

## For Lease

- 0.92 Acres
- Zoning: B3; (Business District)
- Buildable up to 7,000 square feet
- Cross access with Atlantic Crossings shopping center
- Ideal for medical, high profile retail or a sit down restaurant

2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	185,478	373,518	617,374
Med HH Income	\$70,806	\$53,178	\$52,504

Elizabeth Wright  
561.424.3026  
ewright@atlanticretail.com

Tom Godino  
561.424.3012  
tgodino@atlanticretail.com



24 FITNESS

Stein Mart

THE HOME DEPOT

WHOLE FOODS MARKET

Sams Club  
Savings Made Simple

CITY NATIONAL BANK  
The way up.

BEST BUY

**SITE**

FORMER Walgreens

ADJACENT CROSS PARKING

Pollo Tropical

TACO BELL

DISCOVERY CLOTHING COMPANY

TJ-maxx

CVS pharmacy

Buc-ee's

Party City

Office DEPOT

BIG LOTS!

Pier 1 imports

FRIDAYS

48,000 ADT

University Dr

Atlantic Blvd

Ramblewood Dr



8,500 ADT

CORAL SQUARE MALL  
KOHLS macy's  
sears JCPenney

TIJUANA TAXI CO

TROPICAL FINANCIAL CREDIT UNION

Publix


  
**\$53,178**  
 MED HH INCOME  
 IN 5 MILE RADIUS

**83,000**  
 COMBINED ADT  
 AT INTERSECTION



CORAL SPRINGS, FL  
700 University Drive

Elizabeth Wright  
561.424.3026  
ewright@atlanticretail.com

Tom Godino  
561.424.3012  
tgodino@atlanticretail.com

SITE AERIAL

ATLANTICRETAIL.COM



CORAL SPRINGS, FL

700 University Drive

BIRD'S EYE

Elizabeth Wright

561.424.3026  
ewright@atlanticretail.com

Tom Godino

561.424.3012  
tgodino@atlanticretail.com

ATLANTICRETAIL.COM