



**FREE-STANDING
BUILDING FOR
SALE OR LEASE**



**4,058 SF Former Bank Branch
w/ Drive-Thru Lanes | 0.83 Acres of Land**
4101 Turtle Creek Drive, Coral Springs, FL 33067

Asking price
~~\$3,100,000~~
\$2,895,000

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

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

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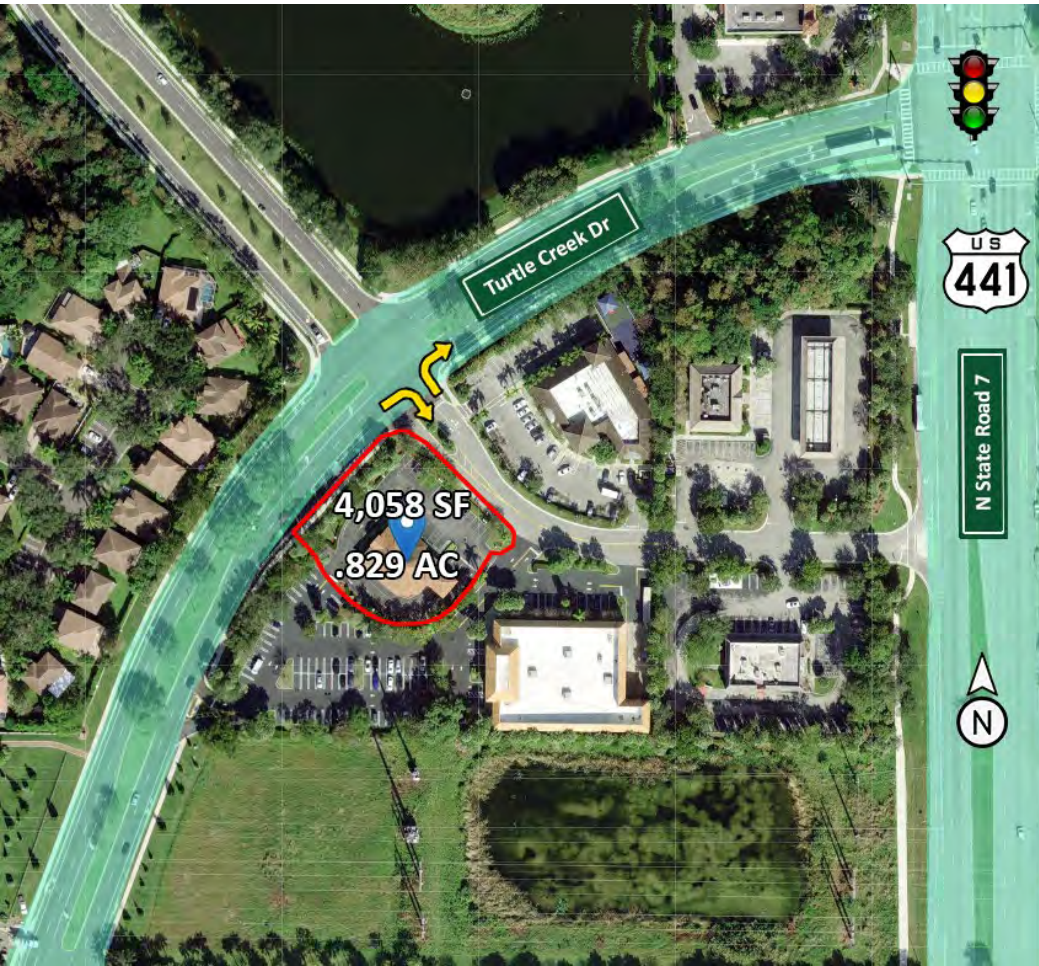
The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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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 disabled*
- *Drive Thru with 2 Lanes + bypass lane*
- *Zone B-2*



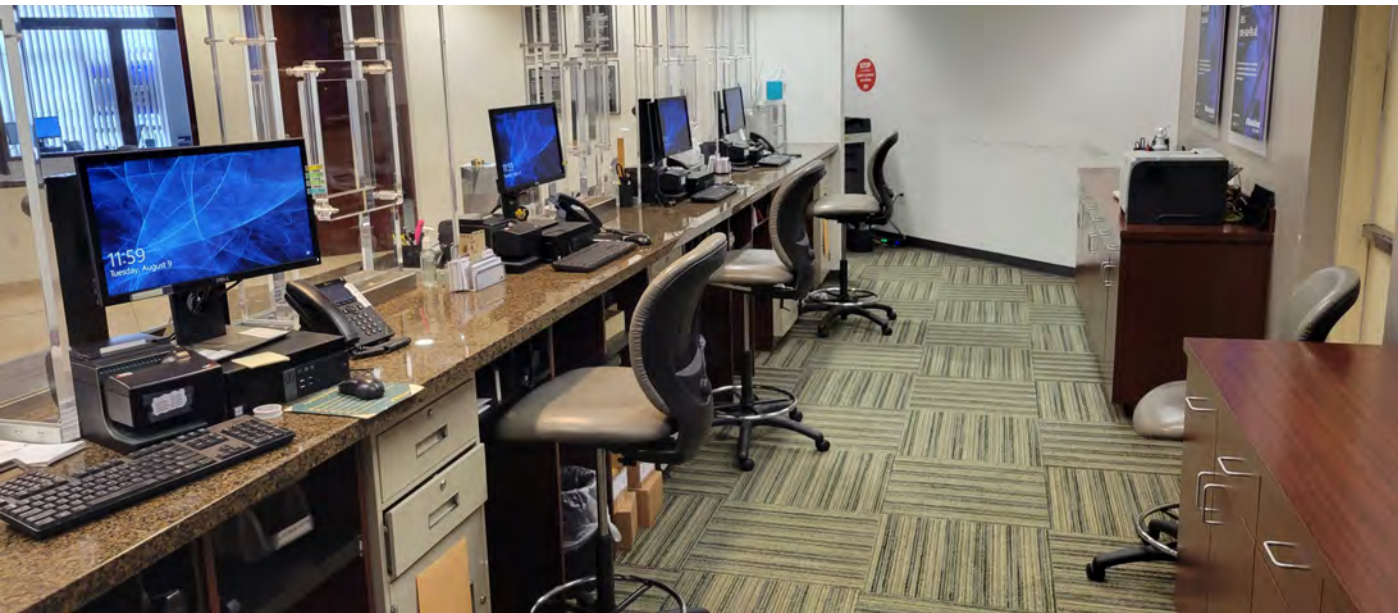
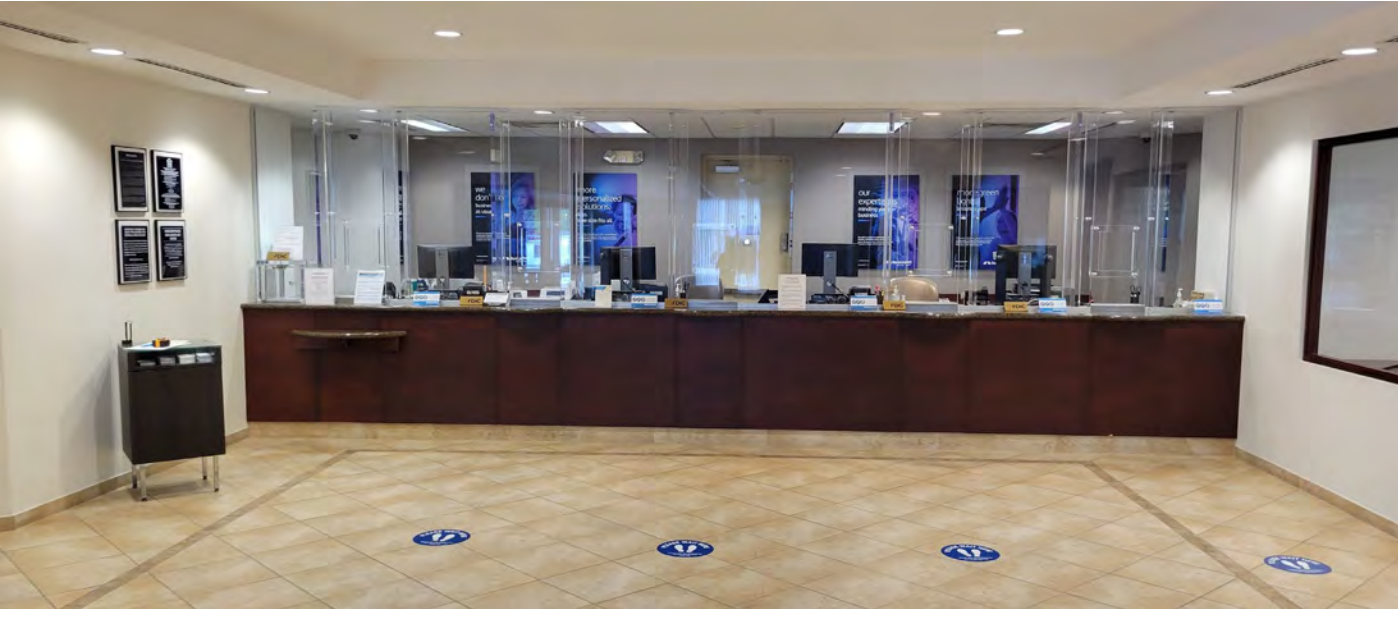
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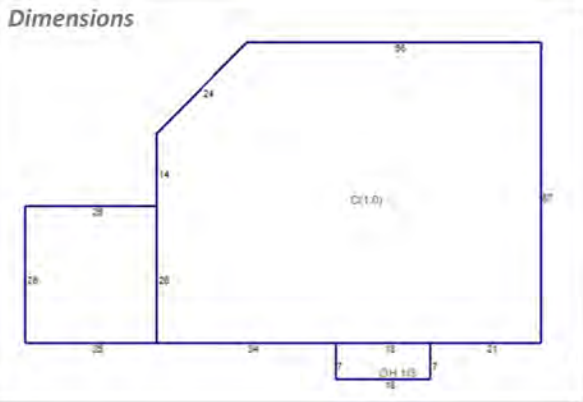
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Floor Plan



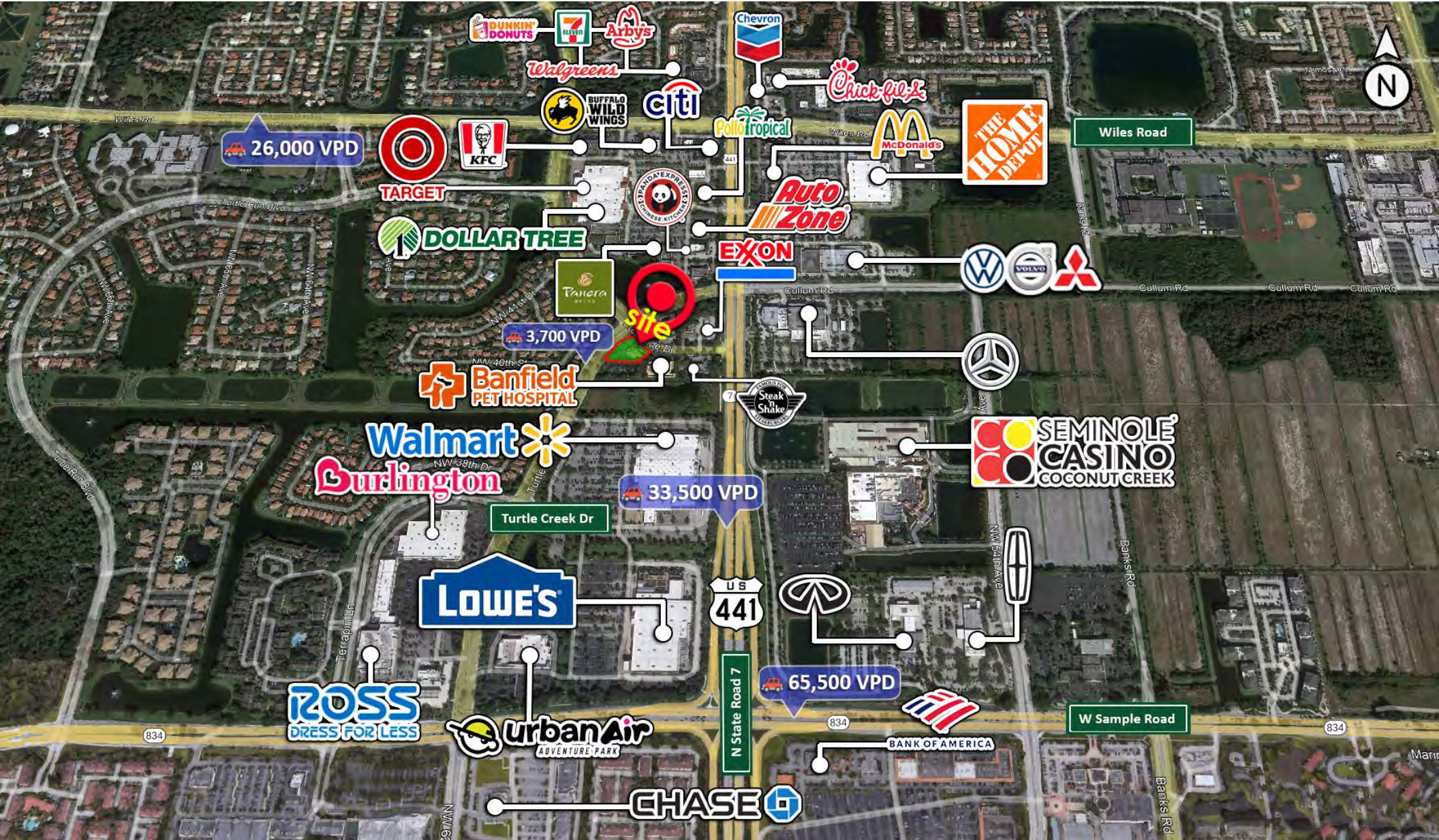
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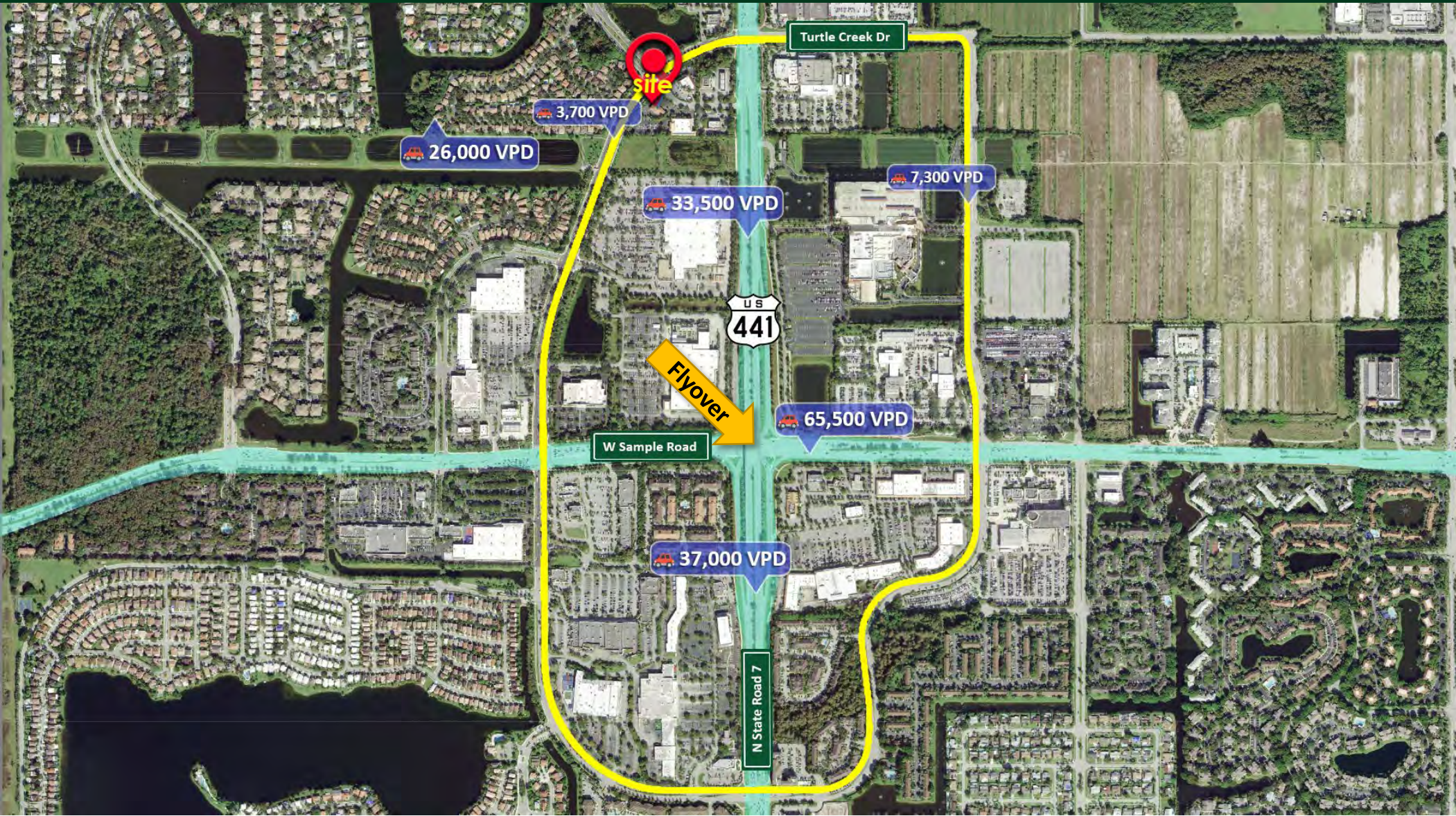
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Loop road that surrounds the area to access the main businesses sites



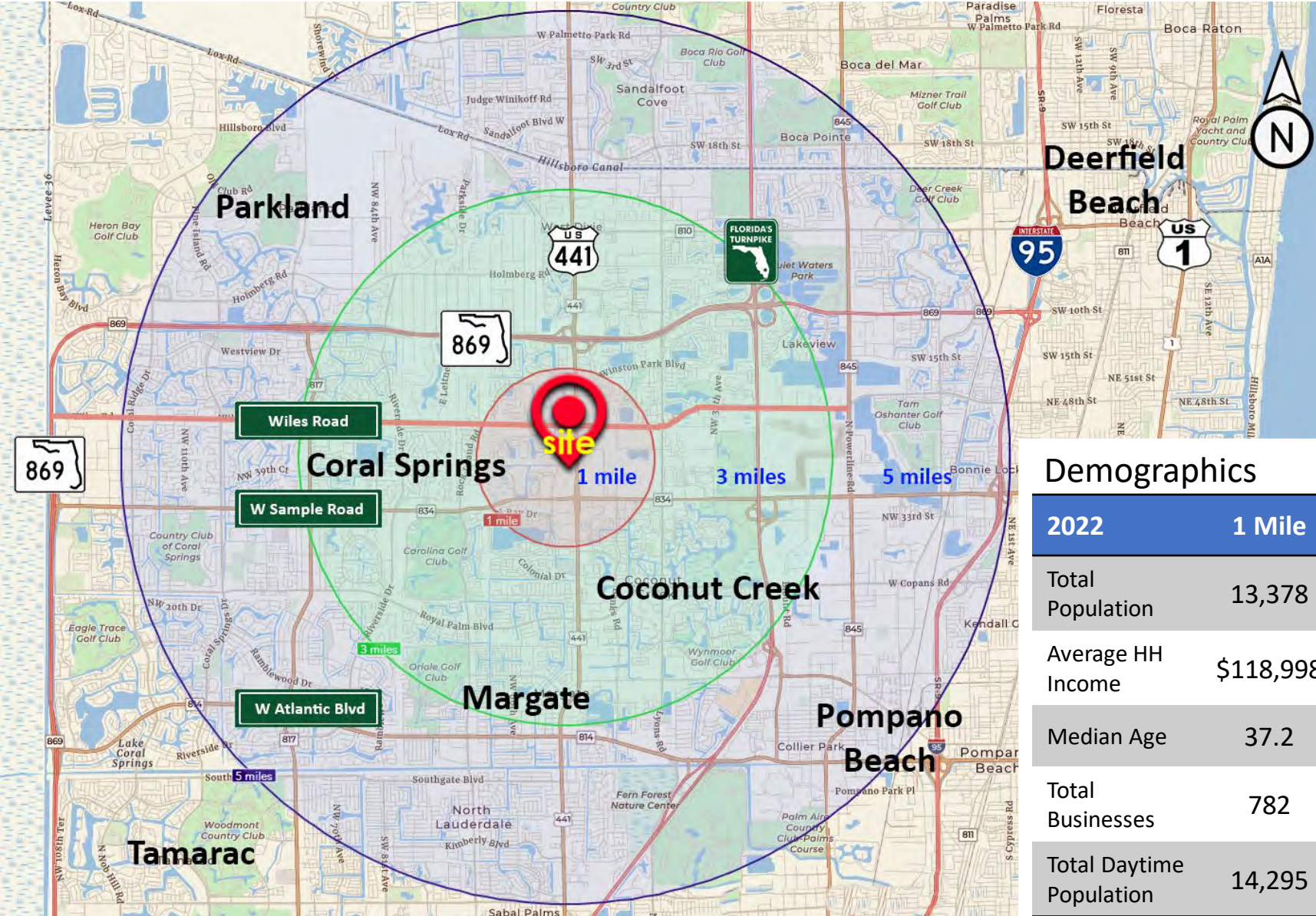
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Traffic Counts

**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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The Rotella Group, Inc.

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