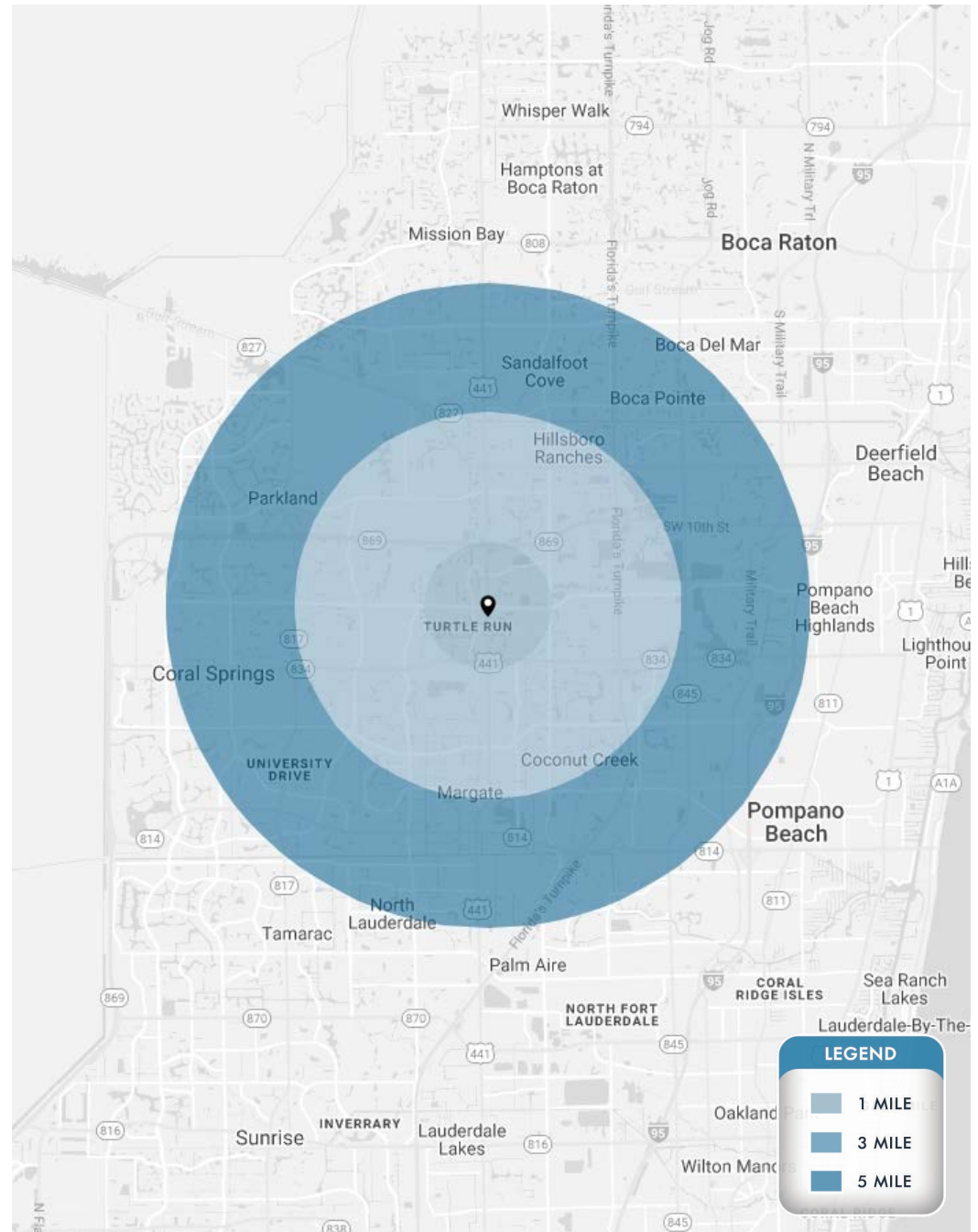
PROPERTY OVERVIEW

HIGHLIGHTS

- High income trade area of Coconut Creek, east Coral Springs & Parkland
- 1,125 SF, 2,800 SF & 4,757 SF spaces available
- Nearly 31,500 VPD along US 441 and over 42,500 VPD along Wiles Road
- Convenient access to Sample Road via Turtle Creek Drive
- Several new residential projects proposed in the immediate area
- Join:    

DEMOGRAPHICS

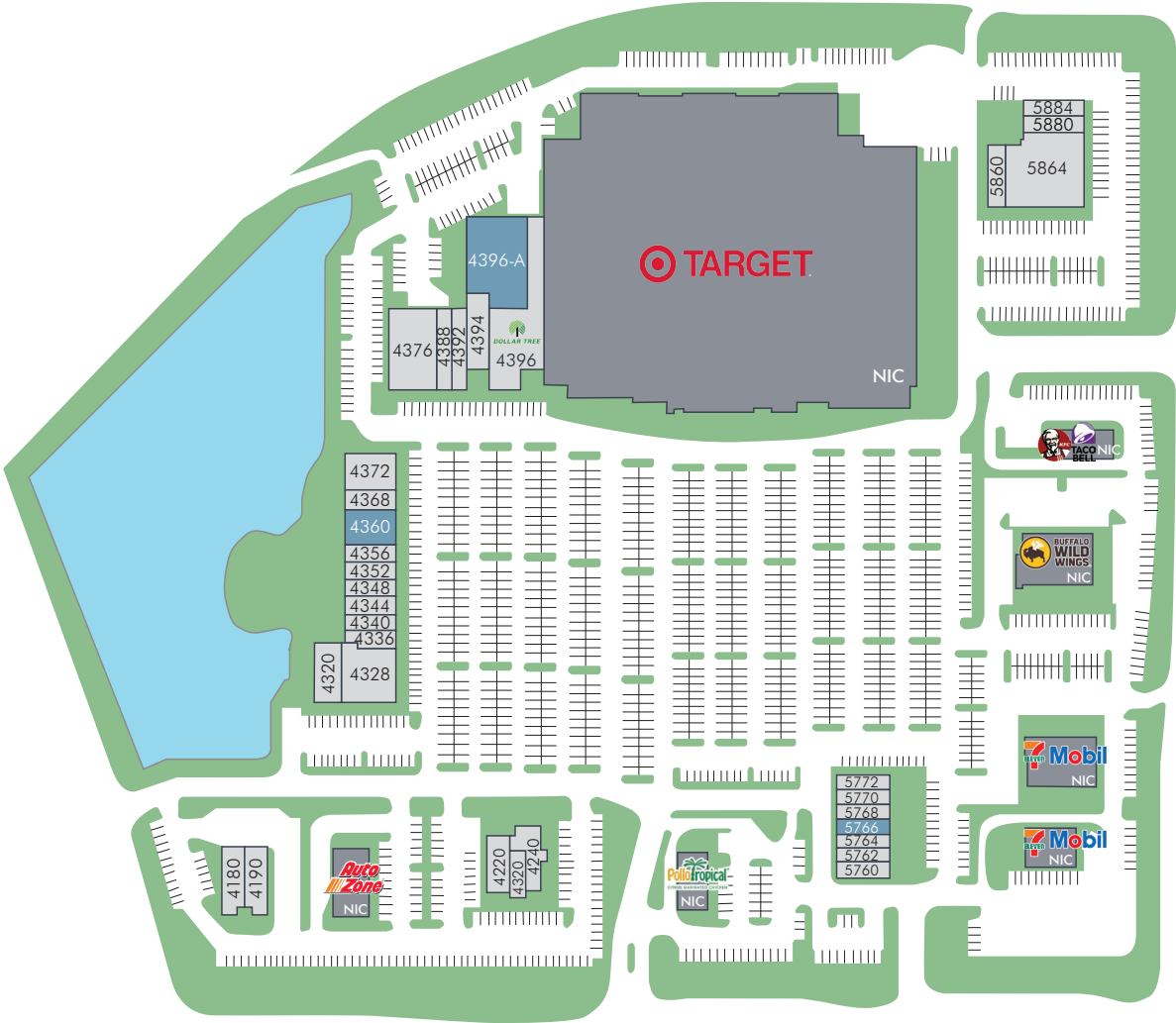
	1 Mile	3 Miles	5 Miles
POPULATION	15,547	143,803	383,971
HOUSEHOLDS	5,809	55,526	144,912
DAYTIME EMPLOYEES	12,652	118,534	315,176
AVERAGE HH INCOME	\$114,283	\$103,757	\$97,712
	5 Minutes	10 Minutes	15 Minutes
POPULATION	48,702	213,129	482,852
HOUSEHOLDS	18,333	81,971	183,039
DAYTIME EMPLOYEES	39,806	176,054	396,254
AVERAGE HH INCOME	\$107,117	\$99,789	\$99,839



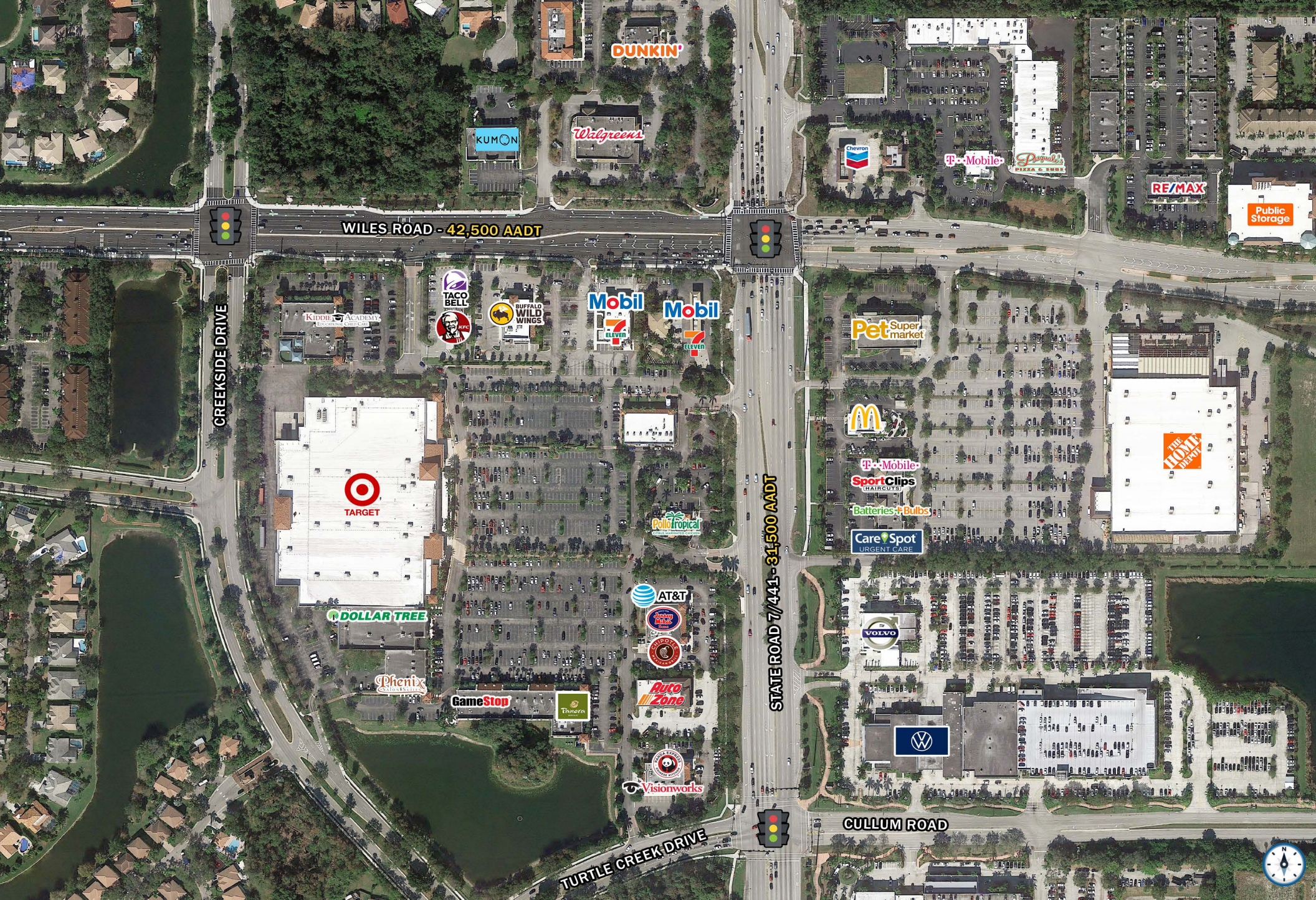
LEGEND

- 1 MILE
- 3 MILE
- 5 MILE

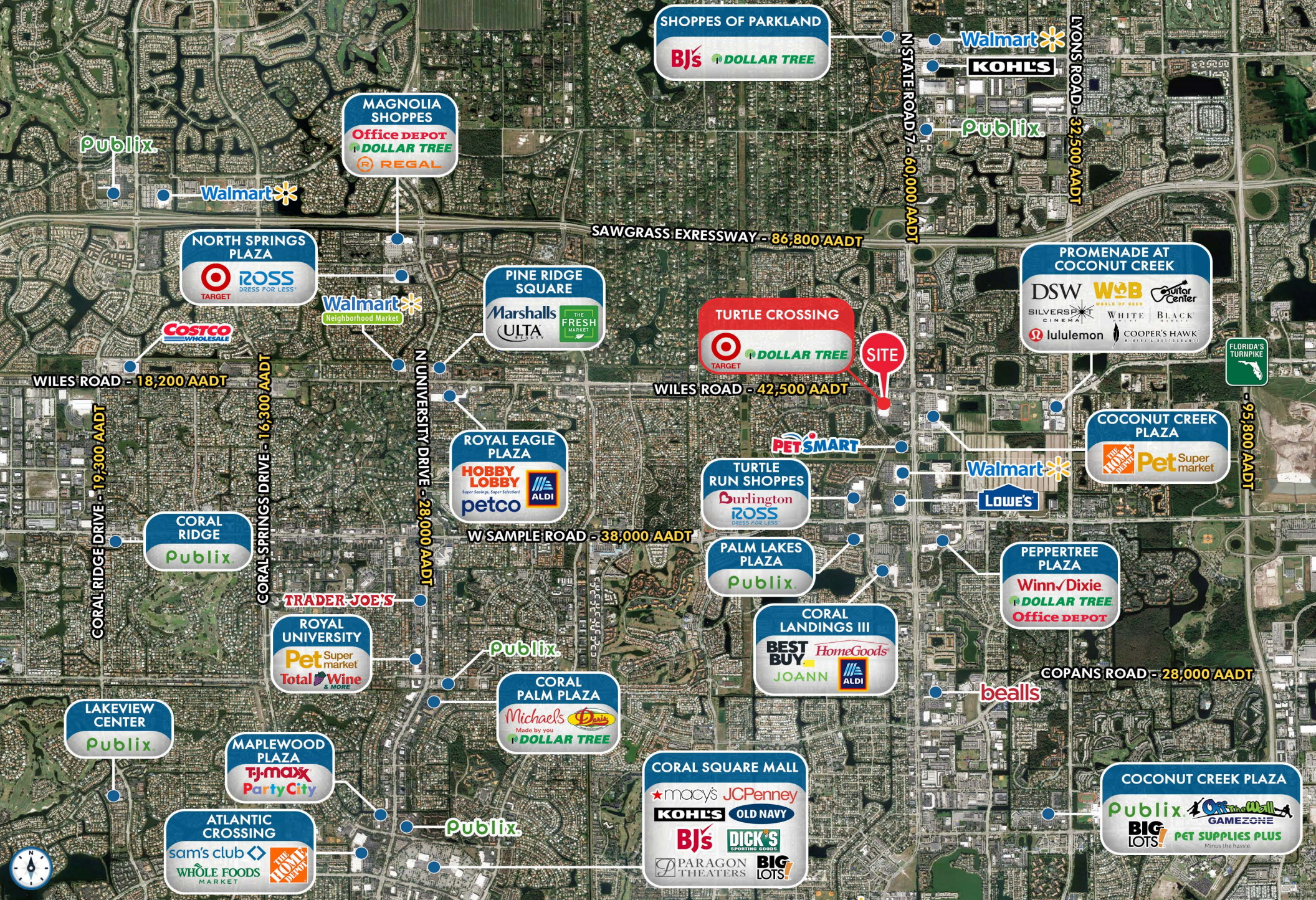
TENANT ROSTER



4180	Visionworks	3,060	4396	Dollar Tree	10,094
4190	Panda Express	2,880	4396-A 4,757 SF Available		
4220	Chipotle	2,500	5760	Gyromania	1,875
4230	Jersey Mikes	1,600	5762	7-Eleven	1,125
4240	AT&T	3,500	5764	Crazy Wok	1,125
4320	Marco's Burgers	2,823	5766 1,125 SF Coming Available		
4328	Panera Bread	4,501	5768	TMT Nails	1,125
4336	GNC	1,093	5770	Nelson, DDS	1,125
4340	Great Clips	1,280	5772	Shaman CBD	1,125
4344	Falafel Gourmet	1,400	5860	Enterprise	1,125
4348	Blow Dry Bar	1,400	5864	Kiddie Academy	9,500
4352	Juice Kitchen	1,400	5880	Papa Johns	1,600
4356	Chill n Nitro	1,400	5884	Physcial Therapy	1,653
4360	2,800 SF Available		OP1 Target (NIC)		
4368	Gamestop	1,837	OP2 KFC/Taco Bell (NIC)		
4372	Smith & Webster	2,759	OP3 Buffalo Wild Wings (NIC)		
4376	Phenix Salon	5,240	OP4 7-11/Mobile (NIC)		
4388	Club Pilates	1,600	OP5 Pollo Tropical (NIC)		
4392	The Joint	1,632	OP6 Autozone (NIC)		
4394	USK Karate	3,660			



TURTLE CROSSING | CLOSE AERIAL



TURTLE CROSSING | MARKET AERIAL



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