

Cornerstone Downtown

University Dr. and W. Sample Rd. | Coral Springs, FL



Retail For Lease



Contact us:

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

Vanesa Rodriguez
Associate Vice President
+1 407 362 6152
vanesa.rodriguez@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





Coral Springs City Hall

704 Apartment Units

South Building

TACOCRAFT

HOW YA DOIN' PIZZA N EATZ STEAKHOUSE SPIRITS CO.

JUICE

BIG W WHISKEY'S AMERICAN RESTAURANT & BAR

TREMBLE

North Building

FARM HOUSE

PARIS BAGUETTE BOULANGERIE

MITCH'S DOWNTOWN

Let's Chill

P

N University Dr. - 38,500 AADT



Property Overview

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

JOIN THESE TENANTS



Master Development Plan



North Building

SUITE	TENANT	SF
1	Available	1,361
3	Tremble	1,802
4	Available	1,067
5	Available	900
6	Let's Chill	1,211
7/8	Mitch Downtown	1,689
9/10	Paris Baguette	3,000
11/12	LOI	1,660
13/14	Farm House	3,770
15	Copenhagen Wine Bar	2,096
16	Big Whiskey	5,169

South Building

SUITE	TENANT	SF
1	Taco Craft	
2	Pilars	2,131
3	Moho Juice Bar	
4	How Ya Doin Pizza	
5	Available	3,019

Leased
Available
LOI | Lease Neg.

Garage Parking
Free Parking
2.5 Levels of parking dedicated for retail



Demographics



Population

1-Mile: 27,082
3-Mile: 159,028
5-Mile: 352,364



Daytime Population

1-Mile: 26,281
3-Mile: 130,017
5-Mile: 282,975



Average HH Income

1-Mile: \$93,249
3-Mile: \$118,593
5-Mile: \$115,834



Households

1-Mile: 10,102
3-Mile: 58,085
5-Mile: 1131,914

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

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

Vanesa Rodriguez

Associate Vice President
+1 407 362 6152
vanesa.rodriguez@colliers.com

Jeff Johnson

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

David Gabbai

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

