

# TURTLE CROSSING

**CBRE**

±13,000 SF  
FOR LEASE

4400 SR-7 N  
CORAL SPRINGS, FL 33073



# PROPERTY OVERVIEW

Turtle Crossing is a vibrant, 286,071 SF community retail center strategically located at the high-traffic signalized intersection of Wiles Road and State Road 7 (US 441) in Coral Springs. The center offers excellent visibility with nearly 31,500 vehicles per day (VPD) on US 441 and over 42,500 VPD on Wiles Road, along with dedicated turn lanes at each entrance providing seamless access.

Built in 2008 on a 21.6-acre site, the center supports strong demographics. Numerous new residential developments are planned nearby, further strengthening the customer base.

## Demographics

|         | <br>POPULATION | <br>AVG HH INCOME | <br>DAYTIME POPULATION | <br>MEDIAN AGE |
|---------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1 MILE  | 13,858                                                                                              | \$134,831                                                                                              | 13,886                                                                                                      | 38.5                                                                                                |
| 3 MILES | 141,376                                                                                             | \$109,750                                                                                              | 115,291                                                                                                     | 41.3                                                                                                |
| 5 MILES | 382,250                                                                                             | \$105,421                                                                                              | 327,948                                                                                                     | 41.8                                                                                                |

# SITE PLAN

- AVAILABLE
- LEASED
- COMING SOON
- NOT INCLUDED

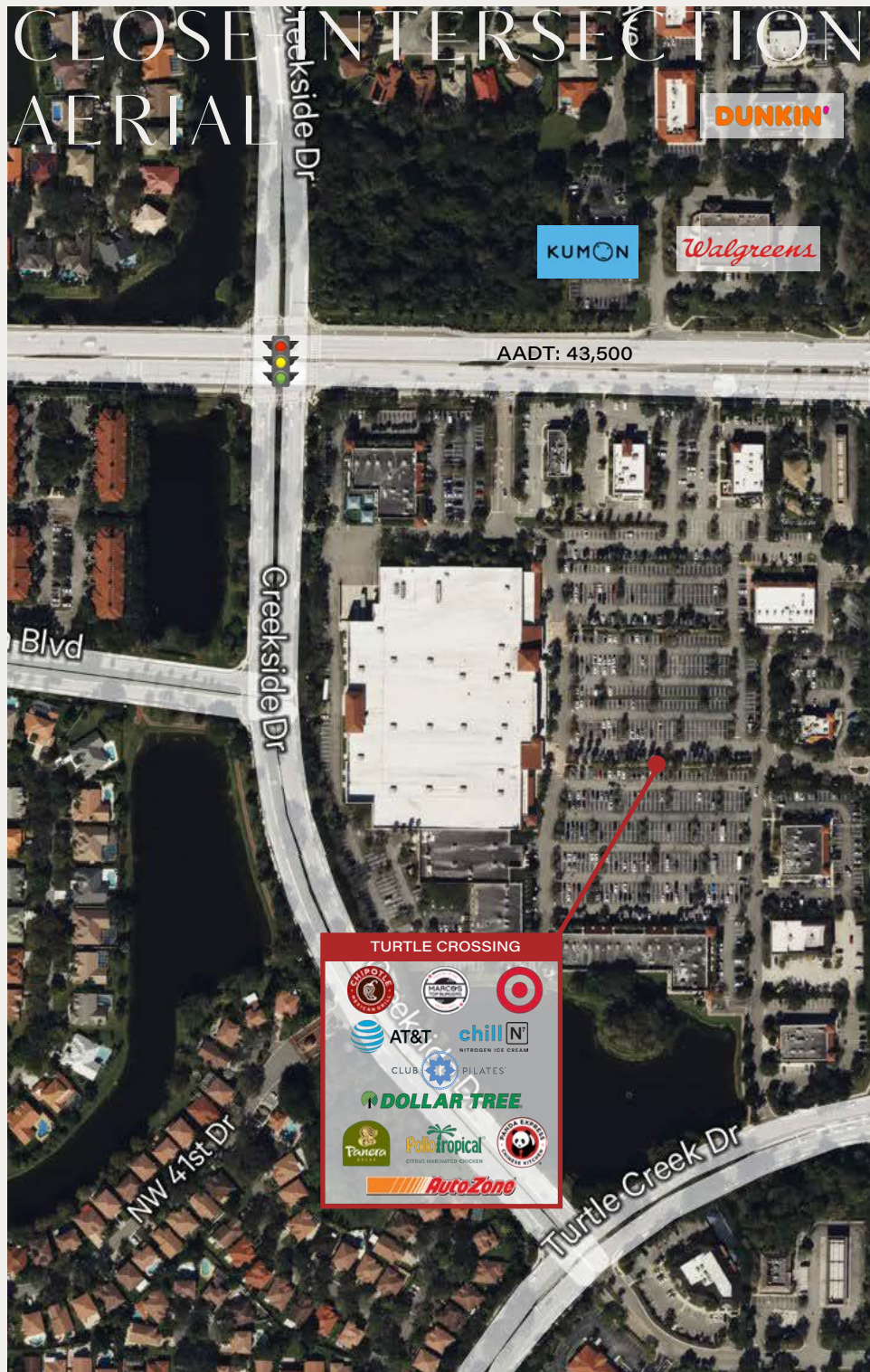


|      |                              |        |                                      |
|------|------------------------------|--------|--------------------------------------|
| 4180 | Visionworks<br>3,060 SF      | 4396   | Dollar Tree<br>10,094 SF             |
| 4190 | Panda Express<br>2,880 SF  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

# MARKET AERIAL



# CLOSE INTERSECTION AERIAL



# TURTLE CROSSING



CORAL SPRINGS, FL

## ±13,000 SF FOR LEASE

**CBRE**

**DANNY DIAZ**  
First Vice President

+1 305 381 6412  
[danny.diaz@cbre.com](mailto:danny.diaz@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.