



For Lease

RIPCO
RETAIL LEASING

Turtle Run Shoppes

6221-6375
West Sample Road

Coral Springs, FL
33067

1,200-3,200 SF

Retail, Restaurant, and Office spaces available

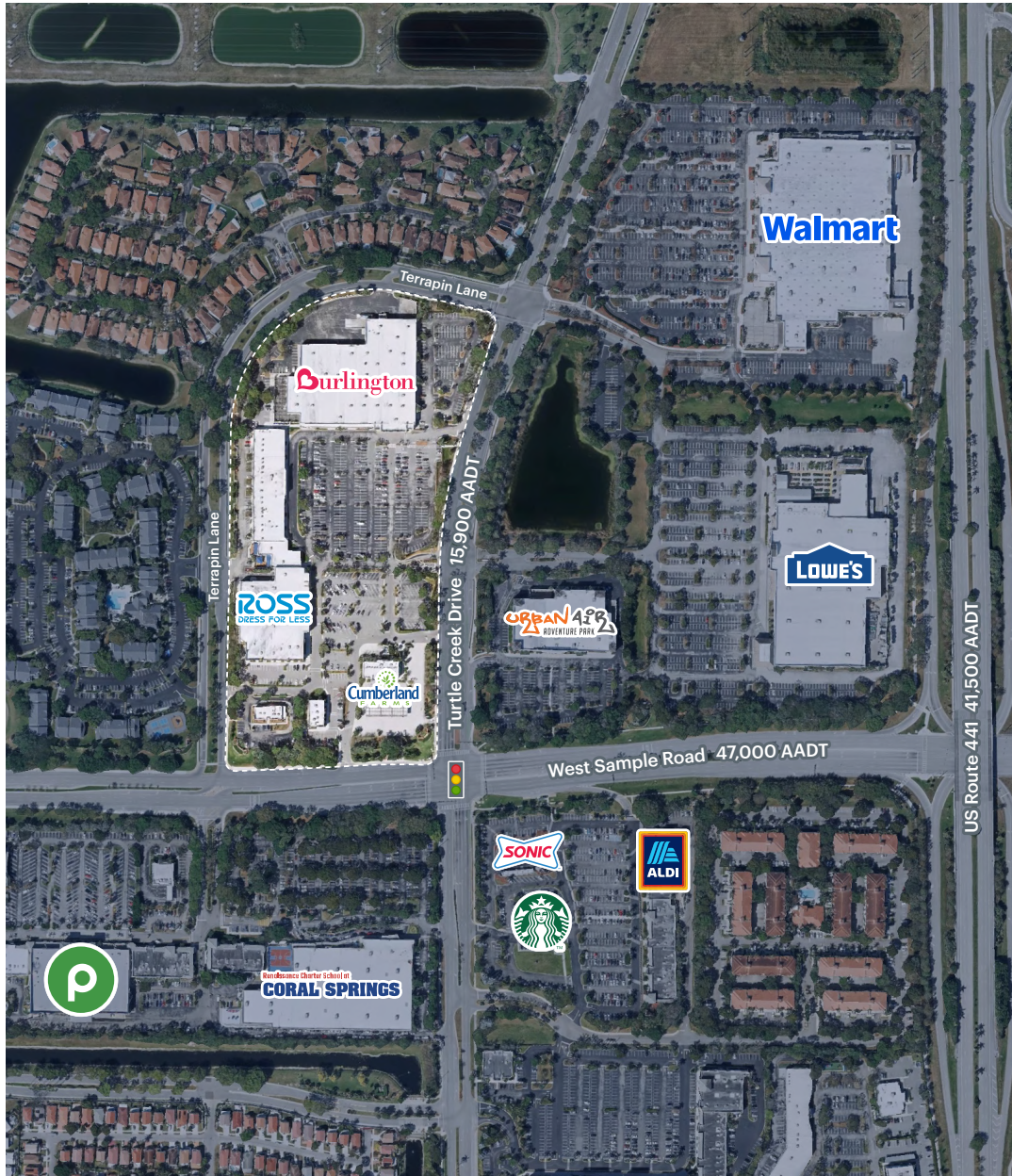
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Details & Demographics



Location	NWC of West Sample Road & Turtle Creek Drive	
Size	6263-65 6273 (former salon) 6271 6287 (former restaurant) 6289	3,200 SF 1,200 SF 1,200 SF 1,600 SF 1,200 SF
Rent	Please inquire	
Possession	Immediate	
Term	Negotiable	
Traffic	West Sample Road Turtle Creek Drive US Route 441	47,000 AADT 15,900 AADT 41,500 AADT
Co-Tenants	La Brasa Grill, Smoothie King, Mima's Cuban Café, Coral Springs Family Dentistry, Chirocare of Florida, My Salon Suite, Dance at RDA, US Postal Service, Oxford Academy Pre-School, the Shed, Ross Dress for Less, America's Best, Cycle Gear	
Neighbors	Cumberland Farms, Wendy's, Burlington, Walmart, Lowe's Home Improvement, Publix, Sonic Drive-In, Starbucks, Aldi, Urban Air, Renaissance Charter School, Seminole Casino Coconut Creek	

Total Population	1 mile 3 miles 5 miles	15,934 147,762 399,991	Average Household Income	1 mile 3 miles 5 miles	\$131,210 \$110,413 \$108,231
Daytime Population	1 mile 3 miles 5 miles	16,252 126,143 334,305	Total Businesses	1 mile 3 miles 5 miles	655 6,787 17,208
Total Households	1 mile 3 miles 5 miles	6,185 59,043 151,332	Median Age	1 mile 3 miles 5 miles	40.7 42.7 41.1

Site Plan



Suite	Tenant	Size
6201	Cumberland Farms	N/A
6221-23	La Brasa Grill	2,100
6225	Smoothie King	1,400
6251	Burlington	N/A
6261	Mima's Cuban Café	1,200
6263-65 Available		3,200
6267	Coral Springs Family Dentistry	1,235
6269	Chirocare of Florida	1,565

Suite	Tenant	Size
6271 Available		1,200
6273 Available (Former Salon)		1,200
6279	My Salon Suite	6,974
6285	Dance at RDA	1,600
6287 Available (2nd Gen Restaurant)		1,600
6289 Available		1,200
6291	Flame Hibachi (Coming Soon)	2,000
6295	US Postal Service	3,200

Suite	Tenant	Size
6315	Oxford Academy Pre-School	5,233
6325	The Shed	3,560
6355	Ross Dress for Less	29,876
6357	America's Best	4,000
6365	Afuri Aesthetics	1,200
6367-73	Cycle Gear	5,780
6375	Wendy's	N/A

Area Retail

