

Cornerstone Downtown

Coral Springs | FL

For Lease



Accelerating success.



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.

For Leasing Information:



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The City of Coral Springs

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.



Property Profile



Demographics



Population

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



Average HH Income

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



Daytime Population

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



Households

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



106,000 sf

Total Available
Commercial Space

31,711 sf

Main Street
Restaurants & Retail

75,000 sf

Medical
Office

175

Luxury Condo
Apartments

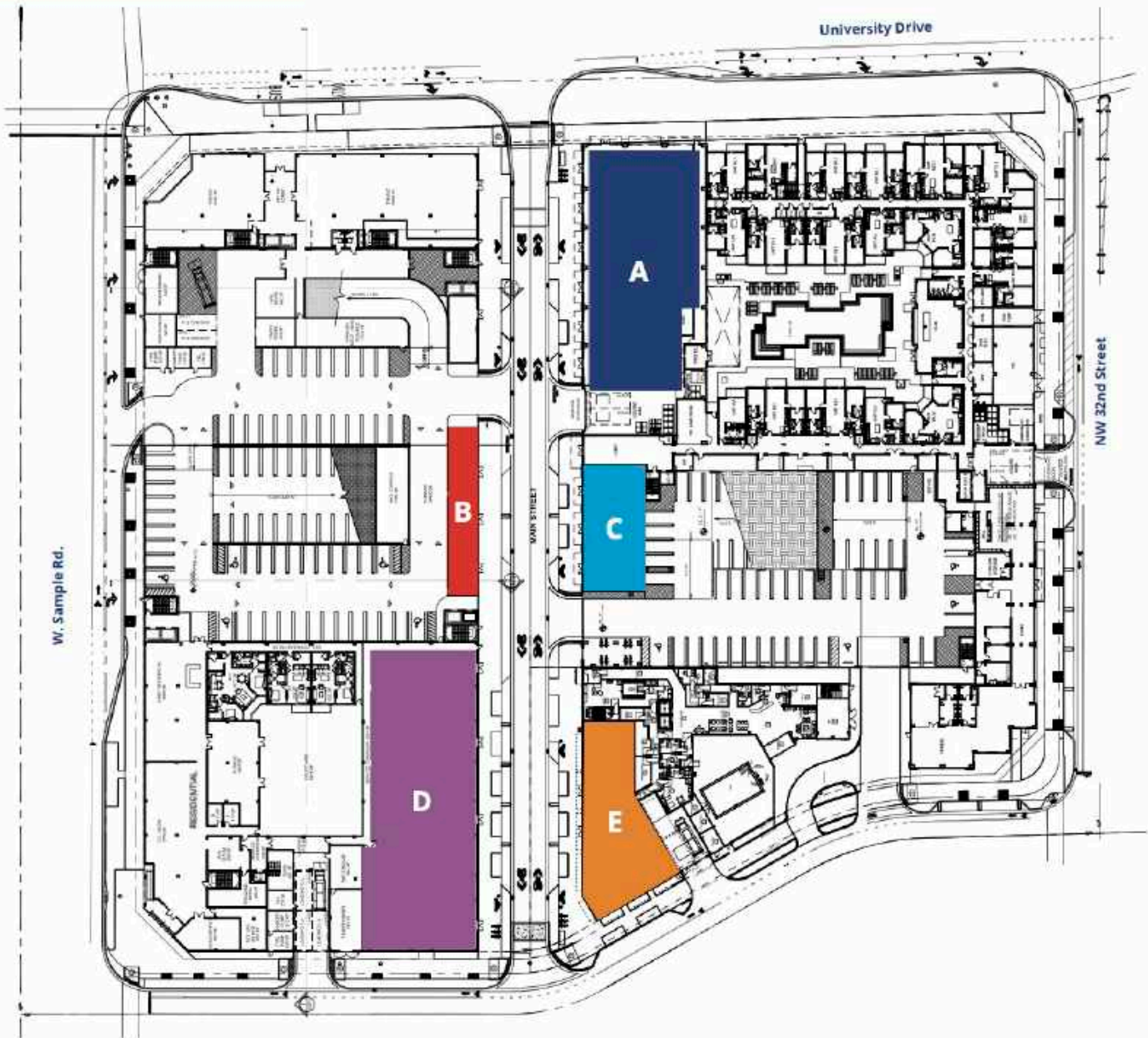
350

Luxury Rental
Apartments

142

Hotel
Rooms

Retail Site Plan



Retail Space

A

9,982 sf

End Cap

Projected Delivery Date
4th Qtr 2022

B

1,756 sf

Inline

Projected Delivery Date
3rd Qtr 2023

C

3,061 sf

Inline

Projected Delivery Date
4th Qtr 2022

D

12,626 sf

End Cap

Projected Delivery Date
3rd Qtr 2023

E

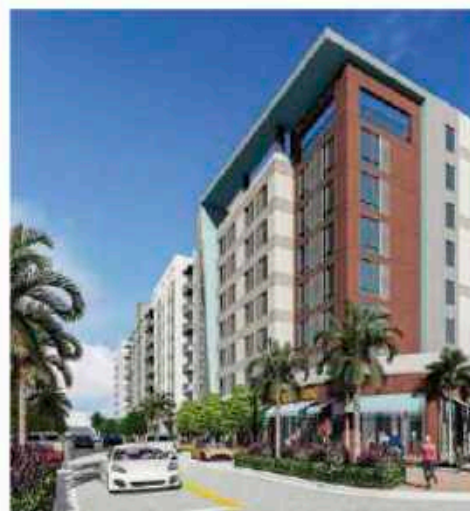
4,286 sf

End Cap

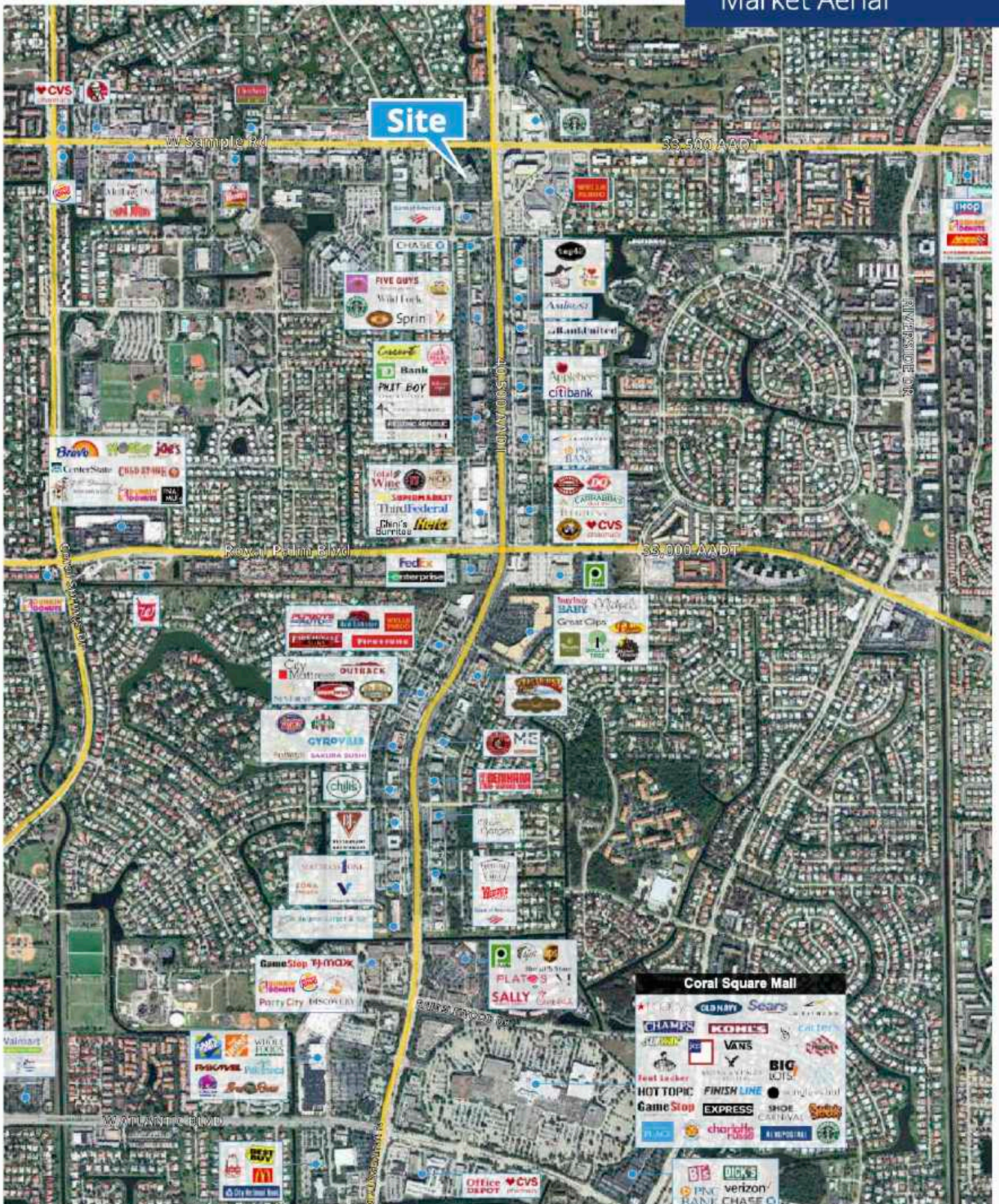
Projected Delivery Date
1st Qtr 2023

Cornerstone Downtown

Renderings



Market Aerial





Cornerstone Downtown

For more leasing information, please contact:



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