



Colliers



Cornerstone Downtown

South Building | For Lease

Fronting University Dr. | **Coral Springs, FL**

Owned & Managed By



Nikki Traff

Executive Vice President
+1 407 252 8335
nikki.traff@colliers.com

Alexie Fonseca

Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

David Gabbai

Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com

Jeff Johnson

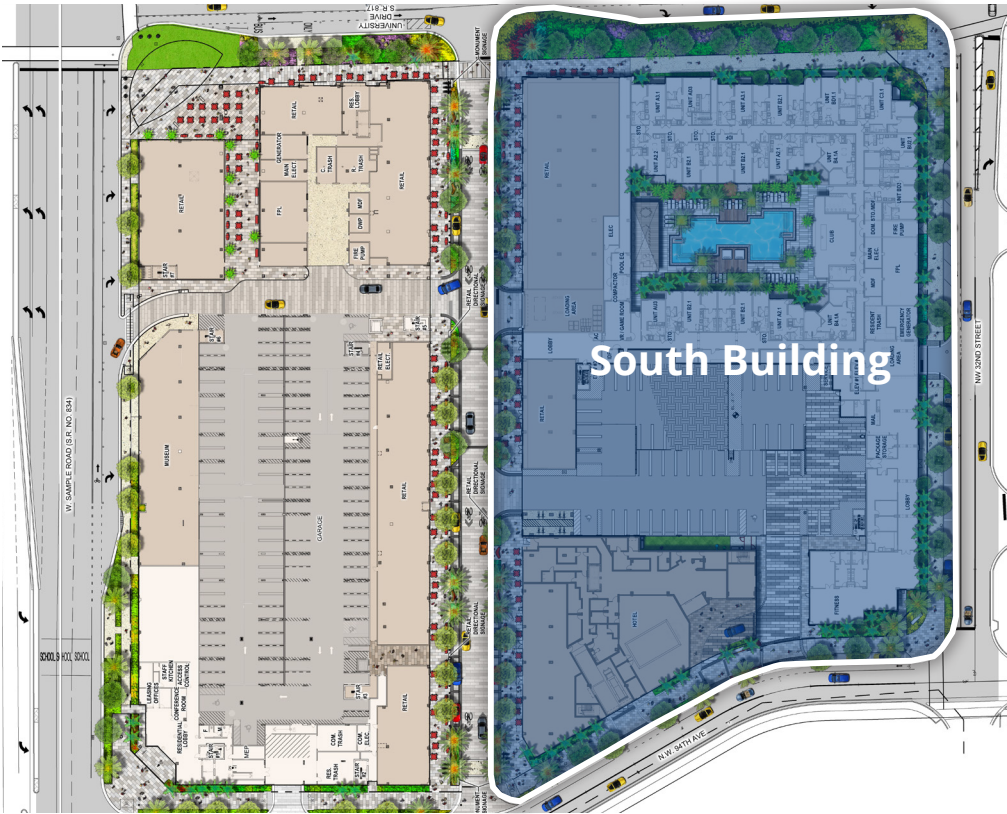
Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com



Property Overview

Cornerstone at Downtown Coral Springs is an upcoming, seven acre mixed-use development. The property is located at the fronting University Drive at W. Sample Road, the center of the recently designated 136-acre Downtown Coral Springs. The City of Coral Springs has targeted this area for redevelopment with an entirely new vision for a vibrant and sustainable downtown. A destination where Coral Springs residents and visitors, can live, work, shop, and play.

Master Development Plan



Leasing Opportunities - South Building

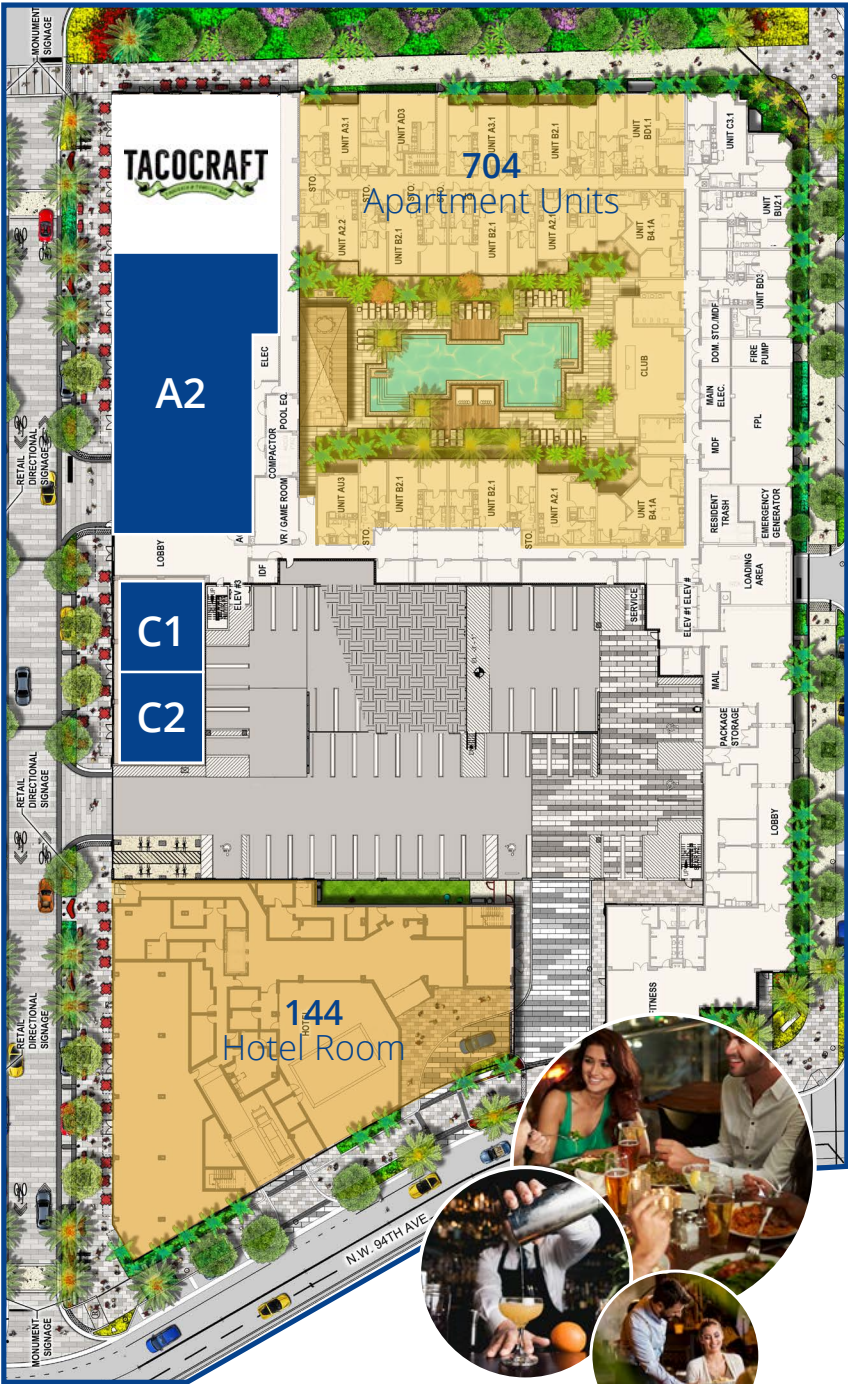
Unit	Tenant	SF
A1	Taco Craft	5,000 SF
A2	Lease Negotiations	5,000 SF
C1	Lease Negotiations	1,800 SF
C2	Lease Negotiations	1,300 SF

144
Hotel Rooms

704
Apartment Units

Leased

Lease Negotiations





1-Mile: 19,744
3-Mile: 149,442
5-Mile: 338,714



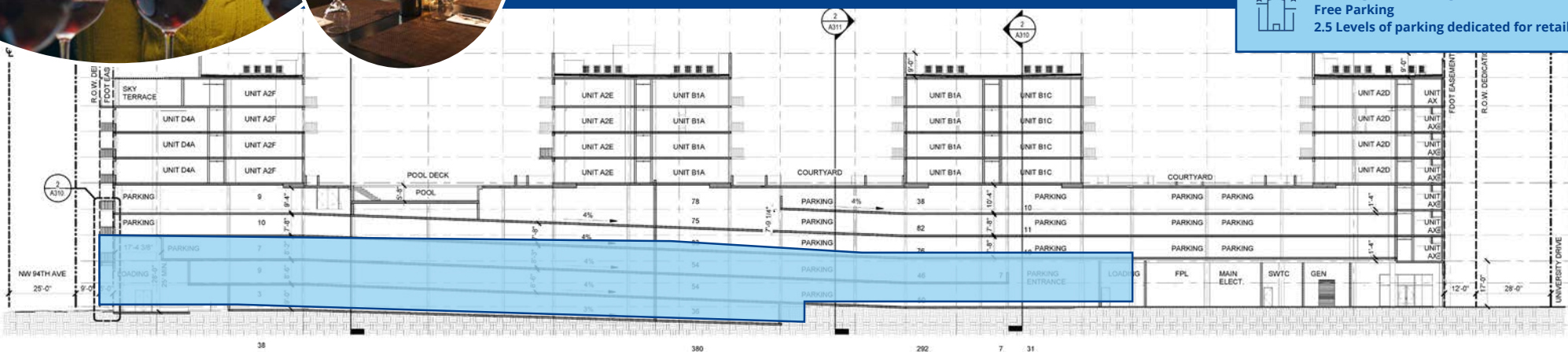
1-Mile: \$72,032
3-Mile: \$96,684
5-Mile: \$92,154



1-Mile: 20,031
3-Mile: 132,312
5-Mile: 297,140



1-Mile: 7,428
3-Mile: 53,323
5-Mile: 125,220



Market Aerial

The City of Coral Springs is in Broward County, approximately 20 miles northwest of Fort Lauderdale. According to the US Census of 2010, the total population was about 121,000. The area has seen steady growth over the past two decades since the south Florida population surge of the 1980s and 1990s. Coral Springs is surrounded by Parkland to the north, Coconut Creek to the east, Margate to the southeast, and Tamarac to the south. The Everglades are to the west. Coral Springs and the surrounding areas enjoy a much higher Total Family Average Income for households as well as families versus those of all of Broward County. In the 3-mile radius around the site, the median household income is over \$124,285, whereas all of Broward County was only \$61,809. Coral Springs enjoys a low crime rate, and was listed as one of Florida's Safest Cities of 2020, by the independent review site SafeWise. The City was also ranked 3rd in Florida on the 100 Best Places to Live list published by Money Magazine in 2012. Coral Springs, a mature community, achieved residential build-out in 2003 and commercial development soon followed. The City's strict landscaping and signage laws allowed it to be very selective in its support of redevelopment projects, which have helped keep the area's property values very well preserved. The most recent largescale developments approved were The Walk, an open-air shopping and entertainment center, and One Charter Place, a 4-building property including 106,000 SF of office, retail, and restaurant spaces.

Things to do in Coral Springs



Coral Square Mall



Coral Springs Aquatic Complex



Coral Springs Museum of Art



Heron Bay Golf Club





Contact us for more information

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