



CRAWFORD SQUARE
REAL ESTATE ADVISORS

HomeGoods

CORAL LANDINGS III

3200-3470 NW 62nd Avenue · Coral Springs, FL 33067

FEATURED TENANTS



five BELOW

HomeGoods



DIRECTOR | LEASING

ALEX CONNER +1(205) 795-3479

aconner@crawfordsq.com

PROPERTY HIGHLIGHTS

- Strong neighborhood retail center anchored by national tenants including HomeGoods and Aldi, driving consistent daily traffic
- Positioned along high-visibility corridors with combined traffic counts exceeding 90,000 vehicles per day
- Surrounded by affluent demographics with high household incomes and dense population within a 5-mile radius

POPULATION

3 mile 149,655
5 mile 396,689
10 mile 1,185,284

DAYTIME POPULATION

3 mile 125,091
5 mile 335,720
10 mile 1,137,074

DEMOGRAPHICS



HOUSEHOLDS

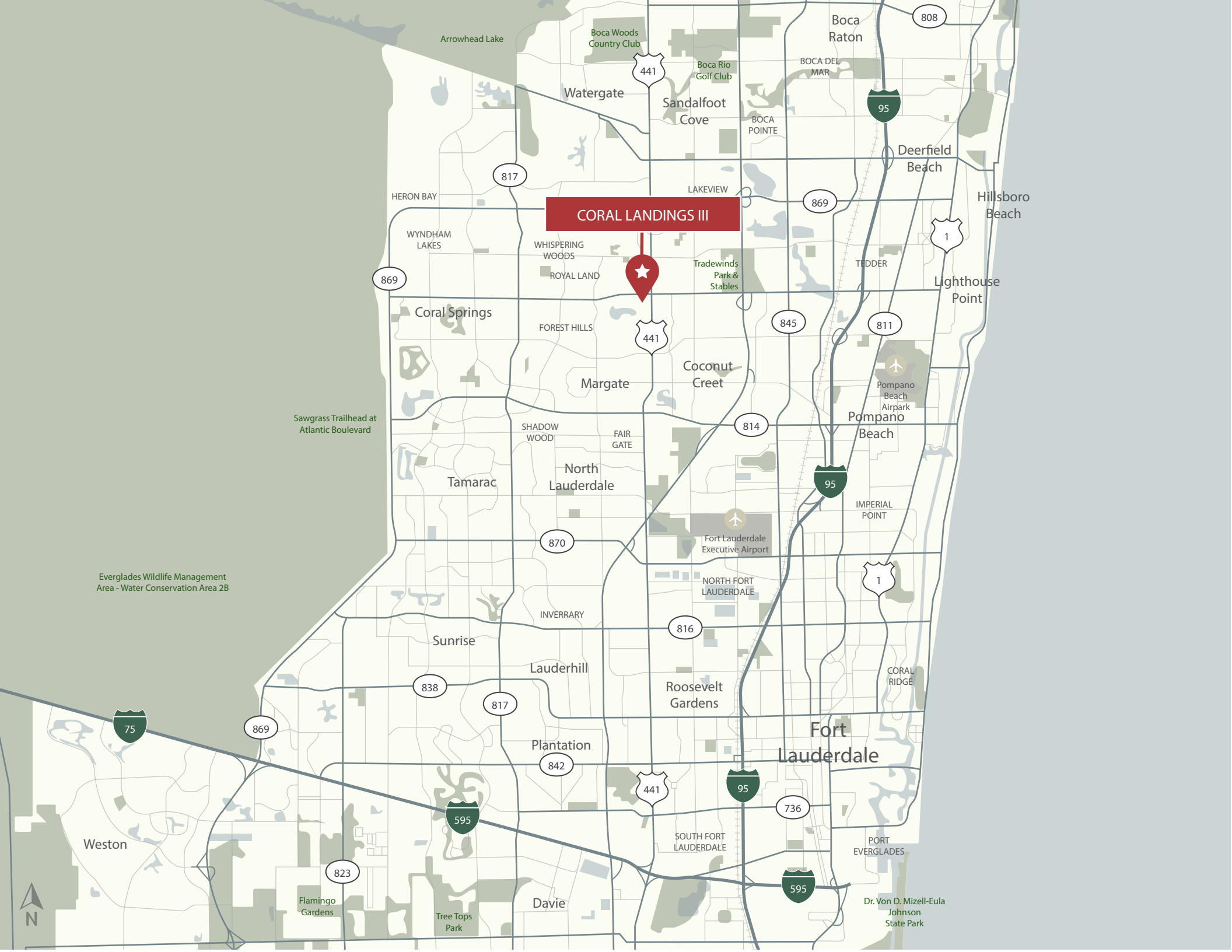
3 mile 60,472
5 mile 150,766
10 mile 481,939

AVG HH INCOME (\$)

3 mile 107,212
5 mile 106,245
10 mile 113,976

MED HH INCOME (\$)

3 mile 77,953
5 mile 78,071
10 mile 77,188



CORAL LANDINGS III



Watergate

Sandalfoot Cove

Deerfield Beach

Hillsboro Beach

Lighthouse Point

Pompano Beach

Fort Lauderdale

Davie

Dr. Von D. Mizell-Eula Johnson State Park

WYNDHAM LAKES

WHISPERING WOODS

ROYAL LAND

Tradewinds Park & Stables

Coral Springs

FOREST HILLS

Margate

Coconut Creet

Pompano Beach Airpark

Sawgrass Trailhead at Atlantic Boulevard

Tamarac

North Lauderdale

Fort Lauderdale Executive Airport

NORTH FORT LAUDERDALE

Sunrise

Lauderhill

Roosevelt Gardens

CORAL RIDGE

Weston

Flamingo Gardens

Tree Tops Park

SOUTH FORT LAUDERDALE

PORT EVERGLADES

Arrowhead Lake

Boca Woods Country Club

Boca Rio Golf Club

BOCA DEL MAR

BOCA POINTE

HERON BAY

LAKEVIEW

TEDDER

SHADOW WOOD

FAIR GATE

IMPERIAL POINT

INVERRARY

Plantation

SOUTH FORT LAUDERDALE

Flamingo Gardens

Tree Tops Park

SOUTH FORT LAUDERDALE

PORT EVERGLADES

Arrowhead Lake

Boca Woods Country Club

Boca Rio Golf Club

BOCA DEL MAR

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SOUTH FORT LAUDERDALE

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Tree Tops Park

SOUTH FORT LAUDERDALE

PORT EVERGLADES

Dr. Von D. Mizell-Eula Johnson State Park



Walmart
Express

MAGNOLIA SHOPPES

REGAL

DOLLAR TREE Office DEPOT OfficeMax

CORAL CREEK SHOPS

Publix

SHOPPES AT DEERFIELD

J.CREW ULTA

Publix Marshalls TJ-maxx

NORTH SPRINGS PLAZA

ROSS DRESS FOR LESS target

PINE RIDGE SQUARE

NORDSTROM

ULTA Marshalls THE FRESH MARKET

TURTLE CROSSING

target DOLLAR TREE

Publix

PROMENADE AT COCONUT CREEK

SEPHORA COOPER'S HAWK The Cheesecake Factory

WHITEHOUSE BLACK MARKET Guitar Center

Starbucks SILVERSPIN CINEMA DSW DESIGNER SHOE WAREHOUSE

ROYAL EAGLE PLAZA

HOBBY LOBBY ALDI petco

CORNERSTONE DOWNTOWN

PET SMART

ROSS DRESS FOR LESS

Walmart

LOWE'S

TRADER JOE'S

PEPPERTREE PLAZA

Winn-Dixie Sam Ash MUSIC & VIDEO Office DEPOT OfficeMax

ROYAL UNIVERSITY PLAZA

Total Wine & MORE EoS FITNESS

CORAL PALM PLAZA

planet fitness Michaels

CORAL LANDINGS III

HomeGoods ALDI BEST BUY

COCONUT CREEK PLAZA

Burlington PET SUPPLIES PLUS Publix

TJ-maxx

ROSS DRESS FOR LESS

CORAL SQUARE MALL

DICK'S Sporting Goods BJs KOHL'S

JCPenney OLD NAVY SEPHORA macy's

ATLANTIC CROSSING

sam's club THE HOME DEPOT

Walmart

Marshalls ROSS DRESS FOR LESS

AREA MAP



Burlington

USPS SMOOTHIE KING Cumberland Farms ROSS DRESS FOR LESS

LOWE'S

LINCOLN

TOYOTA

CHASE UPS Publix

CORAL LANDINGS III

SONIC tropical CAFE TROPICANA FLATS Starbucks

ALDI HomeGoods FIVE BELOW SALLY BEAUTY

PEPPERTREE PLAZA

Winn-Dixie Bank of America Planet Fitness metro by T-Mobile

MATTRESS FIRM DUNKIN' FIREHOUSE SUBS CATO

Office DEPOT OfficeMax DOLLAR TREE

LEXUS

C

AREA MAP

CORAL LANDINGS III - CORAL SPRINGS, FL

SUITE	TENANT	SF
3200	The Mail Box Stores	850
3210	Available	4,092
3250	History Barber & Co.	1,023
3260	Gracie Barra	3,046
3300	Available	30,000
3320	HomeGoods	25,000
3340	Amped Fitness	21,441
3355	Available	3,080
3370	Sally Beauty Supply	1,500
3380	The Groom Room	1,500
3390	L.U.X Nails & Spa	1,500
3400	Wonderland Bridal Couture	1,500
3410	International Salon	1,500
3420	Zoom Room	2,848
3440	We Florida Financial	1,654
3450	D1 Training	5,163
3460	Five Below	10,191
3470	MD Now	6,300
6174	Bonefish Mac's Sports Grille	7,580
6178	Consumer Cellular	3,000
6180	Innovation Dental	1,500
6182	Tropical Smoothie Cafe	1,423
6190	Bella Salon Suites	5,924
6192	Sakura Ramen	2,740
6198	Aldi	18,300
6200	Sonic Drive-In	2,478
6202	Starbucks	1,898
6204	Tijuana Flats	2,188
6206	Sweat 440 Fitness	2,271
PAD	Fifth Third Bank	

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W SAMPLE RD - (40,000 CPD)

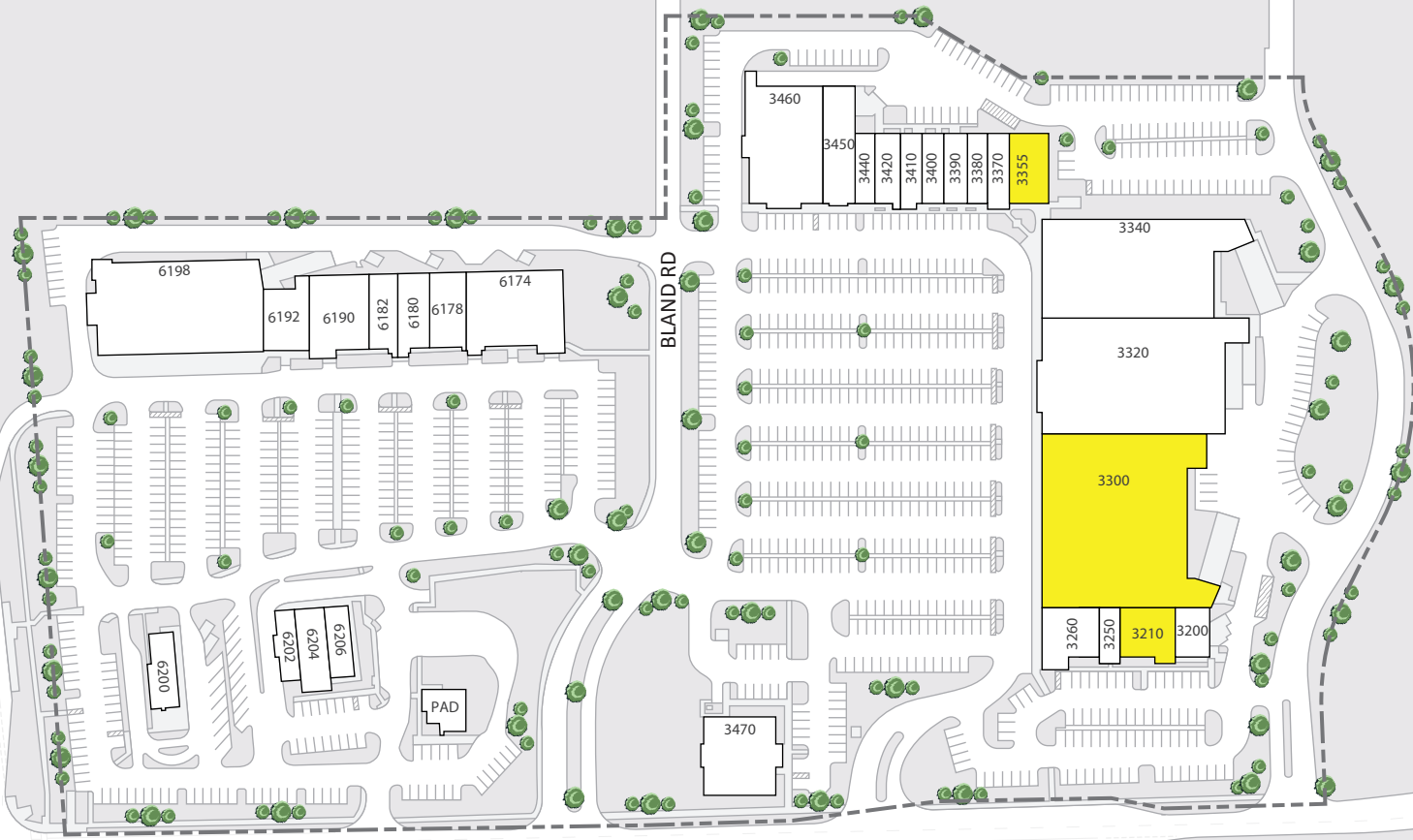
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NW 62ND AVE - (17,000 CPD)

N BAY DR

BLAND RD



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