



FREE-STANDING BUILDING FOR LEASE



4,488 SF Former Bank Branch w/ Drive-Thru Lanes

21 parking spots

4101 Turtle Creek Drive, Coral Springs, FL 33067

Clinton Casey | 954-568-9015 ext. 227 | clint@rotellagroup.com

Michael Rotella | 954-802-3203 | mike@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

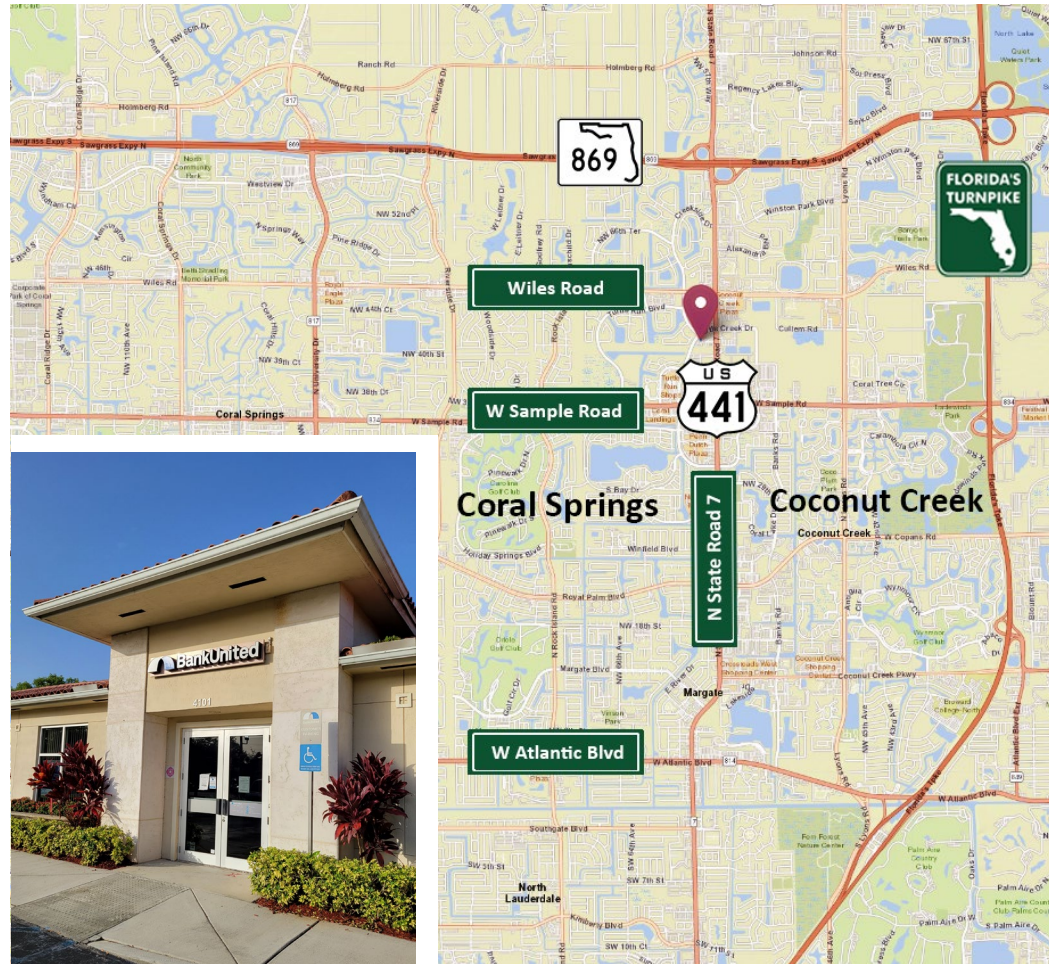
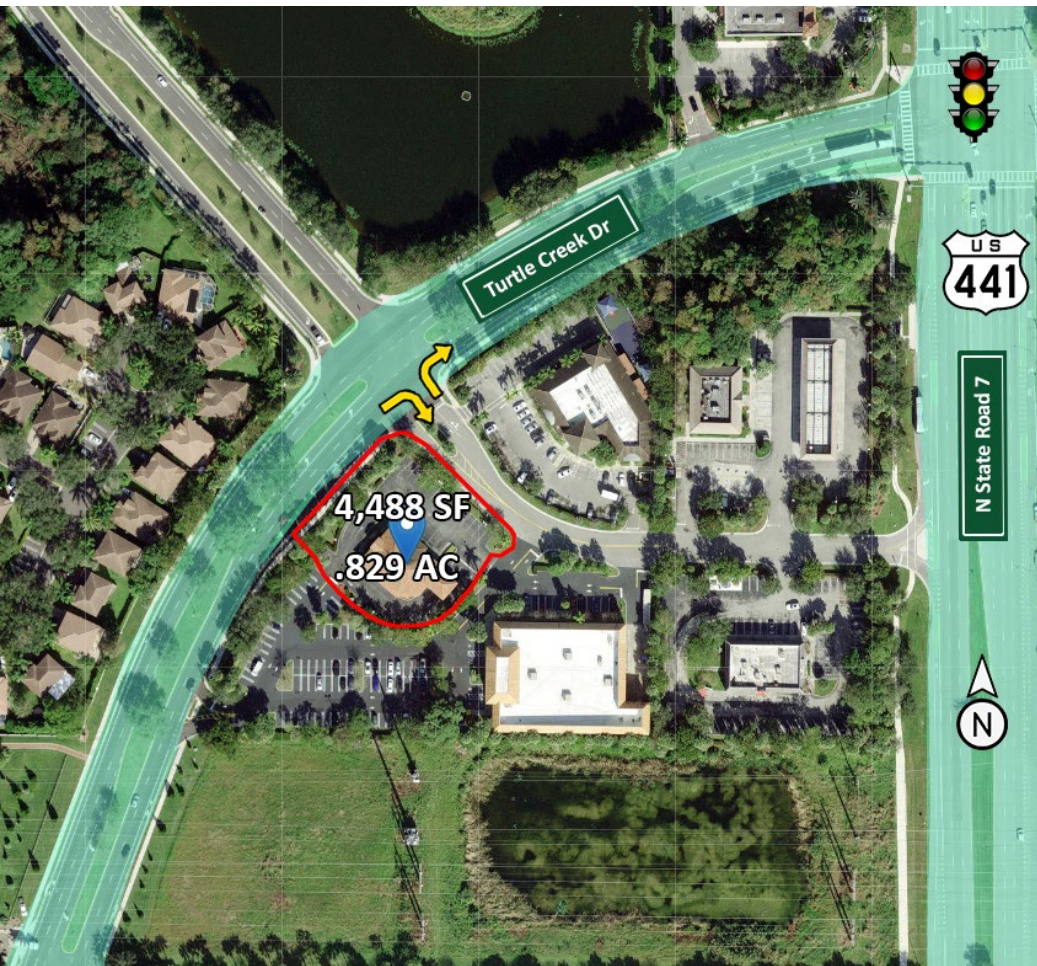
The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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Free-standing building (**Former Bank United Branch**) located in Coral Springs, Broward County, next to Banfield Pet Hospital, in a very busy commercial area of Coral Springs.



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- Impact Windows
- 4 Tellers
- Tile floors in the lobby, carpet in offices and common area
- 6 Offices (3 windows / 3 interior)
- Eat-in Kitchen
- 2 ADA Restrooms
- 21 Parking spots with 1 handicap
- Drive Thru with 2 Lanes + bypass lane
- Zone B-2



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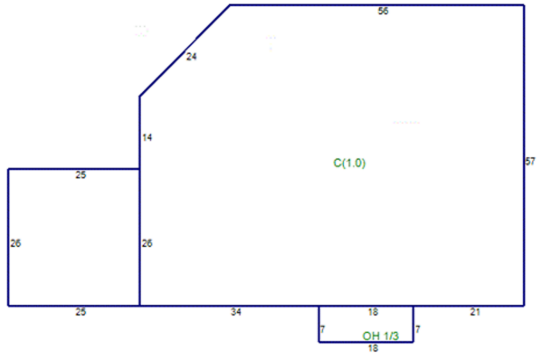


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Floor Plan

Dimensions



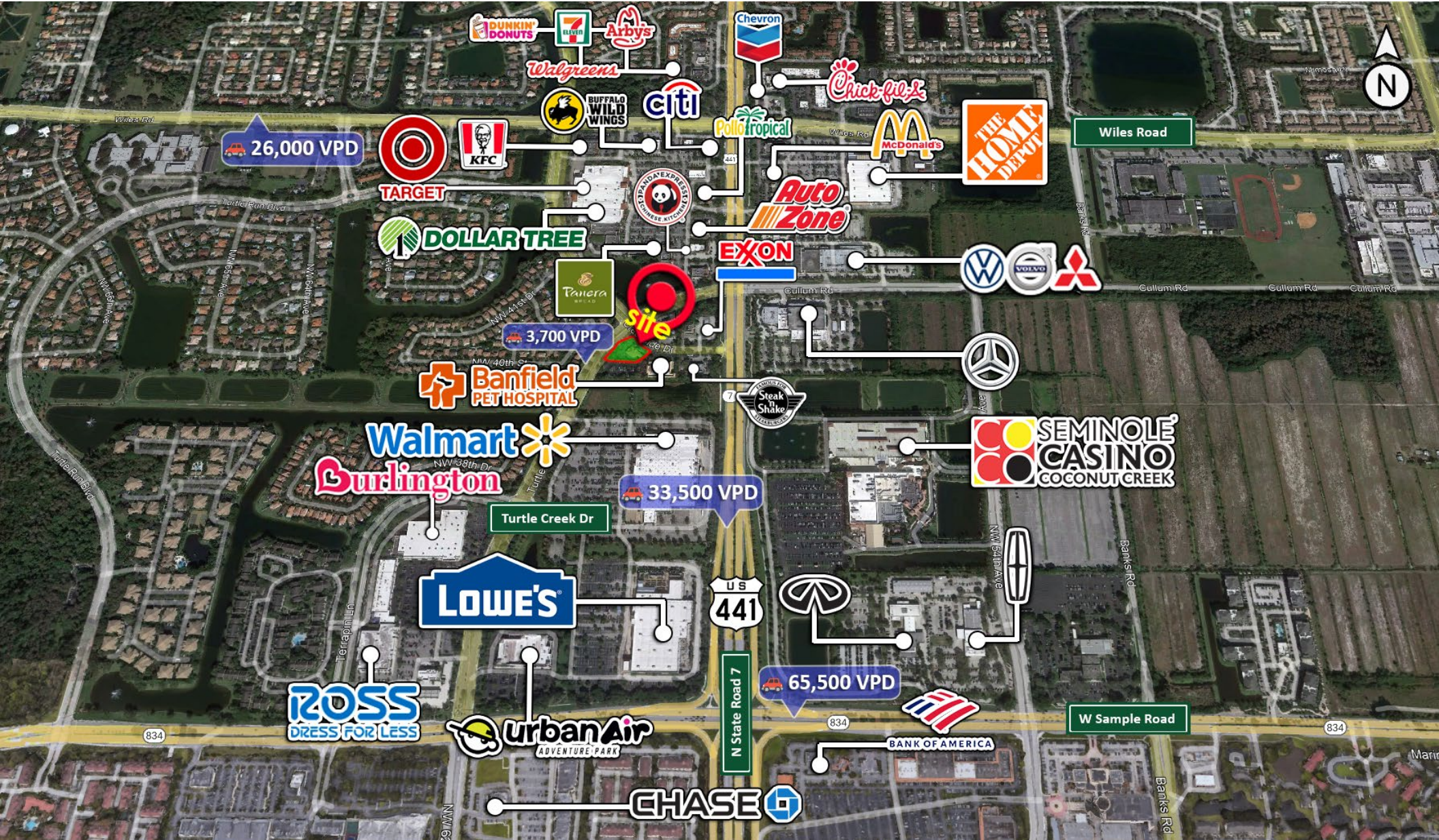
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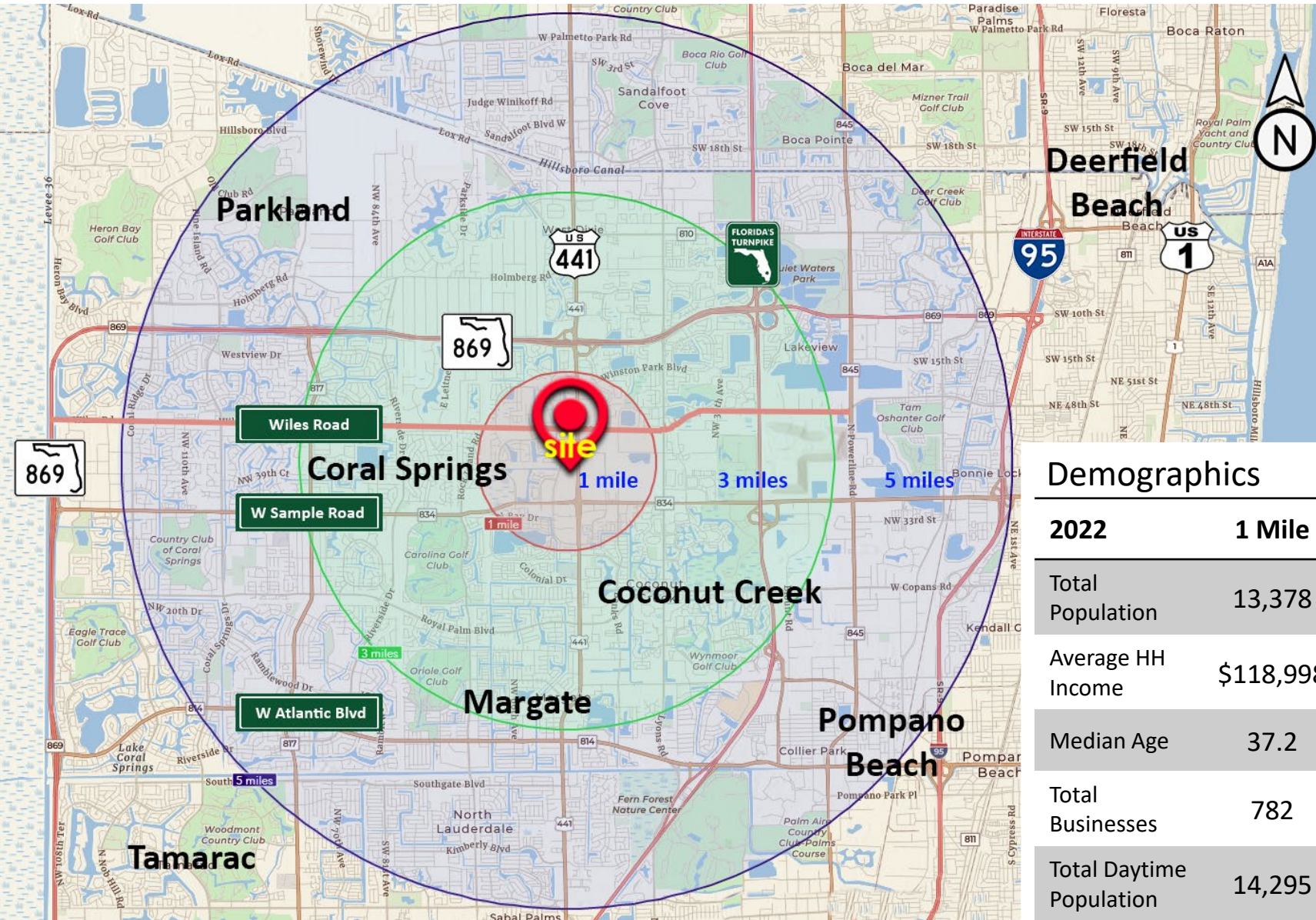
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Traffic Counts

From N 441
(State Rd 7)

33,500 AADT

Source: FDOT

Demographics

2022	1 Mile	3 Miles	5 Miles
Total Population	13,378	143,147	394,182
Average HH Income	\$118,998	\$100,168	\$97,723
Median Age	37.2	42.0	41.6
Total Businesses	782	6,812	18,878
Total Daytime Population	14,295	119,173	333,985

Source: Esri

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Commercial Real Estate Brokers

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