

RETAIL FOR LEASE OR SALE

FORMER SEARS DEPT. STORE AT CORAL SQUARE MALL

163,776 SF
Total Building GLA

9565 West Atlantic Boulevard, Coral Springs, Florida 33071



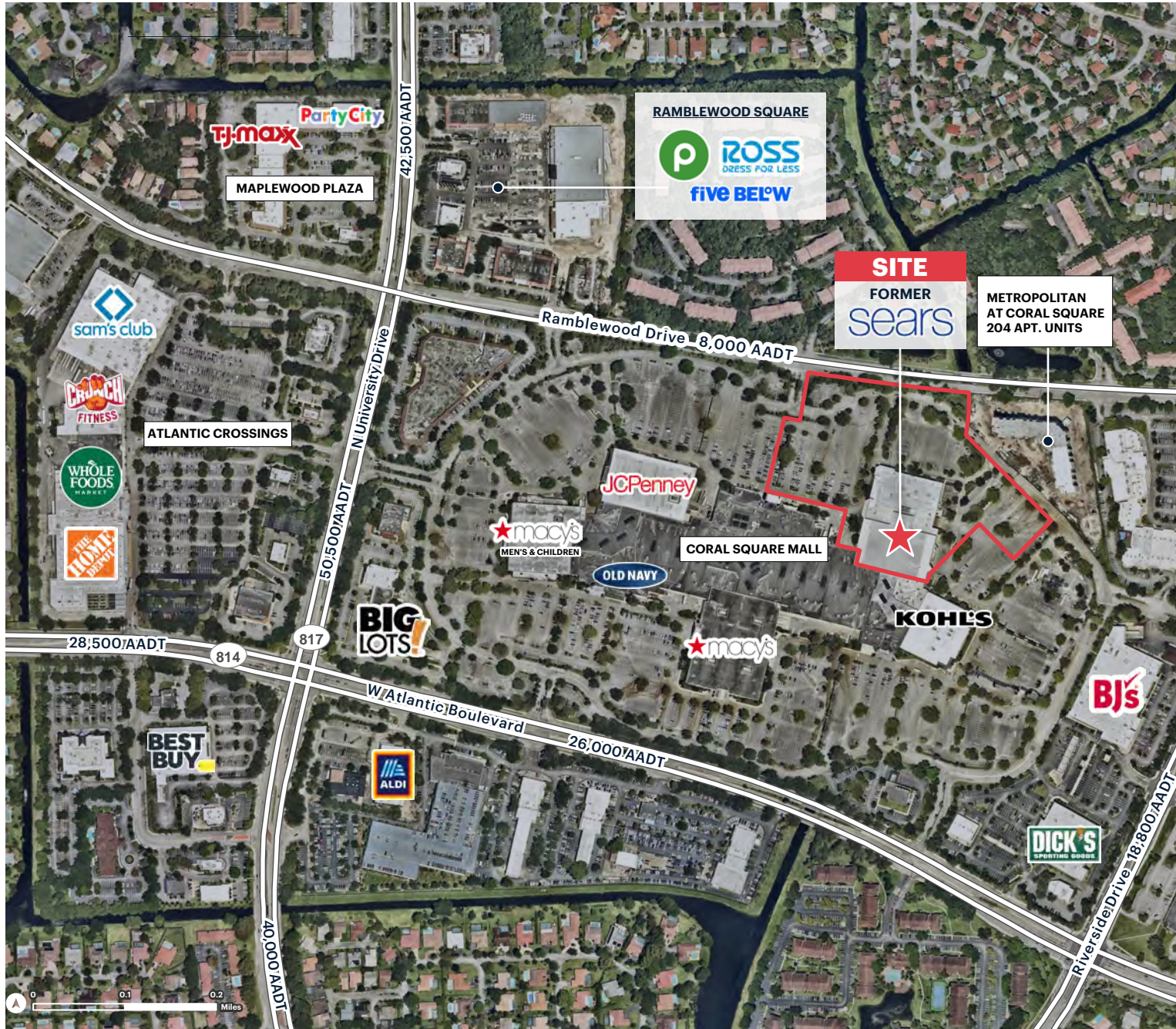
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any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

RETAIL AERIAL



ZONING

B-3 General Business

REA EXPIRATION DATE

October 2024

GLA

±163,776 SF

LAND AREA

±12 acres - 522,720 SF

YEAR BUILT

1989

NUMBER OF FLOORS

Two (2)

CEILING HEIGHT

- 1st floor: ±15' AFF
- 2nd floor: ±18' AFF

TOTAL PARKING SPACES

756 spaces

HIGHLIGHTS

Coral Square Mall is approx. 944k SF and features over 120 specialty stores.

Serves as the retail hub for the dense suburban area of middle and upper-middle class families in Coral Springs and nearby communities including Parkland, Coconut Creek, and Margate.

Located at the heavily trafficked, signalized intersection of W. Atlantic Blvd (26,000 AADT) and N. University Drive (50,500 AADT).

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

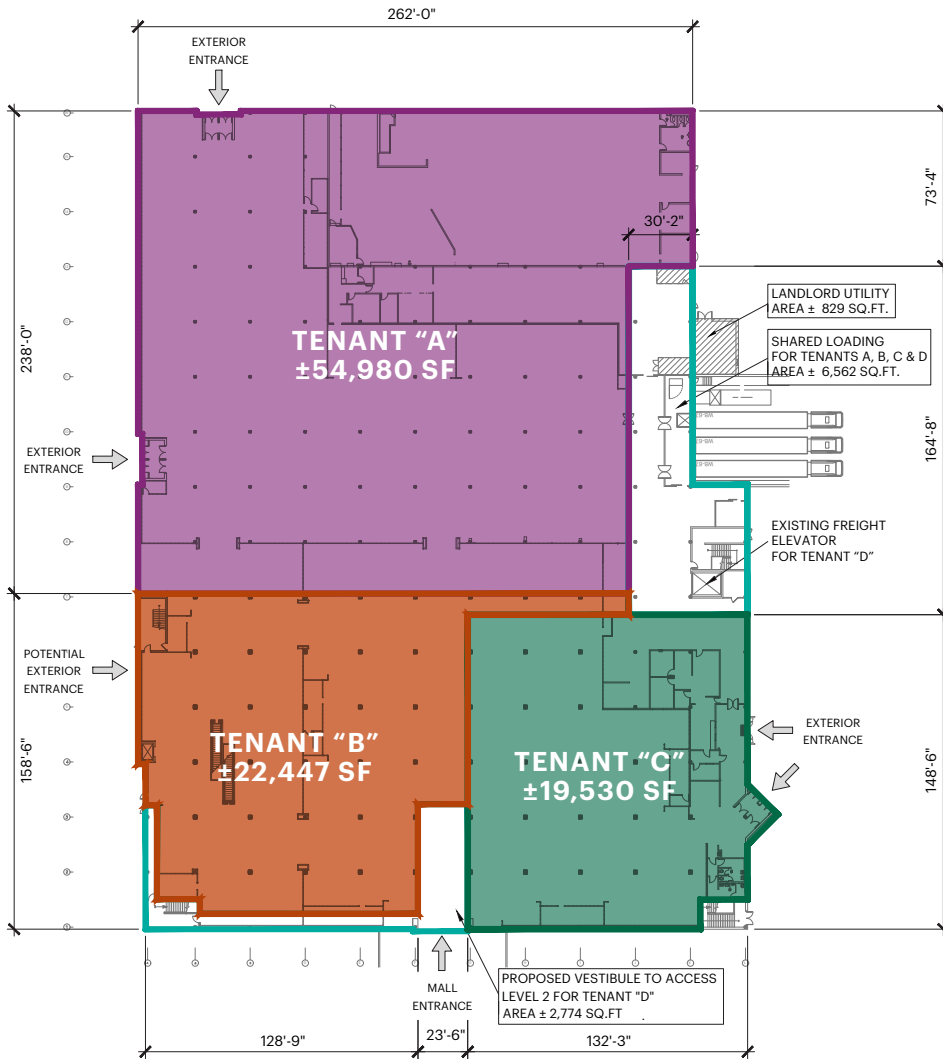
SITE PLAN



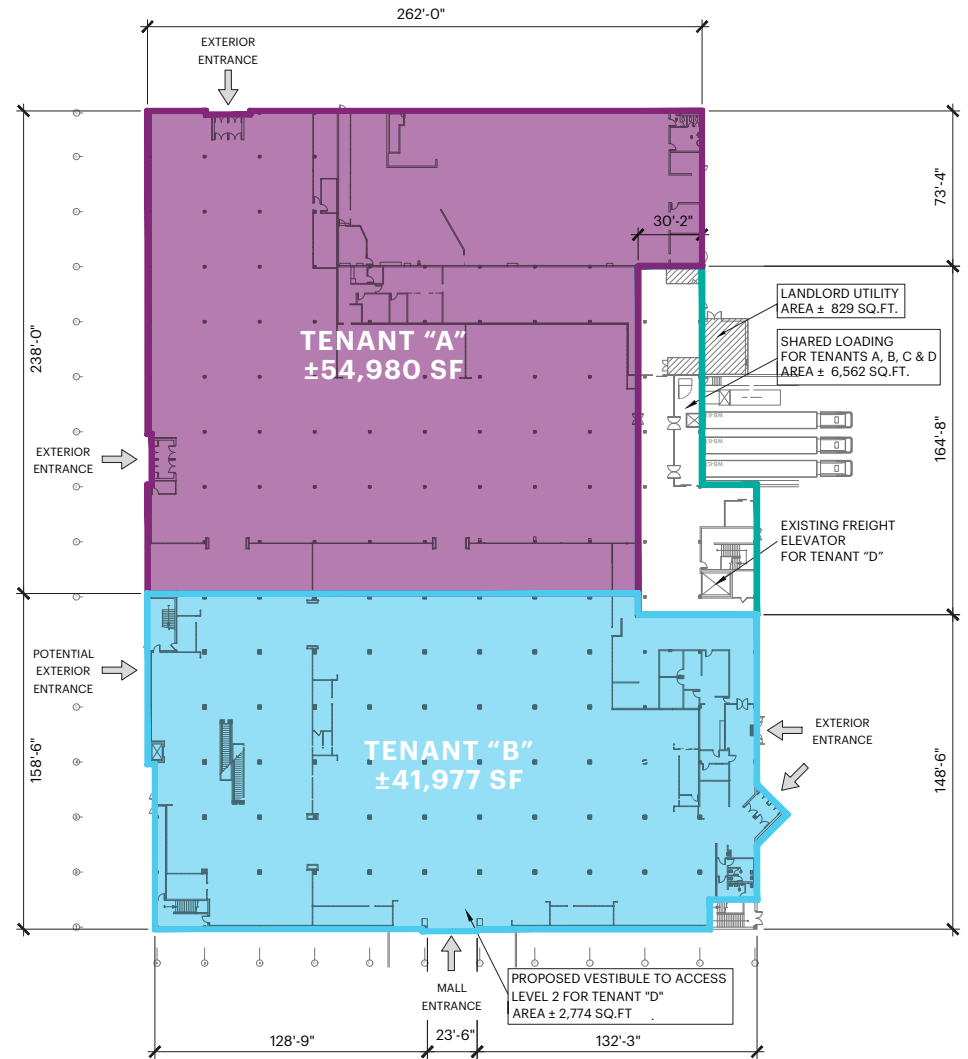
FLOOR PLAN

LEVEL 1

CONCEPTUAL DEMISING PLAN #1

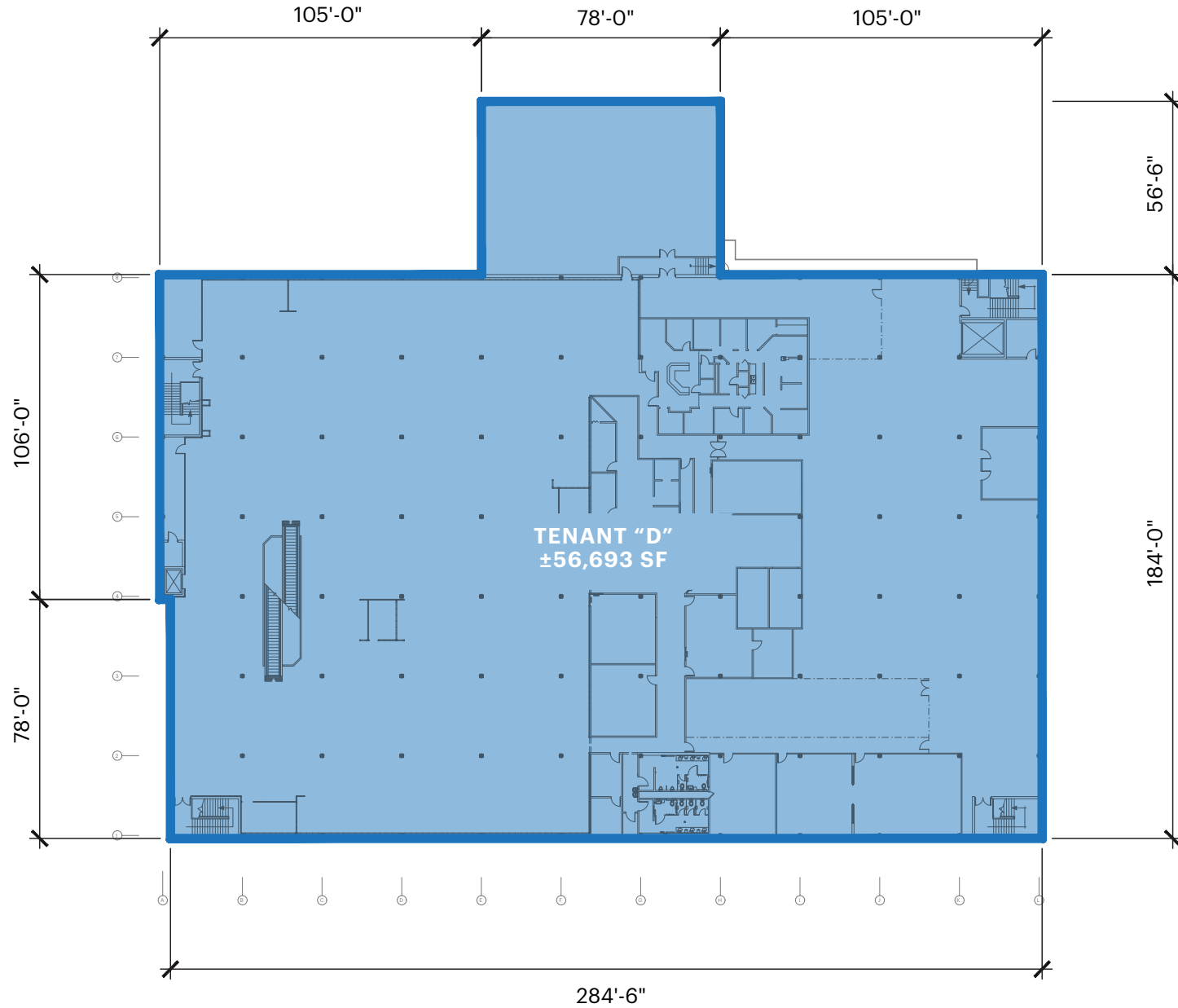


CONCEPTUAL DEMISING PLAN #2



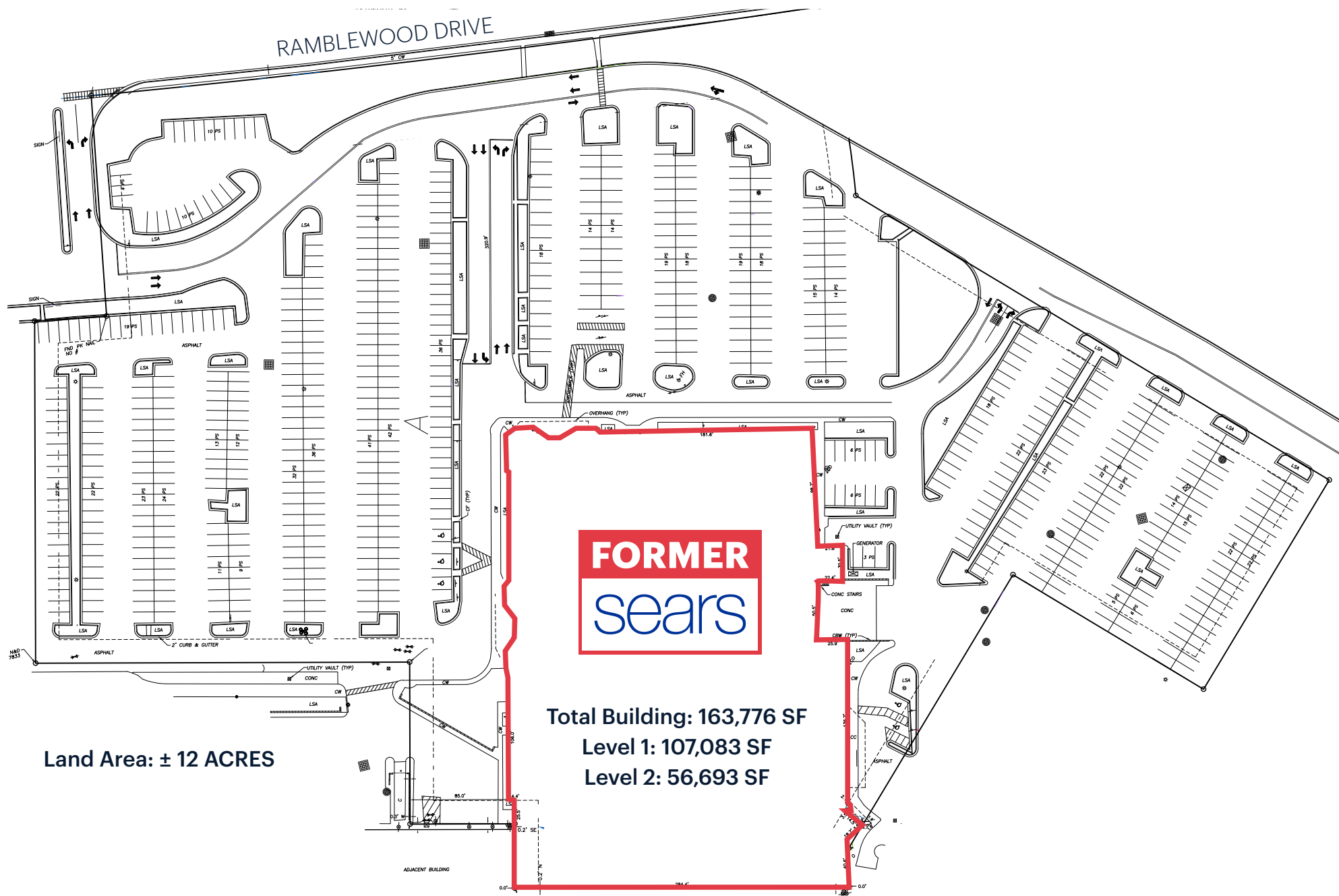
FLOOR PLAN

LEVEL 2



PARCEL SURVEY

RAMBLEWOOD DRIVE



POINTS OF INTEREST



MAP KEY	
	AIRPORTS 4
	HOSPITALS 13
	STADIUMS 3
	CASINOS 4
	MAJOR MALLS 6

1 PROMENADE AT COCONUT CREEK

DSW SILVERSPOT CINEMA LANE BRYANT
 Guitar Center The Cheesecake Factory

6 BROWARD MALL

★macy's Dillard's
 JCPenney REGAL

2 POMANO CITI CENTRE

JCPenney Lowe's ROSS BIG LOTS
 Burlington TJ-MAXX PETSMART

A LIVE! RESORT POMANO BEACH

Live! Resort Pompano Beach is the largest new development in South East Florida. With 160,000 SF of retail, 1.35 Million SF of office space and 2 hotels. It is scheduled to open in Q4 of 2024.

20-MINUTE DRIVE FROM THE PROPERTY

3 SAWGRASS MILLS

Saks OFF 5TH blomingdales DICK'S
 COLONNADE OUTLETS REGAL
 PRADA GUCCI
 lastcall VERSACE D&G

B AMERANT BANK ARENA

Also known as FLA Live Arena, (add space after comma) the venue sees 1.2 million patrons enter its doors, hosting more than 125 events annually, including Florida Panther hockey.

20-MINUTE DRIVE FROM THE PROPERTY

4 GALLERIA MALL

★macy's Dillard's H&M
 Apple P.F. CHANG'S

C DRV PNK STADIUM

Home to Inter Miami CF, the 19,100-capacity venue offers fans an exciting atmosphere to support MLS competition. This will also be one of the host stadiums for the FIFA World Cup 2026.

20-MINUTE DRIVE FROM THE PROPERTY

5 LAS OLAS BOULEVARD

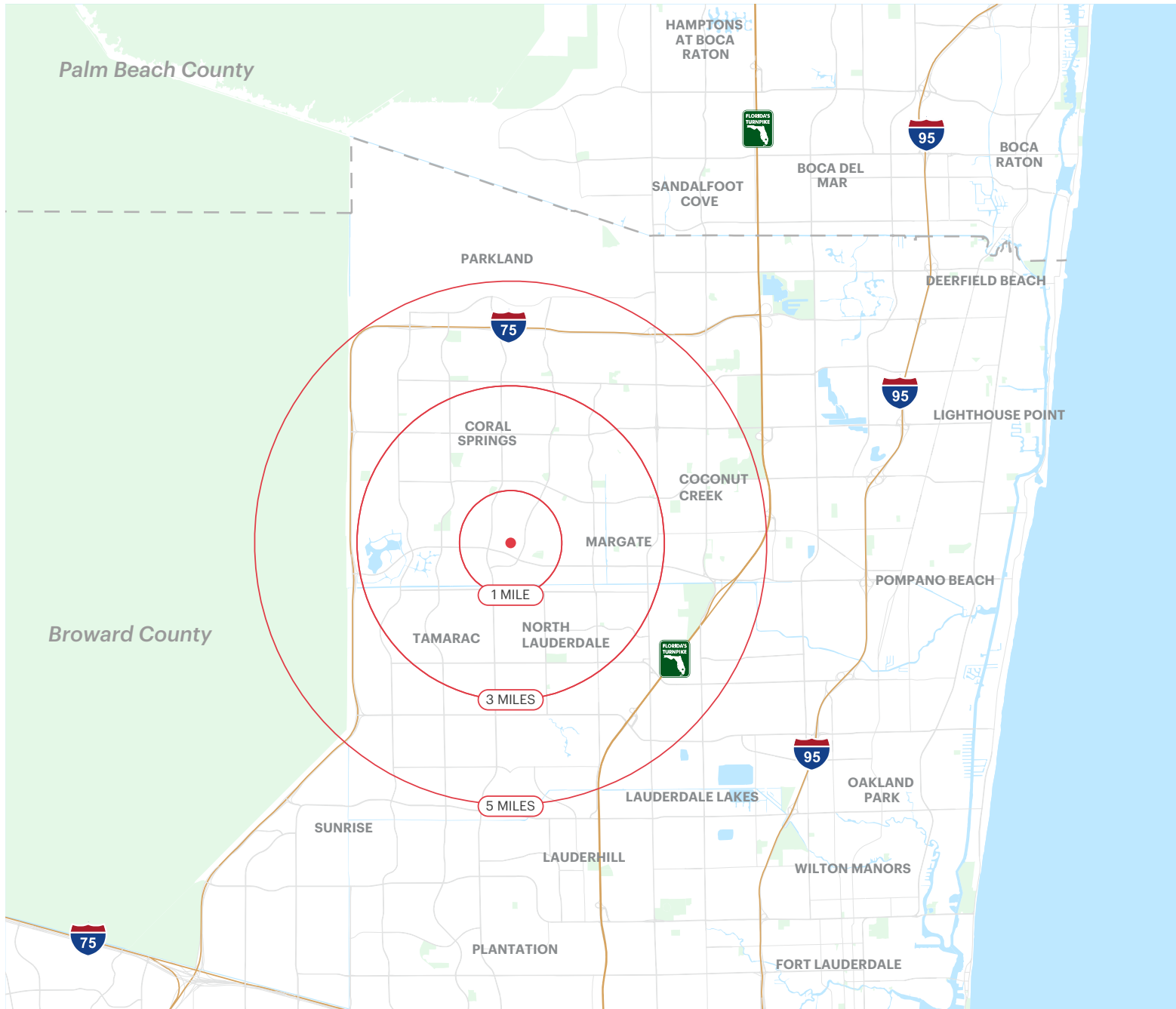
LOUIE BOSSI'S FAHERTY
 Cheesecake Factory States Liberty MOXIES

D FORT LAUDERDALE AIRPORT

This airport offers a wide range of domestic and international flights, allowing travelers convenient access to West Palm Beach, Broward and Miami-Dade counties.

30-MINUTE DRIVE FROM THE PROPERTY

2023 AREA DEMOGRAPHICS



POPULATION

1 mile	17,803
3 miles	198,742
5 miles	404,420

DAYTIME POPULATION

1 mile	17,056
3 miles	146,953
5 miles	327,404

TOTAL HOUSEHOLDS

1 mile	6,406
3 miles	72,698
5 miles	154,407

MEDIAN AGE

1 mile	40.5
3 miles	40.8
5 miles	42.3

COLLEGE GRADUATES (Bachelor's+)

1 mile	3,397 - 26%
3 miles	31,009 - 22%
5 miles	65,442 - 22%

TOTAL BUSINESSES

1 mile	1,157
3 miles	7,949
5 miles	19,614

TOTAL EMPLOYEES

1 mile	9,970
3 miles	56,526
5 miles	140,231

AVERAGE HH INCOME

1 mile	\$112,279
3 miles	\$89,344
5 miles	\$91,530