

FOR  
LEASE

# Deco Sample Plaza

OFFICE | RETAIL | SPACE AVAILABLE  
9741 W SAMPLE ROAD | CORAL SPRINGS, FL 33065



CURRENT CAPITAL  
Real Estate Group



## RETAIL AND OFFICE SPACE AVAILABLE FOR LEASE

Opportunities from 720-1100 SF

### PROPERTY HIGHLIGHTS

- Busy Strip Center 39,000 AADT
- Direct Access From Sample Road
- Front and Rear Parking Available
- Near University Drive and Coral Springs Drive
- 2 Miles From The Sawgrass Expressway and State Road 7

4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181  
CURRENTCAPITALGROUP.COM

For Leasing or Sales Information Or An On-Site Tour Please Contact

954.966.8181

# Deco Sample Plaza

OFFICE | RETAIL | SPACE AVAILABLE

9741 W SAMPLE ROAD | CORAL SPRINGS FL

## AVAILABLE UNITS

### Space 9777A

Square Feet: 720  
Rent Rate: \$22 per square feet  
CAM: \$5.89 per square feet  
Lease Type: NNN  
Lease Term: Negotiable



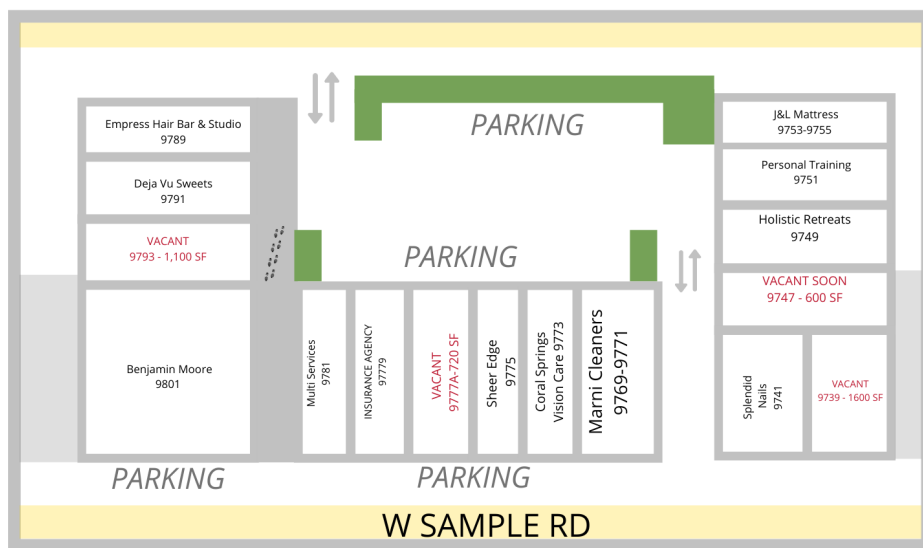
### Space 9739

Square Feet: 1,600  
Rent Rate: \$-- per square feet  
CAM: \$5.89 per square feet  
Lease Type: NNN  
Lease Term: Negotiable



### Space 9793

Square Feet: 1,100  
Rent Rate: \$16 per square feet  
CAM: \$5.89 per square feet  
Lease Type: NNN  
Lease Term: Negotiable



4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181  
CURRENTCAPITALGROUP.COM

For Leasing or Sales Information Or An On-Site Tour Please Contact

954.966.8181

# Deco Sample Plaza

OFFICE | RETAIL | SPACE AVAILABLE

9741 W SAMPLE ROAD | CORAL SPRINGS FL



Deco Sample Plaza is a well-maintained property located in the City Center of Coral Springs with great tenants such as State Farm Insurance, Benjamin Moore Paints, Dry Cleaners, Travel Agency, and many more!

- .3 Miles from State Rd 7 (441)
- Near University Drive
- Near Coral Springs Drive
- Across from Coral Springs City Hall
- Across from Sawgrass Pediatrics & Broward Health Coral Springs
- 2 Miles from Sawgrass Expressway
- Near dense residential area of Coral Springs Lakes, Deer Run Springs and Running Brook Hills
- Near the United States Postal Service , Library



## THE CITY

Coral Springs is the fifth largest city in Broward County and is the 15th largest in the State of Florida. It encompasses 24.5 square miles and has a population of over 129,000.

Located in Broward County, approximately 20 miles northwest of Ft. Lauderdale and 10 miles southwest of Boca Raton. Coral Springs has a total of 129,067 residents and 41,560 households with a median household income of \$81,143.

Coral Springs major attractions includes state-of-the-arts facilities, Center for the Arts, Coral Springs Museum of Art, Panthers Ice Den, Sawgrass Nature Center, restaurants

# Deco Sample Plaza

OFFICE | RETAIL | SPACE AVAILABLE

9741 W SAMPLE ROAD | CORAL SPRINGS FL

## DEMOGRAPHICS

---

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,758	140,998	293,768
Average age	38.2	37.8	39.2
Average age (Male)	35.2	36.2	37.7
Average age (Female)	40.0	38.8	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,657	49,451	107,107
# of persons per HH	2.8	2.9	2.7
Average HH income	\$71,204	\$84,691	\$78,278
Average house value	\$311,512	\$351,358	\$339,653

*\* Demographic data derived from 2010 US Census*

### CURRENT CAPITAL

Real Estate Group

OFFICE 954.966.8181

4000 HOLLYWOOD BLVD

SUITE 765-S | HOLLYWOOD, FL

CURRENTCAPITALGROUP.COM

