

# ROOFTOP AT THE PROMENADE

9700 W. Sample Rd, Coral Springs, FL 33065

★ Generous Tenant Improvement Allowance ★

## AVAILABLE FOR LEASE

- Rooftop Restaurant - Bar & Grill
- 2,000 SF – Interior – A/C Space
- 3,000 SF – Exterior - Rooftop

## PROPERTY HIGHLIGHTS

- Located in High Traffic area near W Sample & N University Drive
- Private Parking Lot

## CO-TENANTS



Limitless Opportunity to Create Your Own Rooftop Venue Space!



Commercial Real Estate and Construction Services

Subject to errors, omissions, prior withdrawal, lease or sale without notice



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## TRAFFIC COUNT

- 30,500 Cars Per Day

## BUILDING GLA

- 21,102 SF

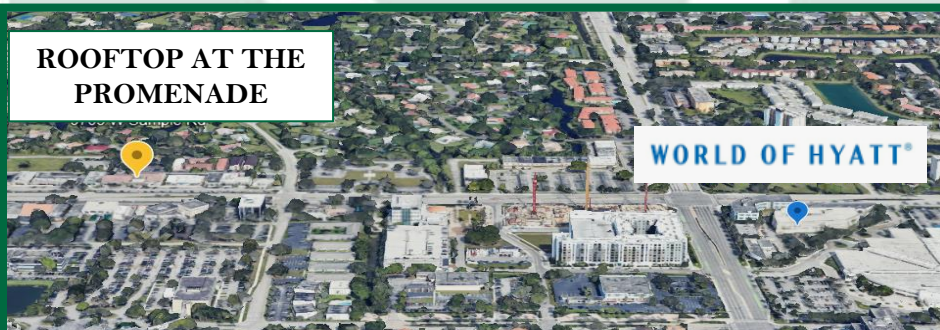
## YEAR BUILT:

- 1983

## ZONING

- CRA Local Activity Center
- B-2 Community Business

On W Sample Rd – Near N University Blvd



ROOFTOP AT THE PROMENADE

WORLD OF HYATT®

## DEMOGRAPHICS

Zip Code 33065	1 mile	3 miles	5 miles
Population:	36.7K	234K	458K
Average Income:	\$83.7K	\$69.7K	\$70.4K
Average Age:	38	40	41



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