

FOR LEASE



9866 W Sample Rd.
Coral Springs, FL 33065



DESCRIPTION

Rare opportunity to lease a fully built-out 1,280 SF food and beverage shop in a highly visible neighborhood shopping center. The space offers excellent frontage along Sample Road, ample parking, strong co-tenancy, and a turnkey layout ideal for ice cream, dessert, café, or specialty food users. Existing grease trap in place provides flexibility for a variety of food and beverage concepts.

SUMMARY

Pricing Guidance	± \$31/SF + \$9.31 CAM
Lease Type	NNN
Unit Size	± 1,280 SF
Ceiling Height	10'
Year Renovated	2023
Zoning	B-2

HIGHLIGHTS

Turnkey F&B in the heart of Coral Springs

Existing grease trap in place

Prime frontage on heavily traveled W Sample Road

Located in a high-income, densely populated trade area

Strong co-tenancy with established neighborhood retailers

Excellent visibility, signage, and ample parking available



LOCATION DESCRIPTION

Located on the south side of W Sample Road in the heart of Coral Springs, just west of University Drive. The property benefits from excellent visibility, strong traffic counts, and proximity to major retailers, schools, and dense residential communities.



RETAIL SPACE FOR LEASE
9866 W SAMPLE RD
CORAL SPRINGS, FL 33065

SUBJECT PROPERTY
Uncle Louie G's Space

UNCLE LOUIE G'S SPACE
ITALIAN GELATO & ICE CREAM

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	16,193	116,374	236,059
Avg. HH Income	\$84,392	\$94,307	\$99,144
Daytime Population	12,041	82,987	165,650

TRAFFIC COUNTS	
W SAMPLE RD	38,500 AADT
N UNIVERSITY DR	45,500 AADT

Source: FDOT 2024

THE PLAZA AT CORAL SPRINGS

Publix CHASE
petco DOLLAR TREE

CORAL SPRINGS PLAZA

Walmart
sam's club
ROSS DRESS FOR LESS
five BELOW

Starbucks

MAJOR AREA DRIVERS

- Coral Square Mall – 1.2 Miles
- Broward Health Coral Springs – 0.6 Miles
- The Walk Coral Springs – 1.6 Miles
- Coral Springs Town Center – 1.3 Miles
- Coral Springs Aquatic Complex – 1.0 Miles
- Northwest Regional Library – 0.4 Miles

SUBJECT PROPERTY
UNCLE LOUIE G'S SPACE
9866 W SAMPLE RD
CORAL SPRINGS, FL 33065

38,500 AADT W SAMPLE RD 45,500 AADT

834

La Creare Schools K-8 Private School

Broward Health CORAL SPRINGS

Northwest Regional Library (Broward County)

CORAL SPRINGS TOWN CENTER

target BEST BUY
Michaels OLD NAVY

CVS DUNKIN'
AutoZone MATTRESSFIRM

CORAL PLACE

LA FITNESS PartyCity Durlington five BELOW

CORAL SQUARE MALL

macy's JCPenney
DICK'S SPORTING GOODS

MEAT N' BONE BRAZILIAN STEAKHOUSE
Sicilian Oven
EDDIE AND VINNY'S PRIME SEAFOOD

CORAL SQUARE PLAZA

Durlington MILLER'S ALE-HOUSE
PET SUPPLIES PLUS ALDI
Ashley HOMESTORE

THE WALK CORAL SPRINGS

tj-maxx HomeGoods
ULTA

THE RESERVE AT CORAL SPRINGS

Total Wine & More
LA FITNESS

PETSMART
Marshalls
MATTRESS Warehouse

★ SUBJECT PROPERTY

🛍️ RETAIL CENTER

🎓 SCHOOL

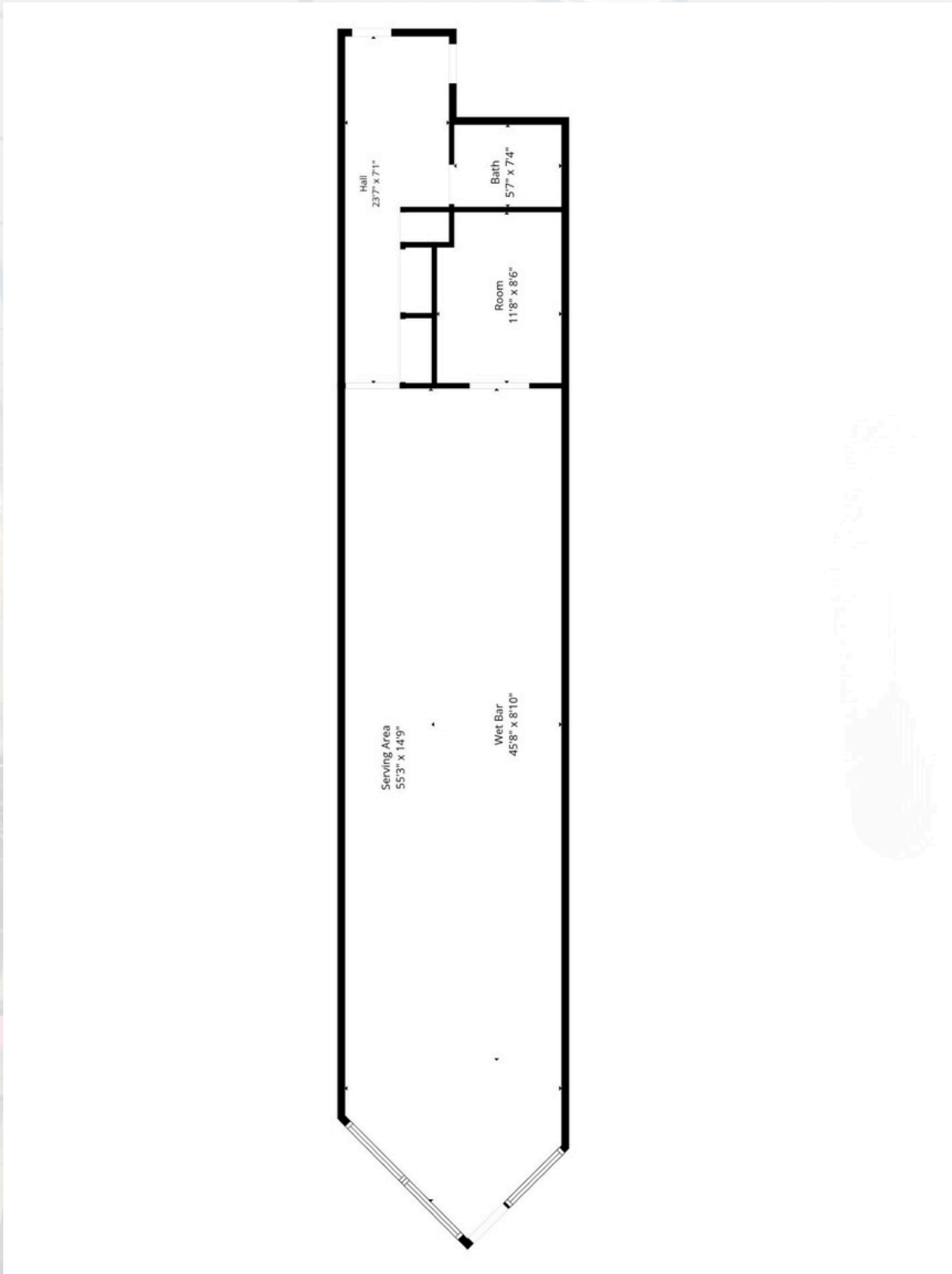
🏥 HOSPITAL

📖 LIBRARY

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SURROUNDING AREA

Situated within one of Coral Springs' busiest retail corridors, the property is surrounded by national retailers including Publix, Wings Plus, Walgreens, CVS, Walmart Neighborhood Market, and numerous dining options. The area features dense residential neighborhoods, strong household incomes, excellent schools, and convenient access to the Sawgrass Expressway.



Floor Plan