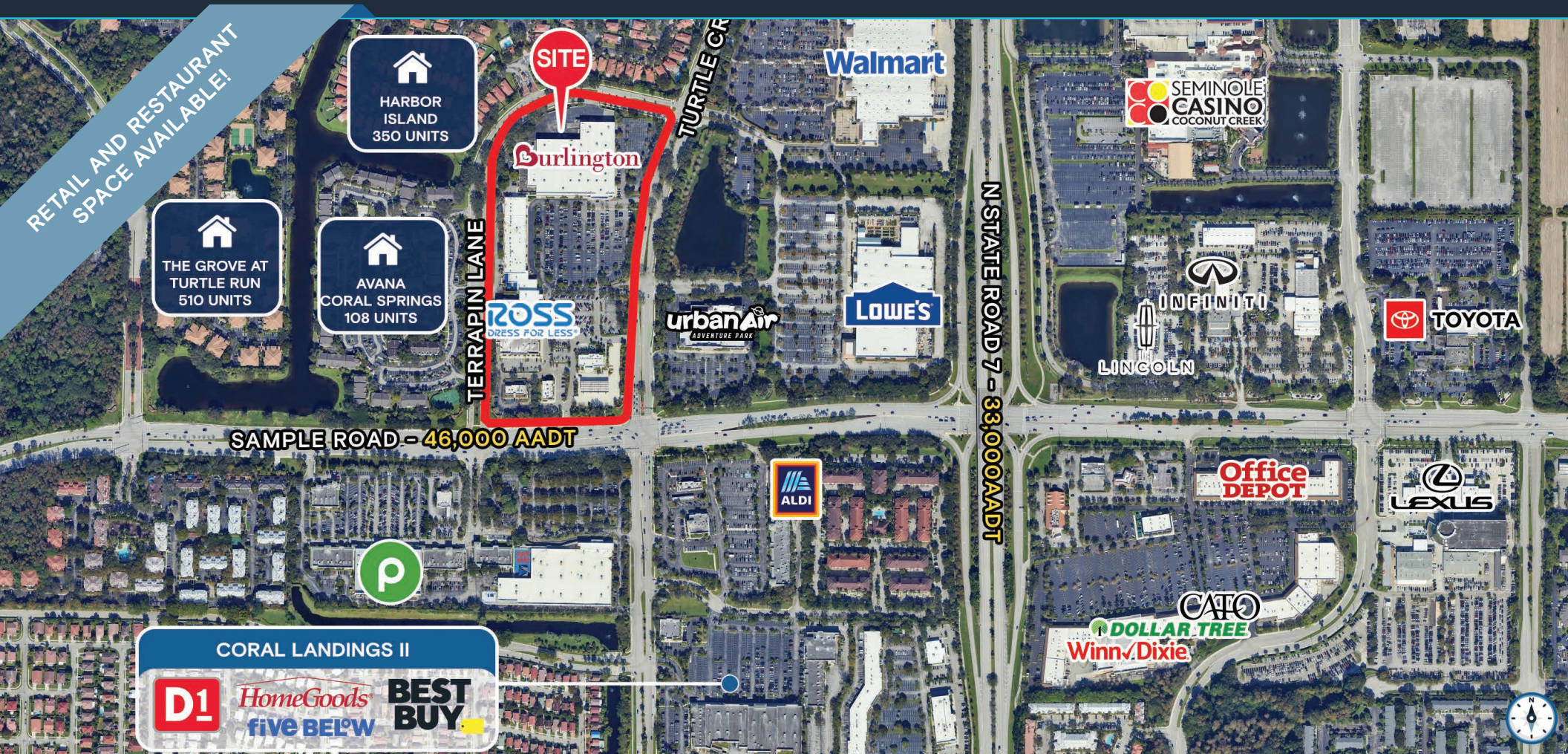


FOR LEASE

TURTLE RUN SHOPPES

6221-6375 W Sample Road, Coral Springs, FL 33067



2ND GENERATION RESTAURANT AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

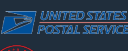
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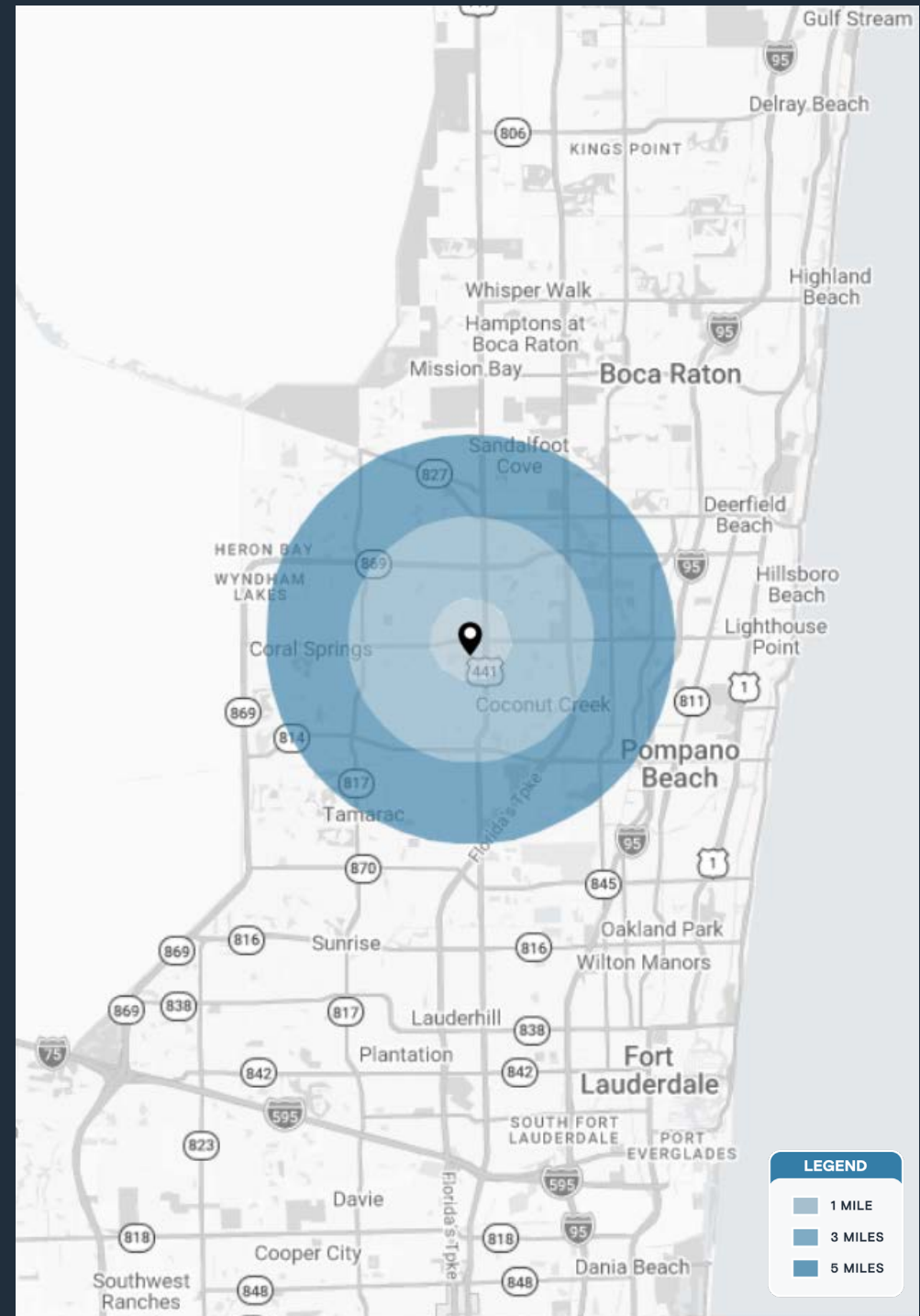
Property Overview

HIGHLIGHTS

- ±1,600 SF - ±2,800 SF 2nd generation restaurant space available
- ±1,200 SF -±3,200 S for retail, fitness or medical use

- Join:    
-     
- Area retailers include:    
-   

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,559	157,733	416,534
HOUSEHOLDS	6,704	62,088	154,896
EMPLOYEES	4,702	39,983	134,675
AVERAGE HH INCOME	\$125,329	\$114,718	\$112,604
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	54,962	202,449	438,840
HOUSEHOLDS	21,340	78,433	163,626
EMPLOYEES	12,659	54,216	125,285
AVERAGE HH INCOME	\$108,100	\$114,812	\$115,423





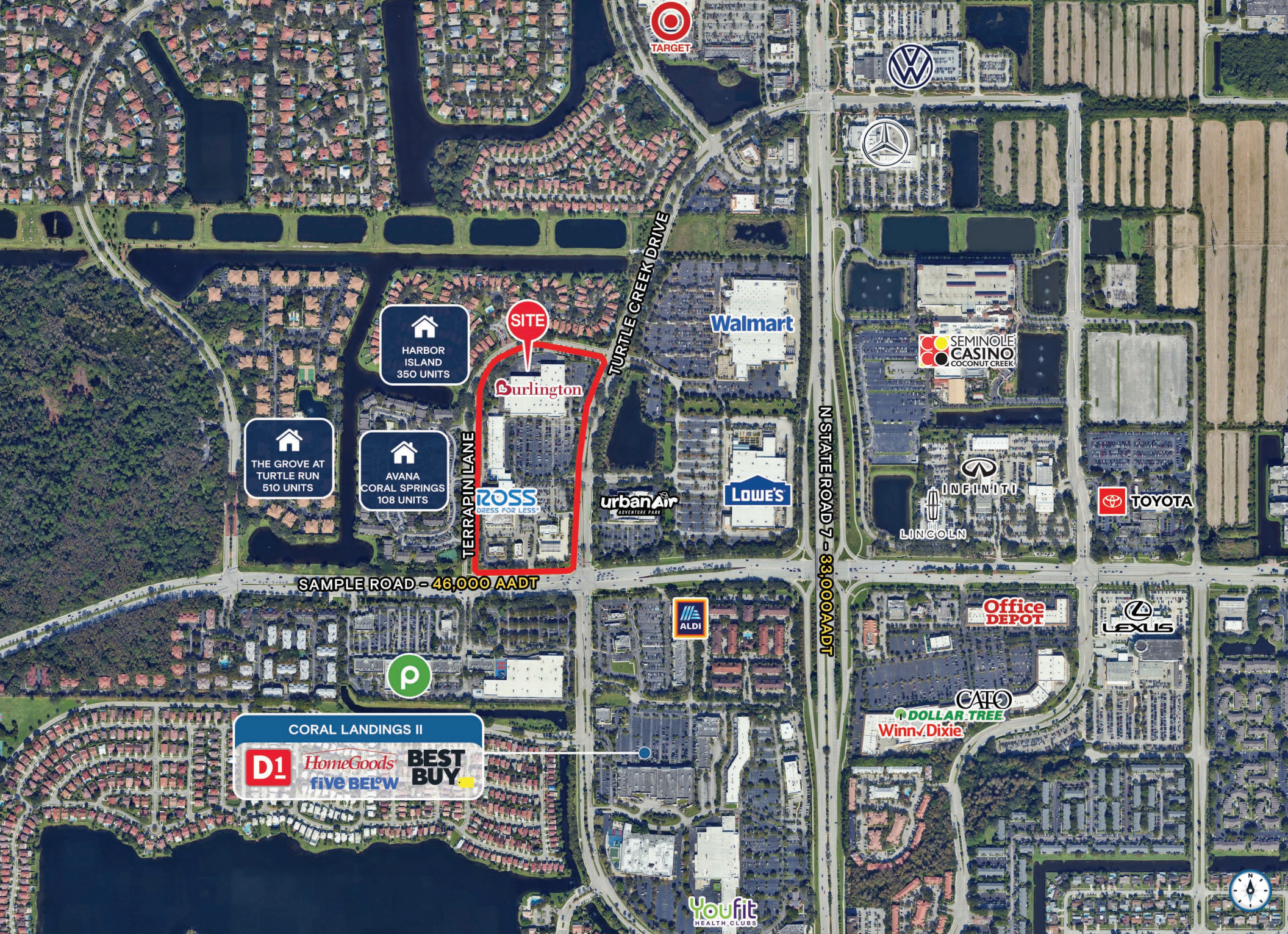
Tenant Roster

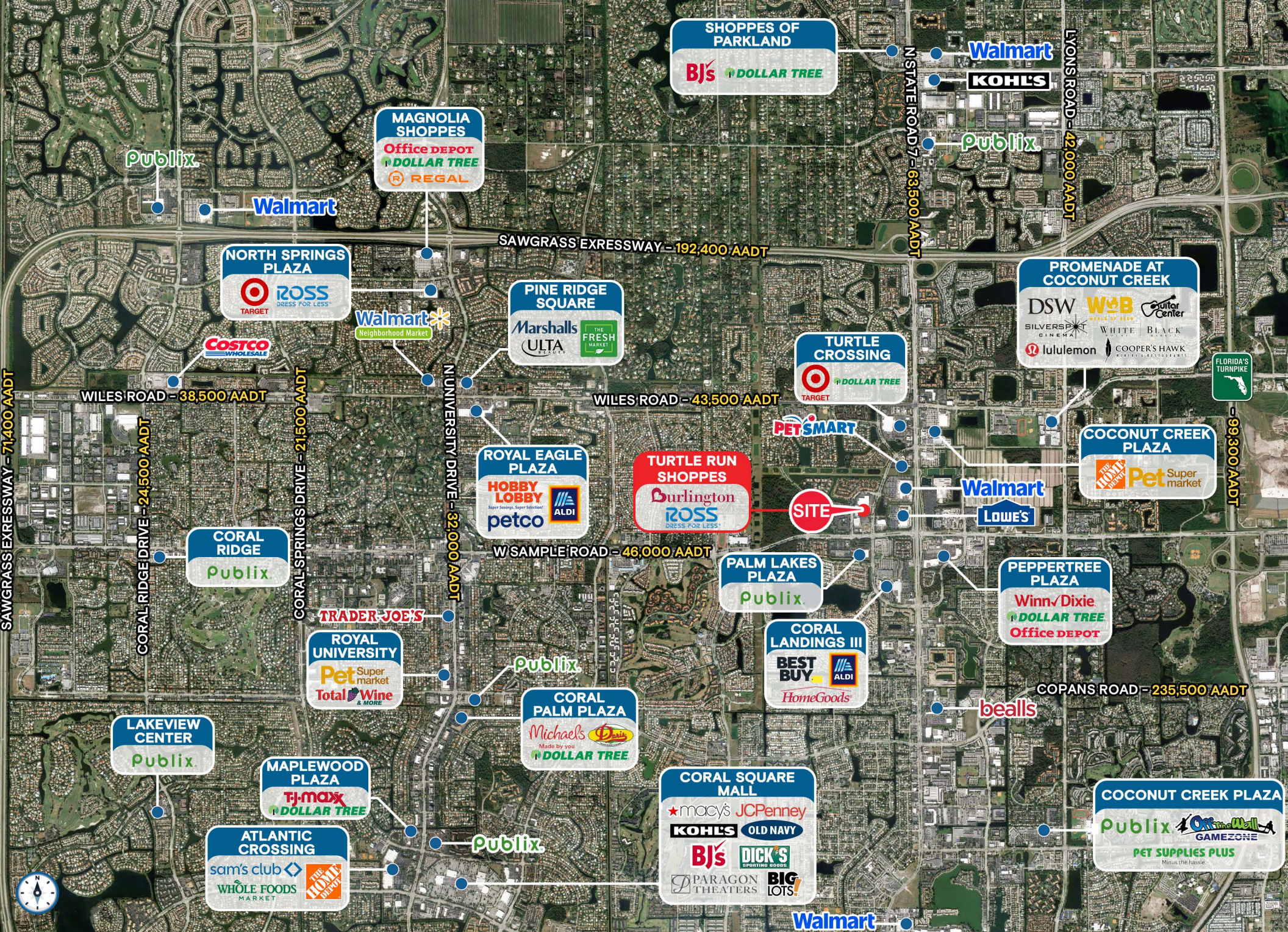
6201	Cumberland Farms	NA
6221-23	La Brasa Grill	2,100 SF
6225	Smoothie King	1,400 SF
6251	Burlington	NA
6261	Mirna's Cuban Cafe	1,200 SF
6263-65	Available	3,200 SF
6267	Coral Springs Dentistry	1,235 SF
6269	Chirocare of Florida	1,565 SF

6271	Available - Vanilla Shell	1,200 SF
6273	Available - Vanilla Shell	1,200 SF
6279	My Salon Suite	6,974 SF
6285	Dance at RDA	1,600 SF
6287	Available - 2nd Gen Restaurant	1,600 SF
6289	Available - 2nd Gen Nail Salon	1,200 SF
6291	Flame Hibachi	2,000 SF
6295	US Postal Service	3,200 SF

6315	Oxford Academy	5,233 SF
6325	The Shed	3,560 SF
6355	Ross Dress for Less	29,876 SF
6357	America's Best	4,000 SF
6365	Afuri Aesthetics	1,200 SF
6367-73	Cycle Gear	5,780 SF
6375	Wendy's	NA









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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 08.24.26