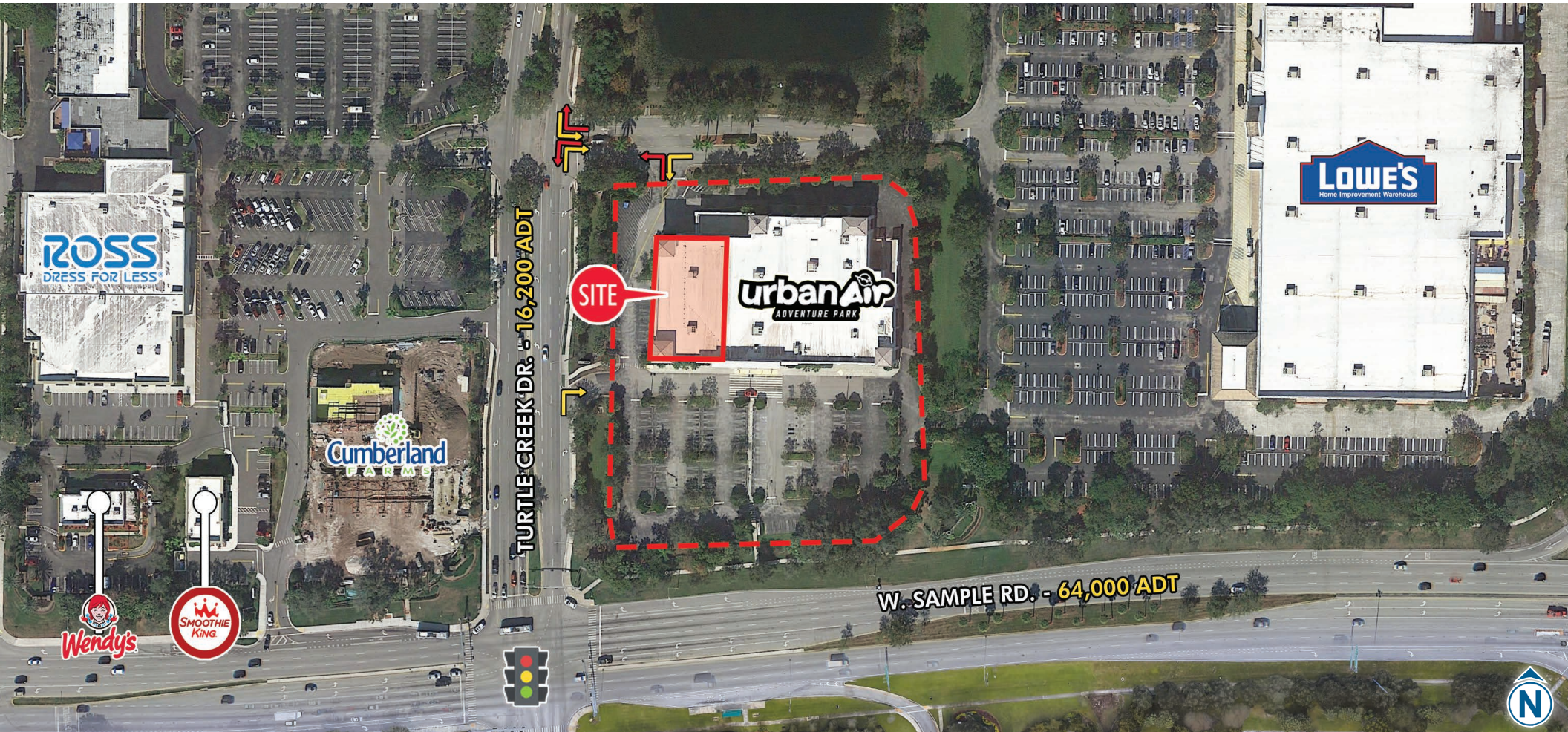


13,959 +/- Sq. Ft. Available

6001 W. Sample Road, Coral Springs, FL



Bill Lebo, President
Licensed R.E Broker
William S. Lebo & Company
(954) 646 - 3032
Blebo2600@gmail.com



The information herein has been secured from sources we believe to be reliable. However, we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage are approximate. The recipient of this information must verify all of the information and bears all risk for any inaccuracies or omissions that may inadvertently occur. We encourage all prospective tenants to perform a thorough due diligence.

PROPERTY OVERVIEW

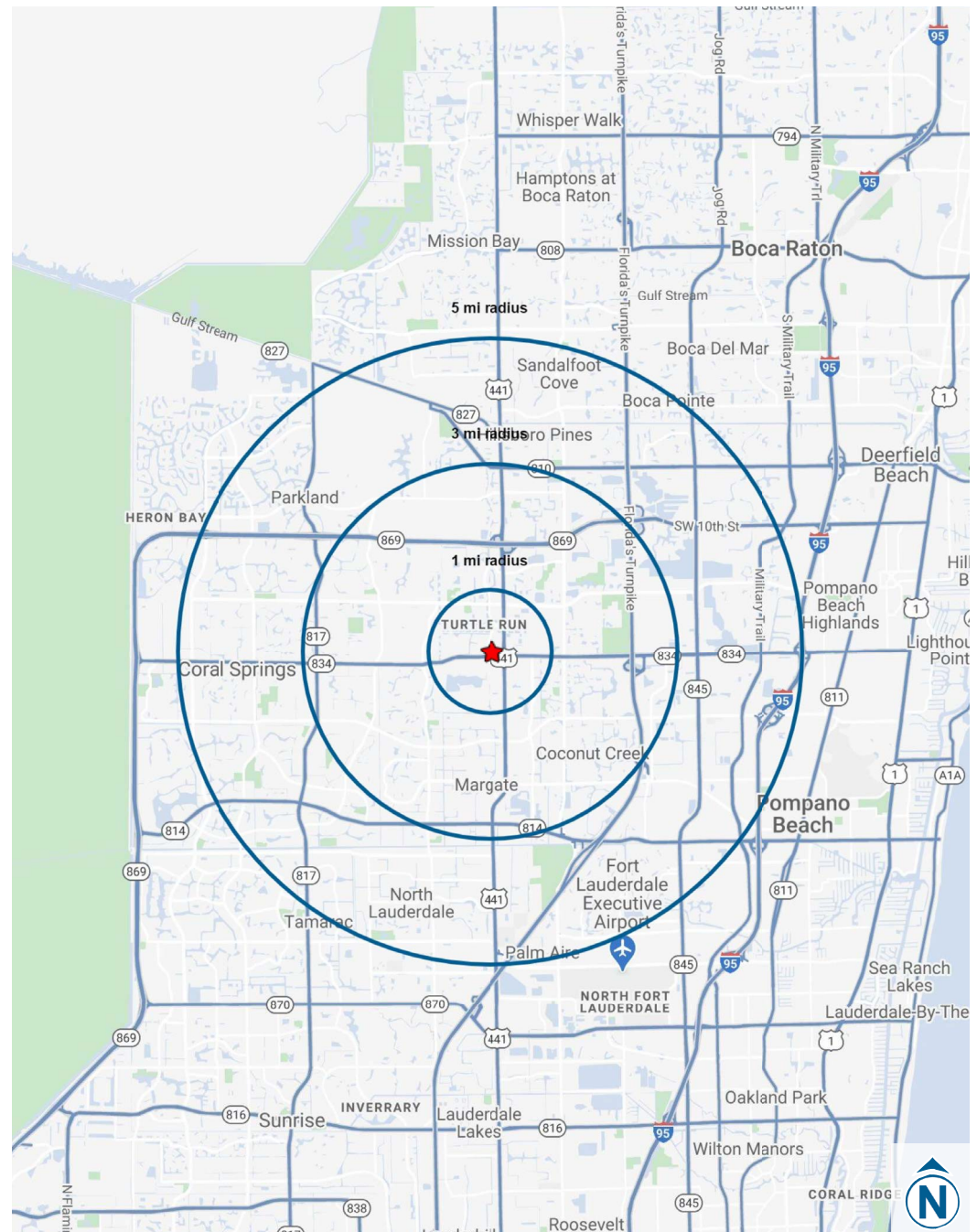
HIGHLIGHTS

- Approximately 13,959 +/- Sq. Ft. Available.
- Located at the corner of the signalized intersection with over 80,000 ADT at the intersection.
- Strong daytime population.
- Within close proximity to the Florida Turnpike.
- Dense demographics with high average household income.
- Surrounded by national retailers including:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	16,880	149,681	399,964
HOUSEHOLDS	6,401	57,858	146,191
DAYTIME EMPLOYEES	13,475	121,747	323,609
AVERAGE HH INCOME	\$86,147	\$86,527	\$84,276
	5 Minutes	10 Minutes	15 Minutes
POPULATION	63,158	215,220	444,217
HOUSEHOLDS	23,415	81,680	165,344
DAYTIME EMPLOYEES	50,646	174,417	360,930
AVERAGE HH INCOME	\$92,919	\$88,672	\$87,127



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SITE

EXTERIOR TRUCK
LOADING RAMP/DOCK

APPROX. 92'

APPROX. 147'

13,959 +/- Sq. Ft. Available
Subject to measurement.



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RENAISSANCE CHARTER SCHOOL AT CORAL SPRINGS
1,488 STUDENTS

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