



CORAL SPRINGS, FLORIDA

# The Outparcel at Coral Springs II

8931 - 8947 W. Atlantic Boulevard  
Coral Springs, Florida 33071

LAT: 26.238510 | LONG: -80.246681

GLA: 7,500 SQ. FT

TRAFFIC COUNTS: 49,700 DAILY



The Outparcel at Coral Springs II is located on the northwest corner of W. Atlantic Boulevard and Riverside Drive in Coral Springs, Florida and is shadow anchored by Dick's Sporting Goods, BJ's Wholesale Club and the 1 million square foot Coral Square Mall.

Coral Springs is a family based city of 25 under 40, making The Outparcel at Coral square miles with an average age of just Springs II ideally suited for many retailers.

## NOW LEASING!

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# THE OUTPARCEL AT CORAL SPRINGS II



Medical	Restaurant	Service	Retail	Fitness	Office
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## 2021 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	18,917	196,801	399,916
HOUSEHOLDS	6,412	72,721	151,900
AVERAGE HOUSEHOLD INCOME	\$96K	\$76K	\$78K
MEDIAN AGE	39	40	41
DAYTIME EMPLOYMENT	9,272	56,311	147,331
TRAFFIC COUNTS	49,700 Cars Daily		

### Key Tenants

- ▶ Tropical Financial Credit Union
- ▶ Sport Clips
- ▶ R&N Jewelers
- ▶ Carbon Health

### Shadow Anchors

- ▶ BJ's Wholesale Club
- ▶ Dick's Sporting Goods

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**WOOLBRIGHT DEVELOPMENT, INC.**

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