

Cornerstone Downtown

North Building | For Lease

SWQ University Dr. and Sample Rd. | **Coral Springs , FL**



Owned & Managed By



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Property Overview

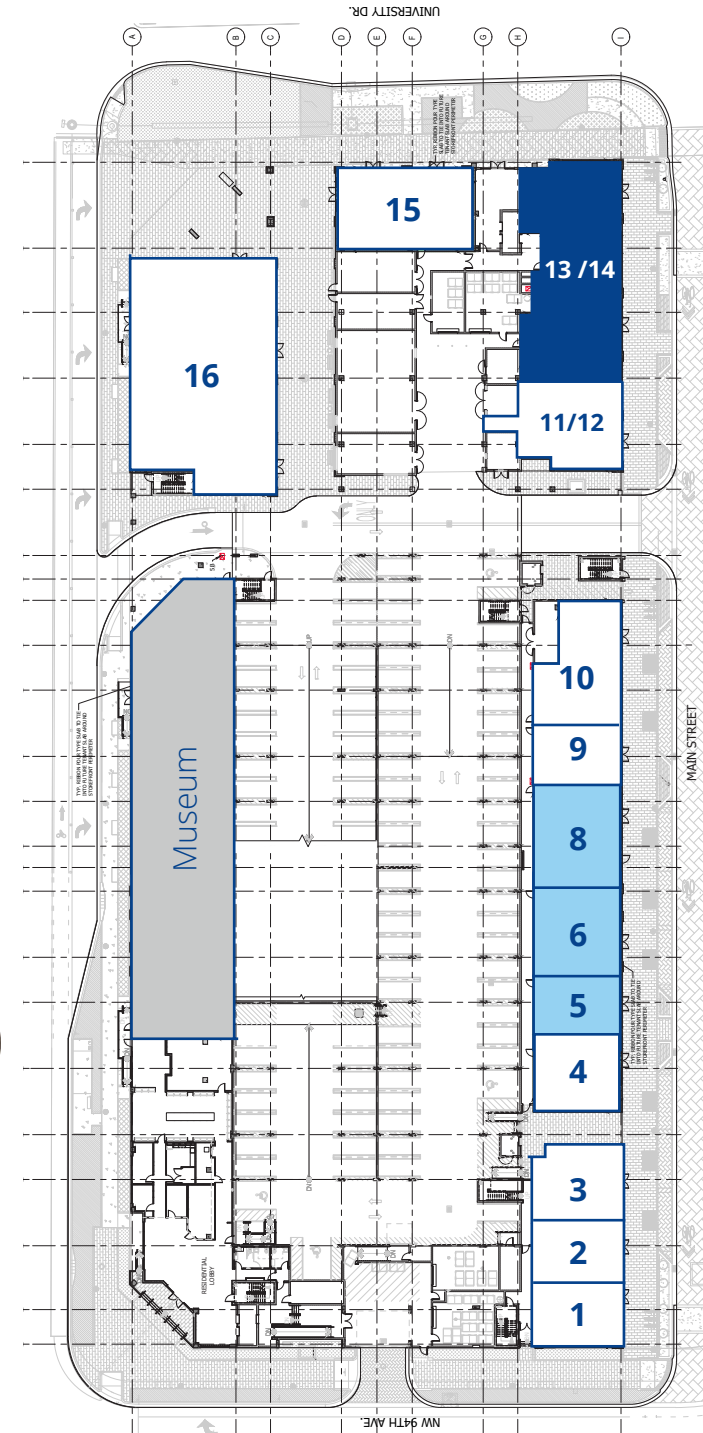
Cornerstone at Downtown Coral Springs is an upcoming, seven acre mixed-use development. The property is located at the southwest corner of University Drive and W. Sample Road, the center of the recently designated 136-acre Downtown Coral Springs. The City of Coral Springs has targeted this area for redevelopment 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 - North Building

Suite	Tenant	Size	Suite	Tenant	Size
1	Available	1,022 SF	9	Available	909 SF
2	Available	1,123 SF	10	Available	1,709 SF
3	Available	1,018 SF	11/12	Available	1,642 SF
4	Available	1,236 SF	13/14	Gary Rack's Farmhouse	3,770 SF
5	LOI	951 SF	15	Available	2,096 SF
6	Lease Negotiation	1,374 SF	16	Anchored Rest.	5,883 SF
8	Mitch's Bagel	1,689 SF			





Demographics



Population

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



Daytime Population

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



Average HH Income

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



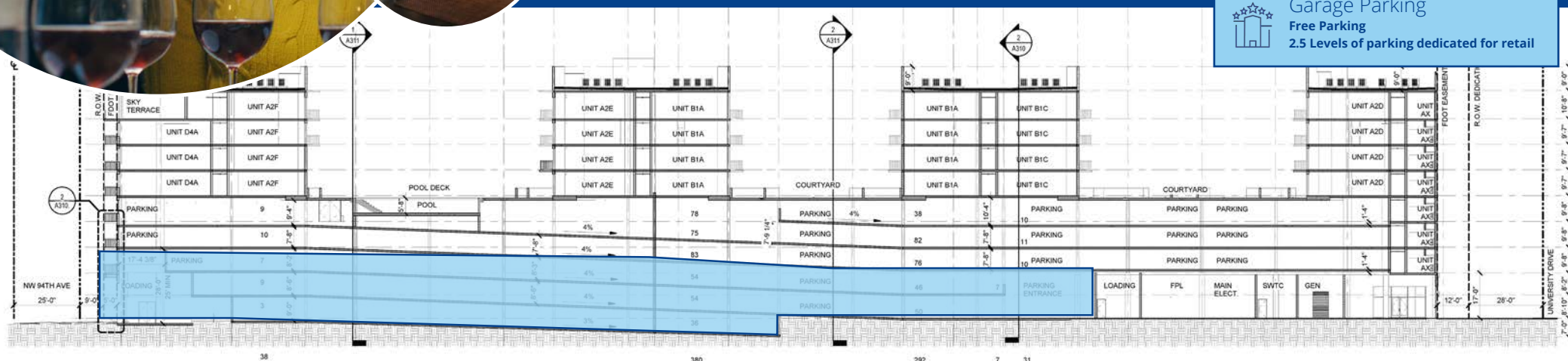
Households

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



Garage Parking

Free Parking
2.5 Levels of parking dedicated for retail



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



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Contact us for more information

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