

**RETAIL SPACE for SALE or LEASE**

# 9565 W ATLANTIC BLVD

Former Sears Dept Store and Auto Center

**LOCATED at CORAL SQUARE MALL**

CORAL SPRINGS | FL | 33071

**163,766 SF**  
Total Building GLA



**RIPCO**  
REAL ESTATE

1221 Brickell Ave  
Suite 900  
Miami, FL 33131

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

## PROPERTY DETAILS



### ZONING

B-3 General Business

### REA EXPIRATION DATE

October 2024

### GLA

±163,766 SF

### LAND AREA

±12 acres - 522,730 SF

### YEAR BUILT

1989

### NUMBER OF FLOORS

Two (2)

### BUILDING HEIGHT

±40 FT

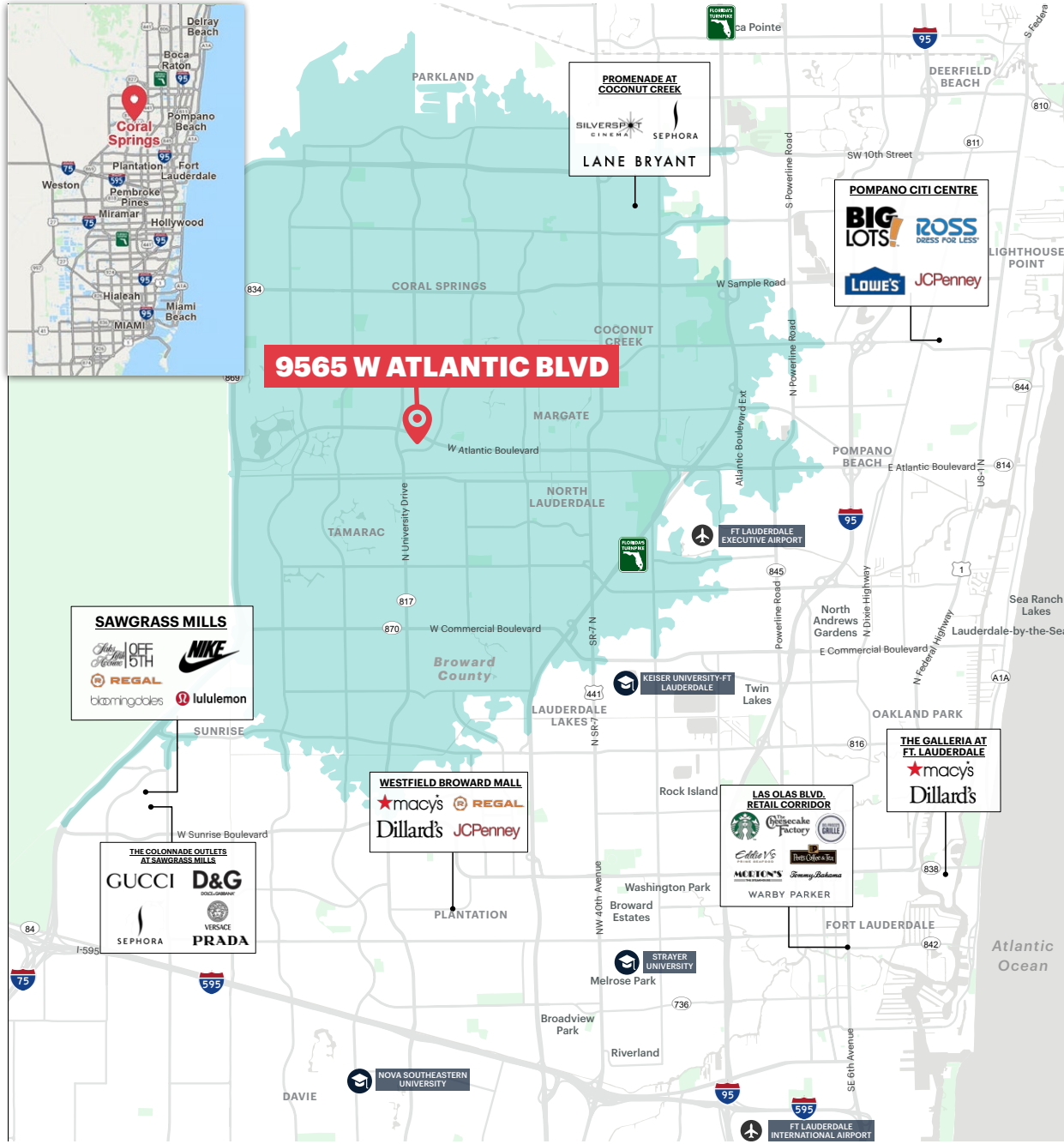
### TOTAL PARKING SPACES

756 spaces

### 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 (26,000 VPD) and N University Drive (41,000 AADT)
- Redevelopment Opportunity options include Retail and Multifamily to unlock land value's highest and best use

# DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

16,503

### HOUSEHOLDS

5,796

### MEDIAN AGE

40.0

### COLLEGE GRADUATES (Bachelor's +)

3,081 - 26%

### TOTAL BUSINESSES

1,011

### TOTAL EMPLOYEES

9,496

### DAYTIME POPULATION

16,731

### AVERAGE HOUSEHOLD INCOME

\$103,807

## 3 MILE RADIUS

### POPULATION

186,916

### HOUSEHOLDS

69,750

### MEDIAN AGE

41.0

### COLLEGE GRADUATES (Bachelor's +)

26,148 - 10%

### TOTAL BUSINESSES

6,660

### TOTAL EMPLOYEES

62,102

### DAYTIME POPULATION

151,630

### AVERAGE HOUSEHOLD INCOME

\$78,258

## 5 MILE RADIUS

### POPULATION

381,703

### HOUSEHOLDS

146,949

### MEDIAN AGE

41.7

### COLLEGE GRADUATES (Bachelor's +)

54,915 - 20%

### TOTAL BUSINESSES

17,393

### TOTAL EMPLOYEES

149,029

### DAYTIME POPULATION

334,087

### AVERAGE HOUSEHOLD INCOME

\$80,414

\*2021 estimates

# SITE PLAN



