

FOR SALE OR LEASE

Former Sears Dept Store and Auto Center

Located at
CORAL SQUARE MALL

9565 W Atlantic Blvd.
Coral Springs, FL 33071

JUSTIN BERRYMAN
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 **FranklinStreet**



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HIGHLIGHTS

Coral Square Mall sees approximately 751K customers annually

Nearby communities include Parkland, Coconut Creek, Margate, Tamarac and North Lauderdale

Located at the heavily trafficked, signalized intersection of W Atlantic Blvd (37,000 AADT) and N University Drive (43,500 AADT)

Redevelopment Opportunity options include Retail and Multifamily to unlock land value's highest and best use

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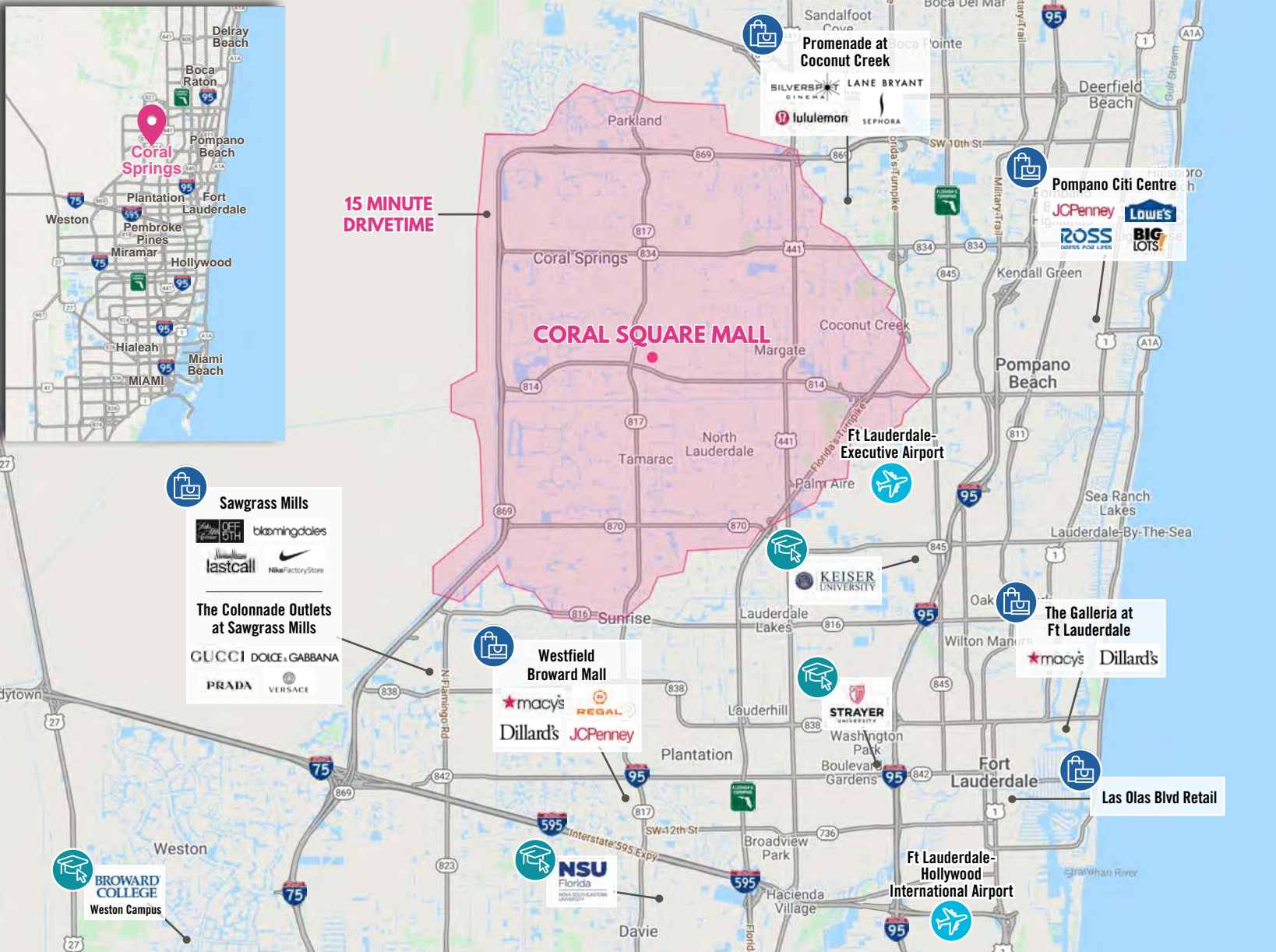
Parcel ID	4841-27-03-6265
Retail Submarket	NW Broward - Coral Springs
GLA	± 163,766 SF
Land Area	± 12 AC - 522,730 SF
Year Built	1989

Zoning	B-3 General Business
Number of Floors	Two (2)
Building Height	± 40 Feet
Total Parking Spaces	756 spaces
REA Expiration	10/2024

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2020 DEMOGRAPHICS

POPULATION



1 Mile	17,374
3 Mile	189,726
5 Mile	388,957

DAYTIME POPULATION



1 Mile	17,935
3 Mile	159,034
5 Mile	344,984

HOUSEHOLDS



1 Mile	6,083
3 Mile	69,891
5 Mile	149,906

AVG HH INCOME



1 Mile	\$100,349
3 Mile	\$75,966
5 Mile	\$78,598

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MALL SITE PLAN



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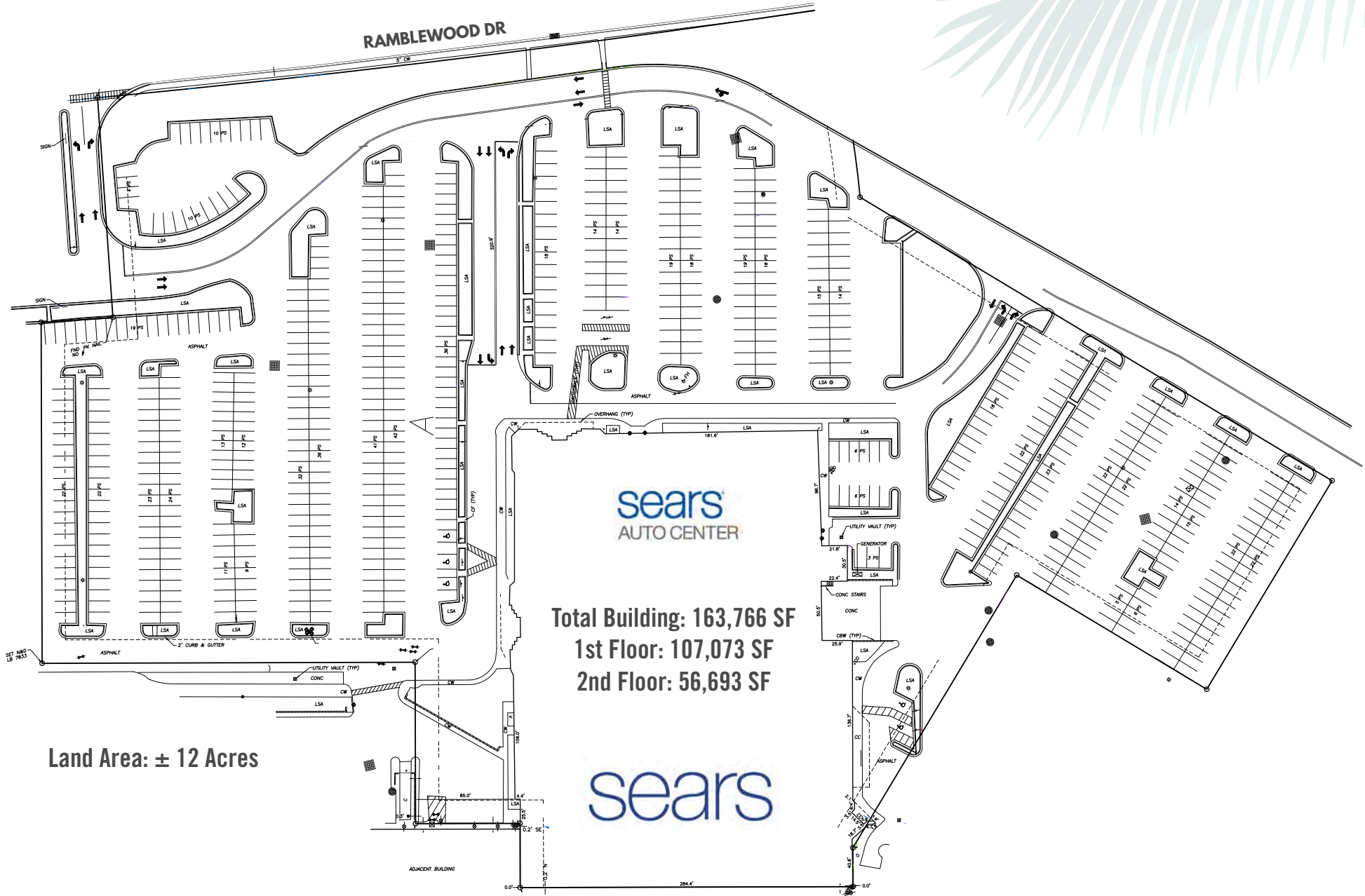
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SEARS PARCEL SURVEY



Land Area: ± 12 Acres

Total Building: 163,766 SF
1st Floor: 107,073 SF
2nd Floor: 56,693 SF

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