

9813 - 9825 W SAMPLE RD, Coral Springs, FL 33065

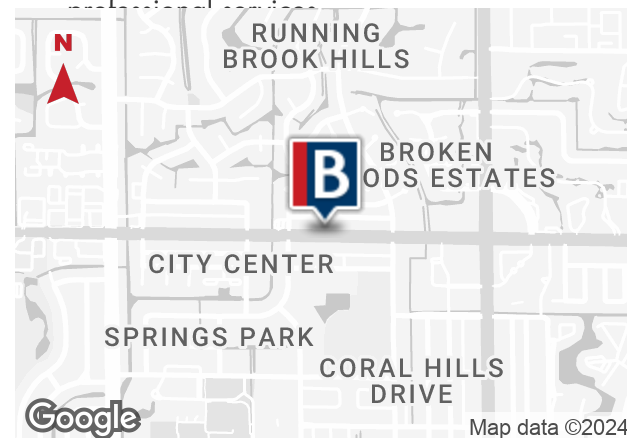


VIDEO TOUR



PROPERTY HIGHLIGHTS

- Street level retail and second floor office Spaces Available for Lease
- \$20.00 per square foot NNN
- Excellent Frontage on West Sample Road
- Strategically located on the north side of W Sample Road just west of University Drive
- Surrounded by stable residential communities
- Proximity to all banking, restaurants, and professional services



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

ADDITIONAL PHOTOS

COLONIAL PLAZA

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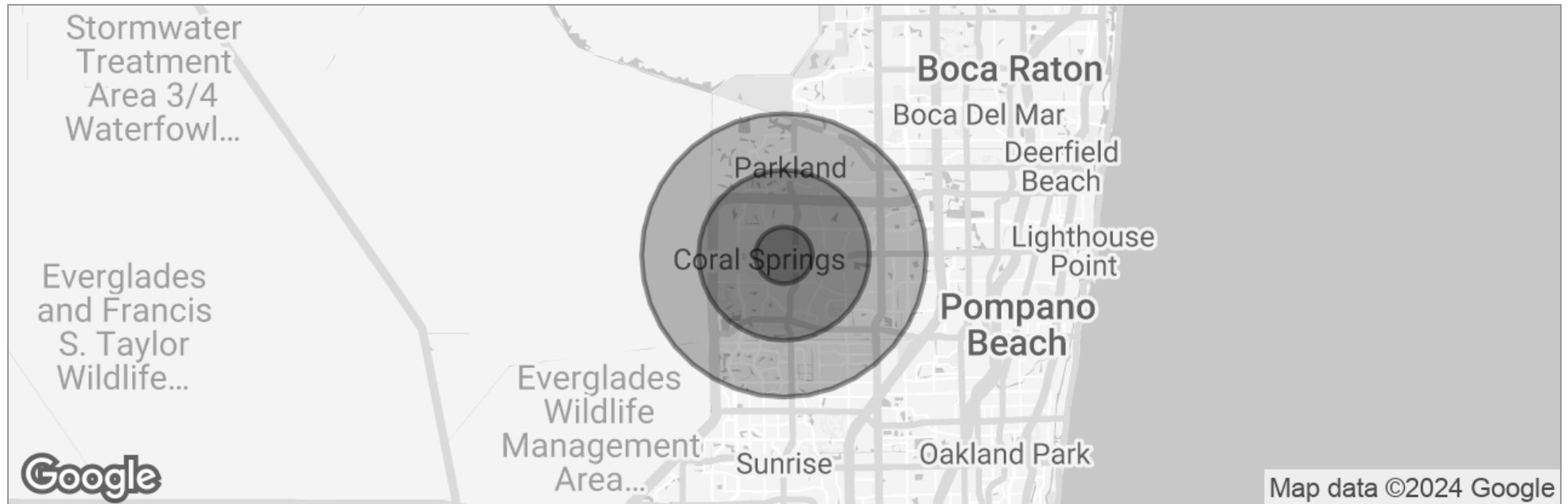
RETAILER MAP

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DEMOGRAPHICS MAP

COLONIAL PLAZA

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Total Population	15,706	141,261	293,443
Population Density	4,999	4,996	3,736
Median Age	38.2	37.8	39.2
Median Age (Male)	35.2	36.2	37.7
Median Age (Female)	40.0	38.8	40.3
Total Households	5,631	49,517	106,924
# of Persons Per HH	2.8	2.9	2.7
Average HH Income	\$71,432	\$84,729	\$78,205
Average House Value	\$311,291	\$350,690	\$340,479

* Demographic data derived from 2020 ACS - US Census