

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal bars in yellow, red, and blue.

Township Plaza

4400 W. Sample Road | Coconut Creek, FL 33073



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±1,273 - 4,145 SF of Ground Floor Retail Available
Renovations under way!



Property Highlights

Fully renovated mixed-use property ideal for restaurants and medical uses. Centrally located in Coconut Creek with convenient access from Coral Springs, Pompano Beach and Margate.

- Flexible lease terms – aggressive landlord ready to make deals!
- Move-in ready or customizable space options available
- Covered / shaded walkways ideal for outdoor seating
- Close proximity to North Broward Hospital and Northwest Medical Center
- Tremendous visibility with exposure to over 50,000 vehicles per day on Sample Road
- Minutes from Florida Turnpike and Sawgrass Expressway
- Abundant and convenient street level parking 5:64:1,000
- Dense population: > 124,000 resident within 3 miles
- High Incomes: > \$77,000



1,273 - 4,145 SF
Available



Ideal for
Medical Use



5:64:1,000



±50,000 VPD
on Sample Road

Available Space

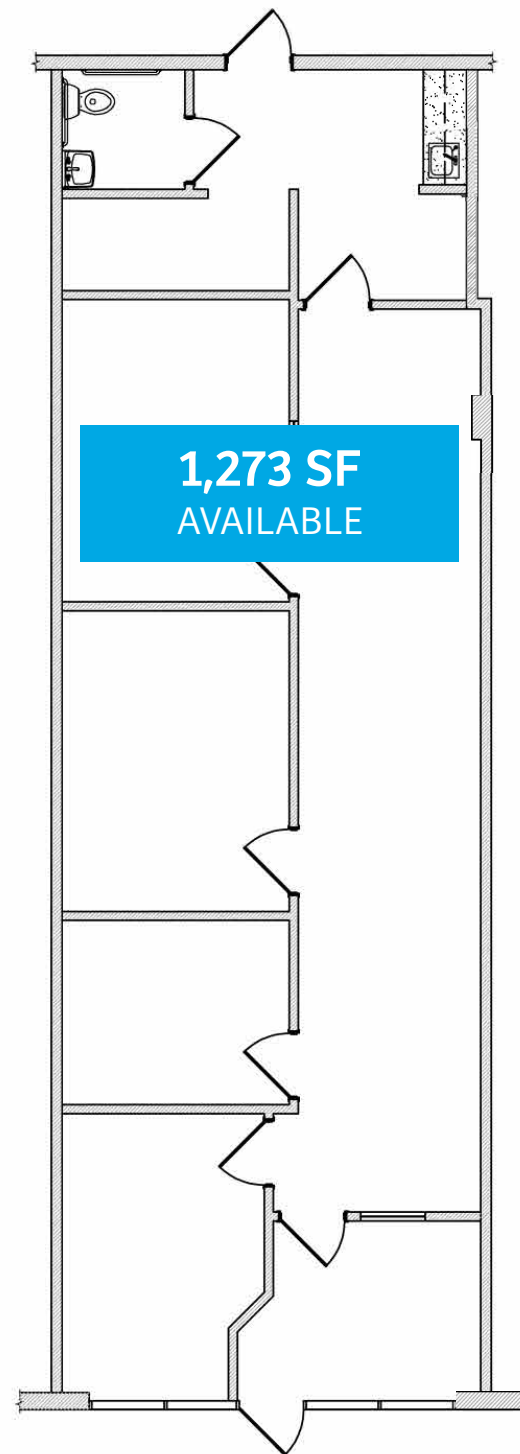
±1,273 SF - 4,145 SF

Ground Floor Retail Available

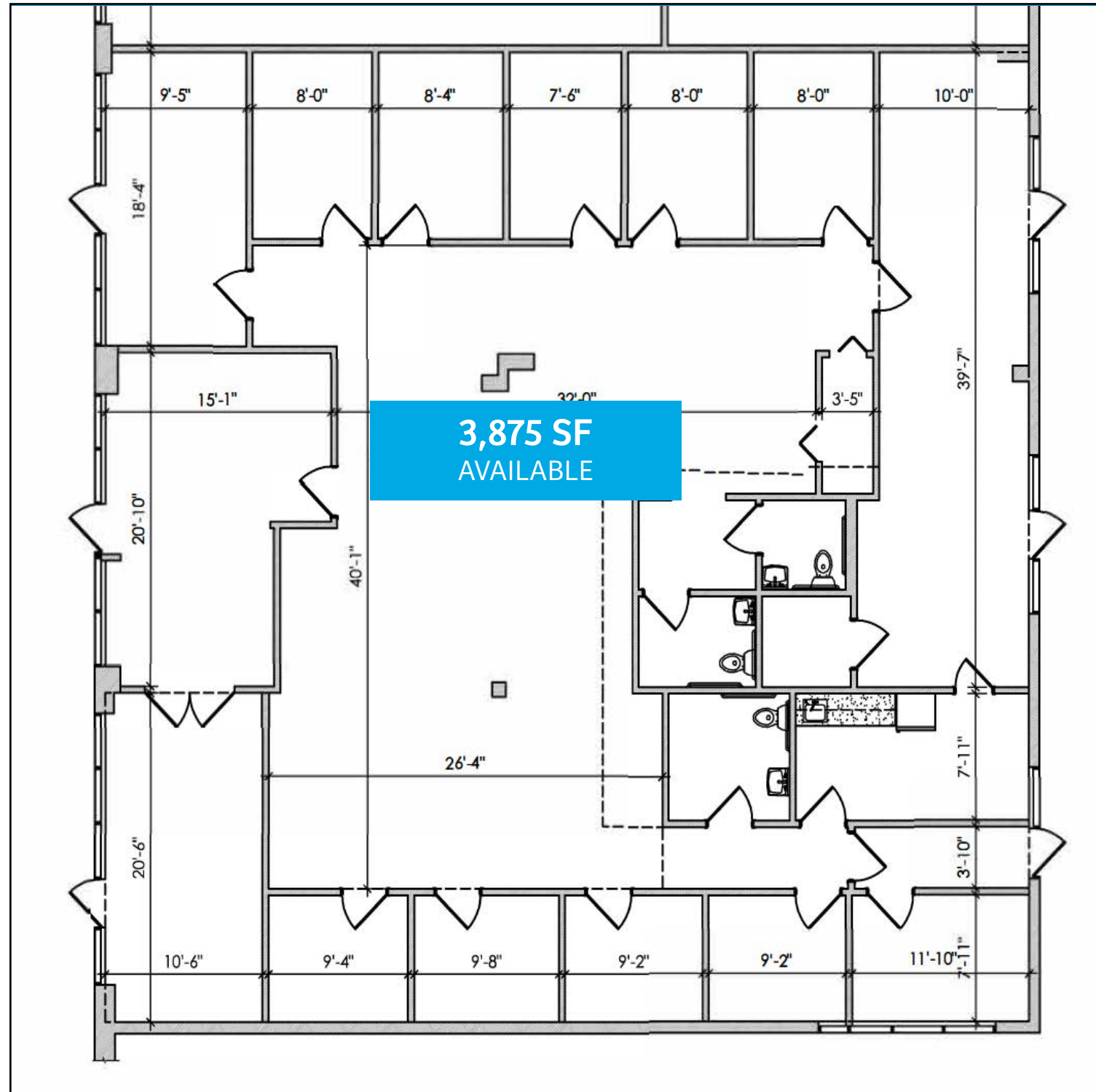
102 Convenience Store	3,270 SF
106 Premier Martial Arts	1,488 SF
108 Wow Salon	1,320 SF
110 Nail Salon	1,249 SF
112 Available	1,273 SF
114 Chiropractor	2,159 SF
118 Dentist	1,694 SF
120 Ultimate Body Spa	1,355 SF
122 Pediatrician	1,260 SF
126 Christian Ministries	2,520 SF
128 State Farm	2,090 SF
132 IMC Realty	842 SF
134 Wilken Insurance	1,254 SF
136 1 Exam Prep	1,251 SF
138-142 Available	3,875 SF
144 FireGrills	3,270 SF
148-152 Available	4,145 SF
154 Township Optical	1,784 SF
156 Crossfit LPF	4,270 SF



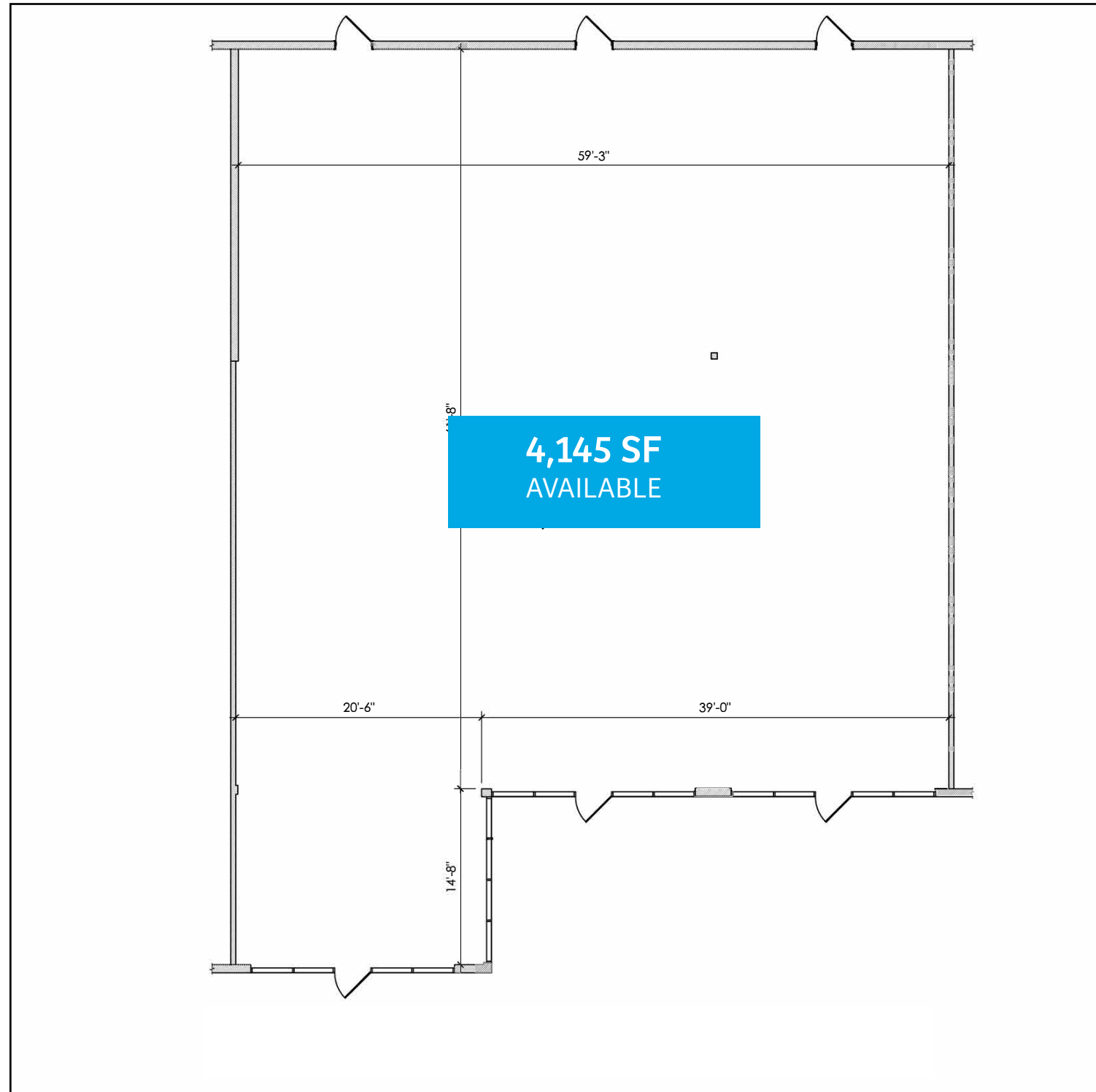
Available Space - Unit 112



Available Space - Unit 138 -142



Available Space - Unit 148 - 152





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