CRAWFORD SQUARE
REAL ESTATE ADVISORS



CORAL LANDINGS III

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

FEATURED TENANTS

ALDI · five BELOW · SWEAT 440 · HomeGoods · AMPED

DIRECTOR I LEASING
ALEX DAVIDSON +1(205) 795-3479
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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

DEMOGRAPHICS

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

HOUSEHOLDS

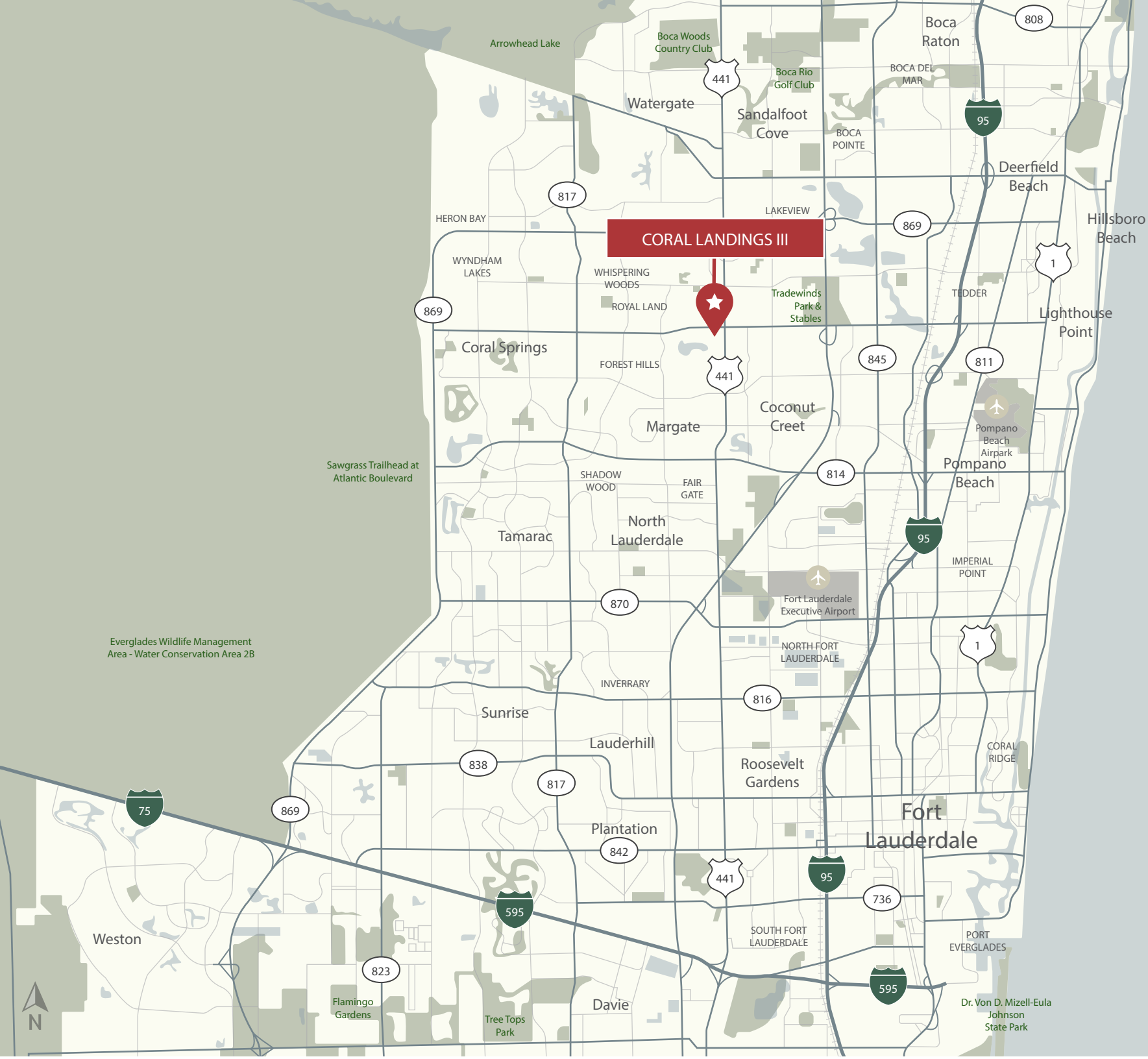
3 mile	60,472
5 mile	150,766
10 mile	481,939

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
Arrowhead Lake
Boca Woods Country Club
Boca Raton
808
441
Boca Rio Golf Club
BOCA DEL MAR
Watergate
Sandalfoot Cove
95
BOCA POINTE
Deerfield Beach
817
HERON BAY
LAKEVIEW
869
Hillsboro Beach
WYNDHAM LAKES
WHISPERING WOODS
ROYAL LAND
Tradewinds Park & Stables
TEDDER
1
Lighthouse Point
869
Coral Springs
FOREST HILLS
441
845
811
Coconut Creet
Margate
Pompano Beach Airpark
Sawgrass Trailhead at Atlantic Boulevard
SHADOW WOOD
FAIR GATE
814
Pompano Beach
North Lauderdale
Tamarac
95
IMPERIAL POINT
Fort Lauderdale Executive Airport
870
Everglades Wildlife Management Area - Water Conservation Area 2B
NORTH FORT LAUDERDALE
1
INVERRARY
816
Sunrise
Lauderhill
838
CORAL RIDGE
Roosevelt Gardens
817
75
869
Plantation
842
Fort Lauderdale
441
95
736
595
SOUTH FORT LAUDERDALE
PORT EVERGLADES
Weston
823
595
Flamingo Gardens
Tree Tops Park
Davie
Dr. Von D. Mizell-Eula Johnson State Park
N



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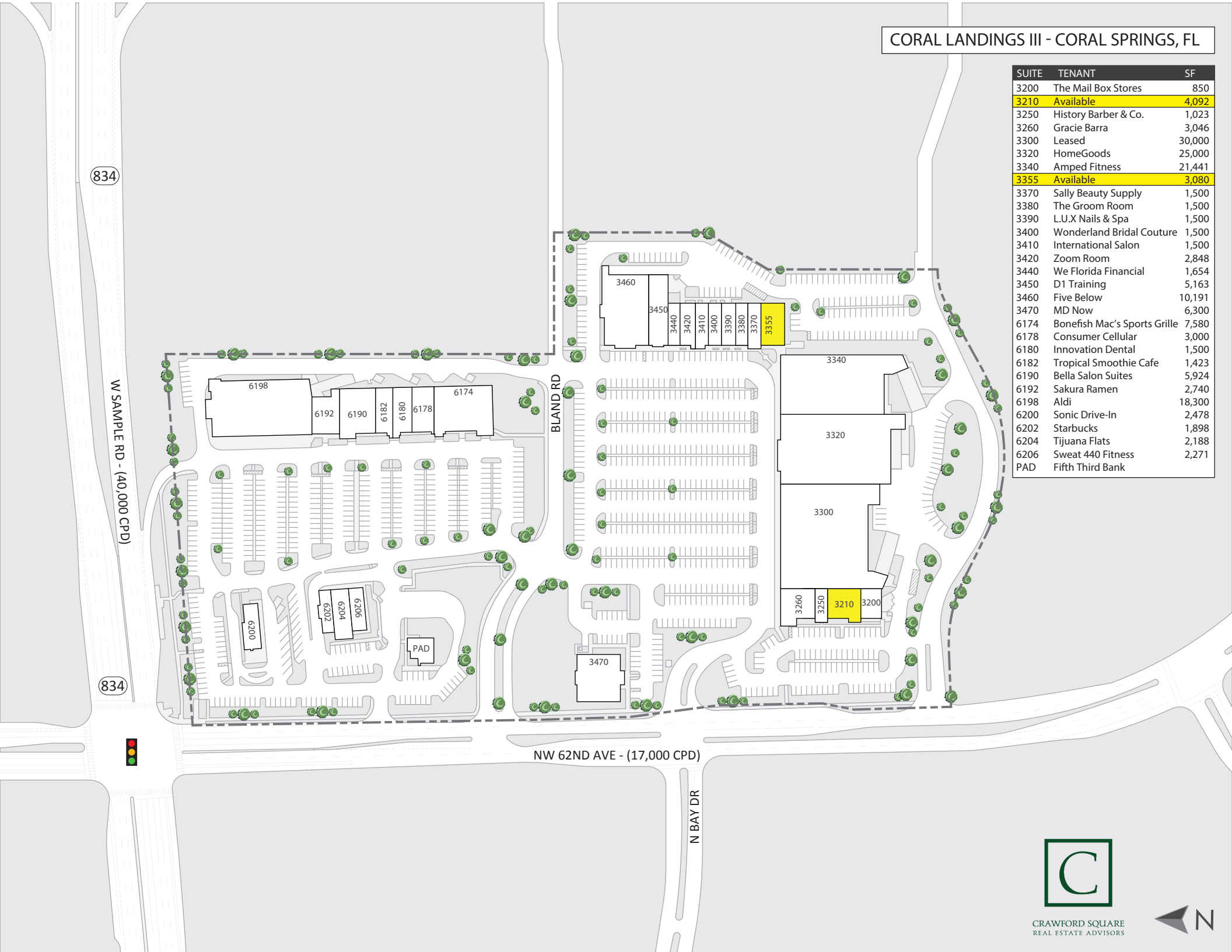
AREA MAP

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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	Leased	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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