



Coral Square Promenade

Coral Springs, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Susana Hernandez-Hazzi
Leasing Representative
(954) 956-2116
shazzi@kimcorealty.com





AERIAL



GROSS LEASABLE AREA (GLA) 55,089 SF

PARKING SPACES 331

PARKING RATIO 6.01 per 1,000 SF

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



Coral Square Promenade

Coral Springs, FL

www.kimcorealty.com/106230



Google Earth

DENSITY AERIAL

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



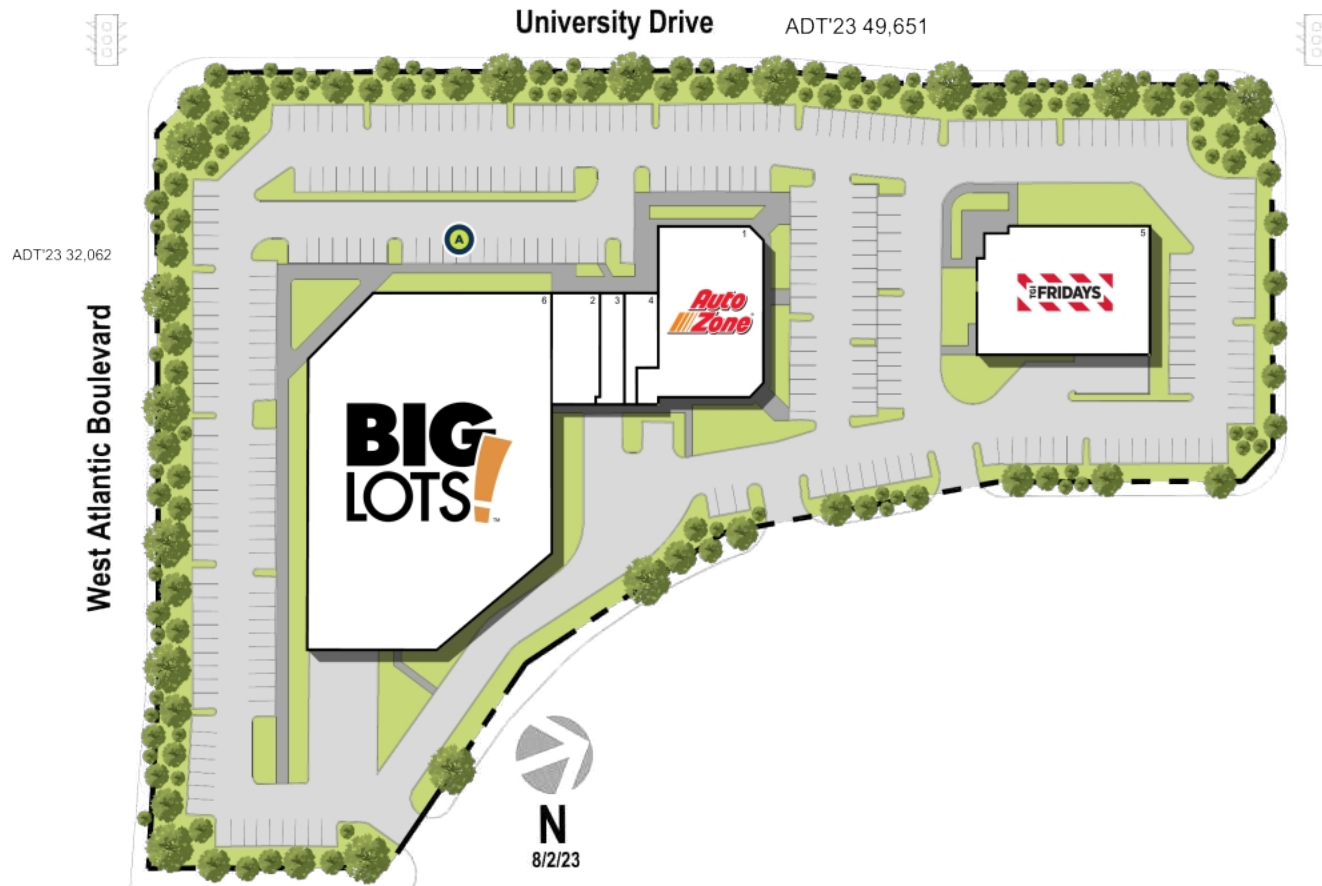
Coral Square Promenade

Coral Springs, FL

www.kimcorealty.com/106230

A Curbside Pick-up

	TENANT	SQ FT
1	AutoZone	8,200
2	Stanton Optical	2,019
3	Sahara Oasis Spa	1,170
4	Larry's Ice Cream and Yogurt	1,083
5	TGI Friday's	9,100
6	Big Lots	33,517



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com



Coral Square Promenade

Coral Springs, FL

www.kimcorealty.com/106230

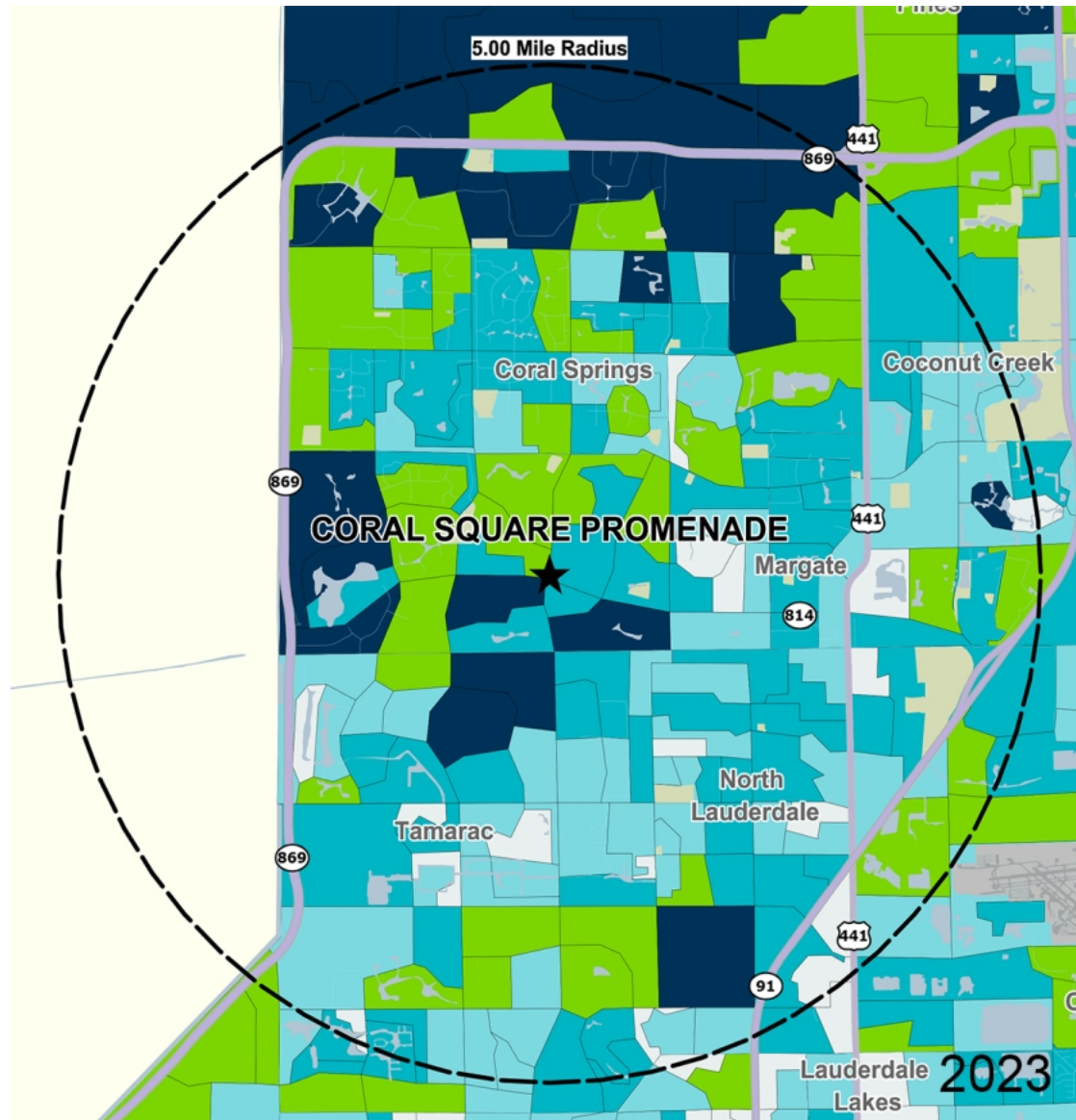


COMPETITION MAP

Susana Hernandez-Hazzi

Leasing Representative | (954) 956-2116 | shazzi@kimcorealty.com





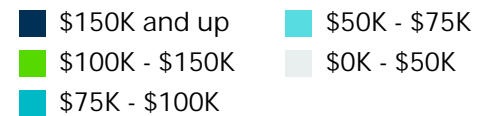
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,690	192,585	390,183
Daytime Pop	15,933	138,687	304,659
Households	6,234	72,231	147,303
Average HH Income	\$109,412	\$87,301	\$93,165
Median HH Income	\$84,584	\$68,066	\$68,965
Per Capita Income	\$38,566	\$32,850	\$35,338

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



Coral Square Promenade

University Dr. & W. Atlantic Blvd., Coral Springs, FL



Susana Hernandez-Hazzi
Leasing Representative
(954) 956-2116
shazzi@kimcorealty.com