



TRANSFORM^{CO}

FORMER DEPT. STORE AT
CORAL SQUARE MALL

9565 West Atlantic Boulevard
Coral Springs, Florida 33071

RETAIL SPACE AVAILABLE

ZONING	B-3 General Business
GLA	163,776 SF
LAND AREA	12 Acres, 522,720 SF
YEAR BUILT	1989
NUMBER OF FLOORS	2
PARKING	756 Spaces
CEILING HEIGHT	1st Floor: 15' 2nd Floor: 18'

TRANSFORMCO

9565 West Atlantic Boulevard 2

HIGHLIGHTS



Redevelopment Opportunity options include Retail and Multifamily.



Coral Square Mall is the retail hub serving densely populated suburban trade areas of middle and upper-middle class families in Coral Springs and the nearby communities of Parkland, Coconut Creek, and Margate.



Coral Square Mall is approximately 945,000 SF and features 120 specialty stores.



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



★ macy's

JCPenney

★ macy's

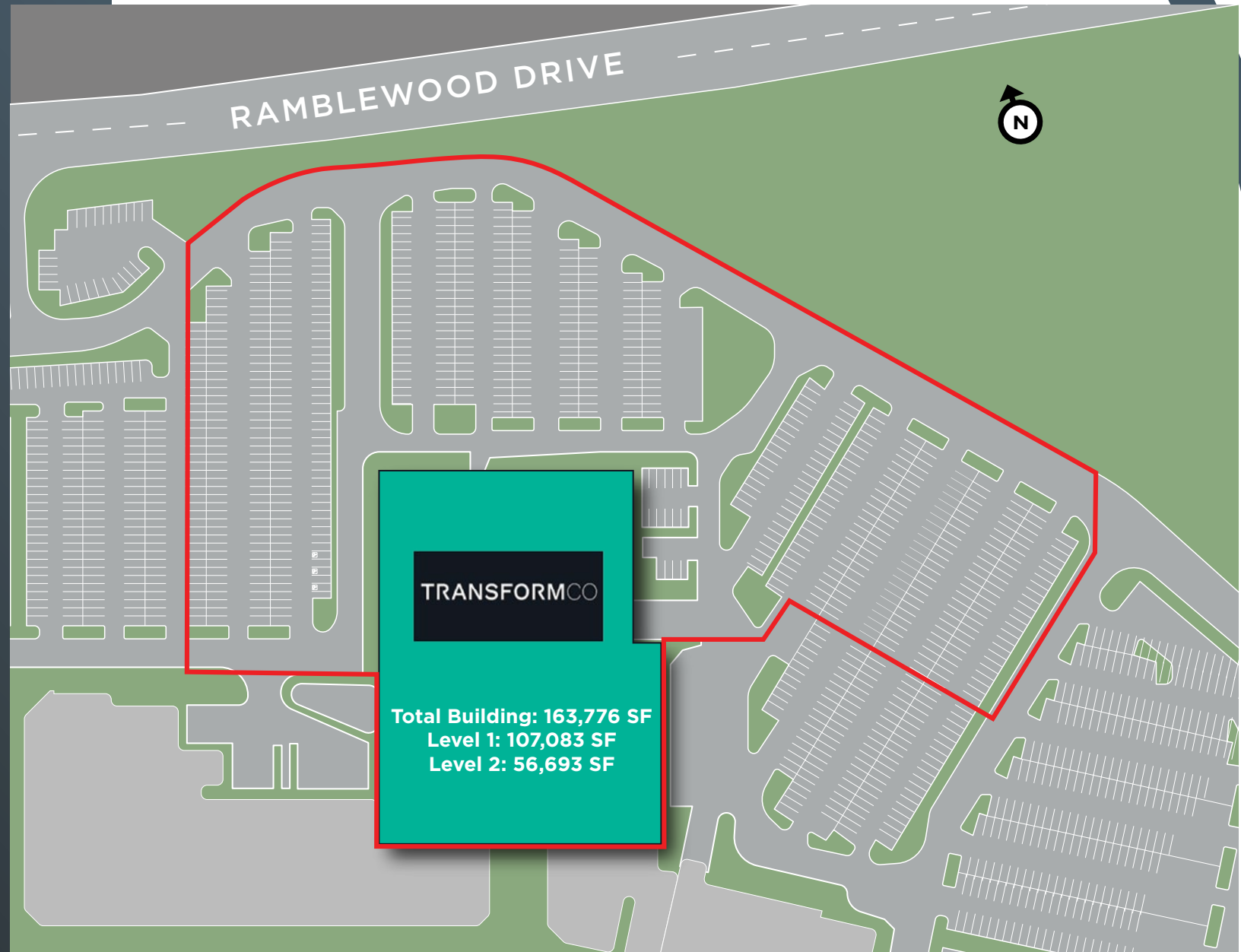
Kohl's



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TENANT SNAPSHOT

Transformco is a retailer focused on seamlessly connecting the digital and physical shopping experiences to serve members - wherever, whenever and however they want to shop. Transformco is home to Shop Your Way®, a social shopping platform offering members rewards for shopping at Sears, Kmart and other retail partners. Transformco operates through its subsidiaries with full-line and specialty retail stores across the United States. Transformco is an American privately held company formed on February 11, 2019. The company is owned by ESL Investments. Transformco's vision is to improve the lives of customers by providing quality services, products and solutions that earn their trust and build lifetime relationships.



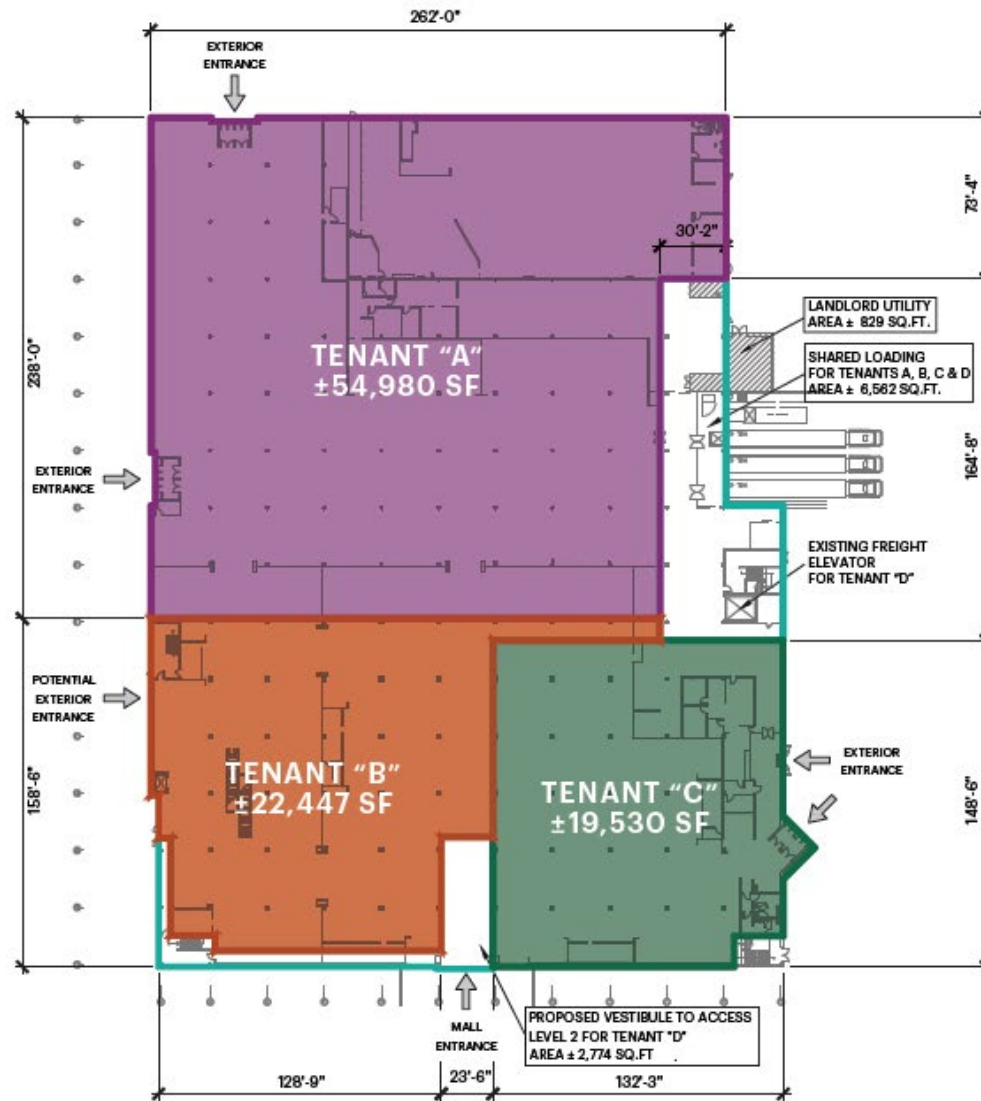


SITE PLAN

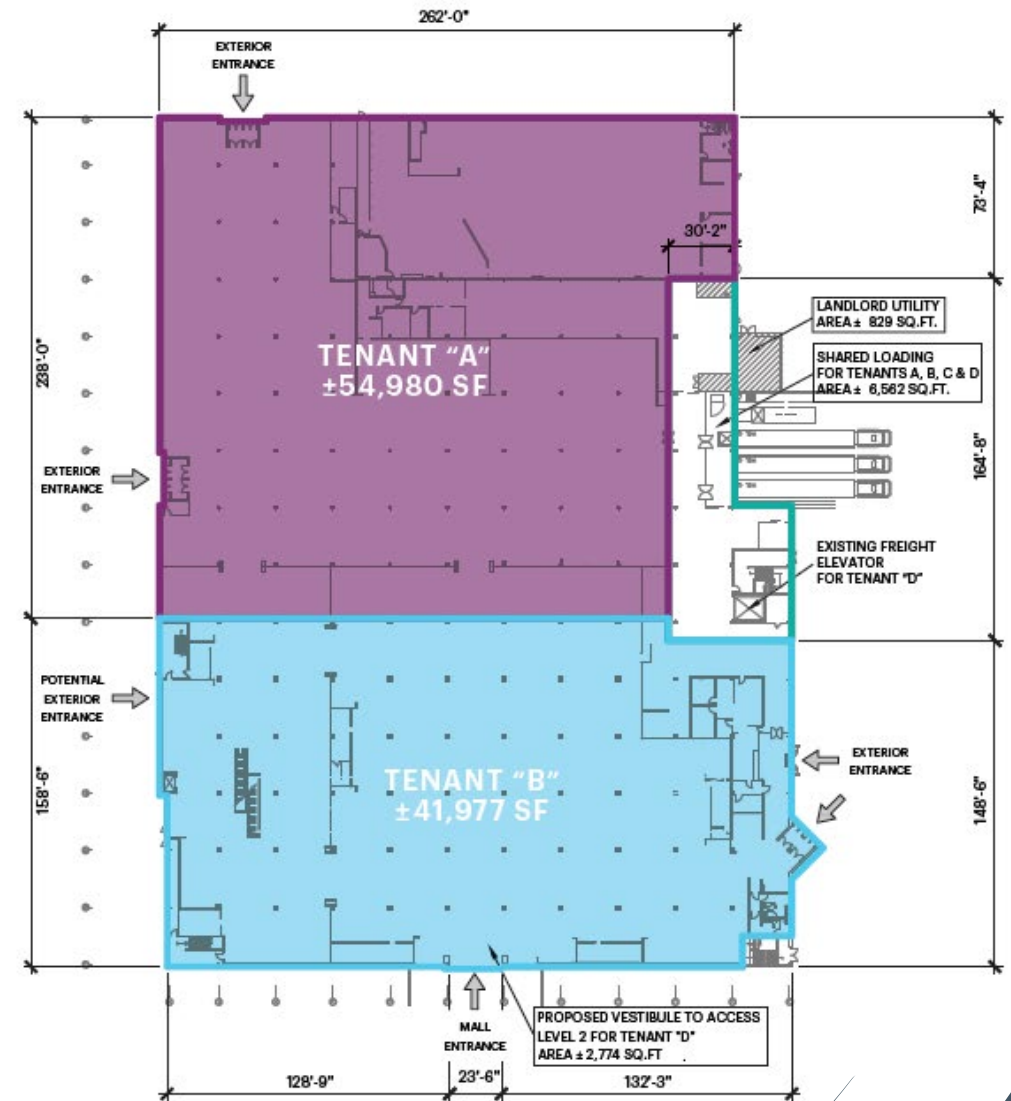


FLOORPLAN - LEVEL 1

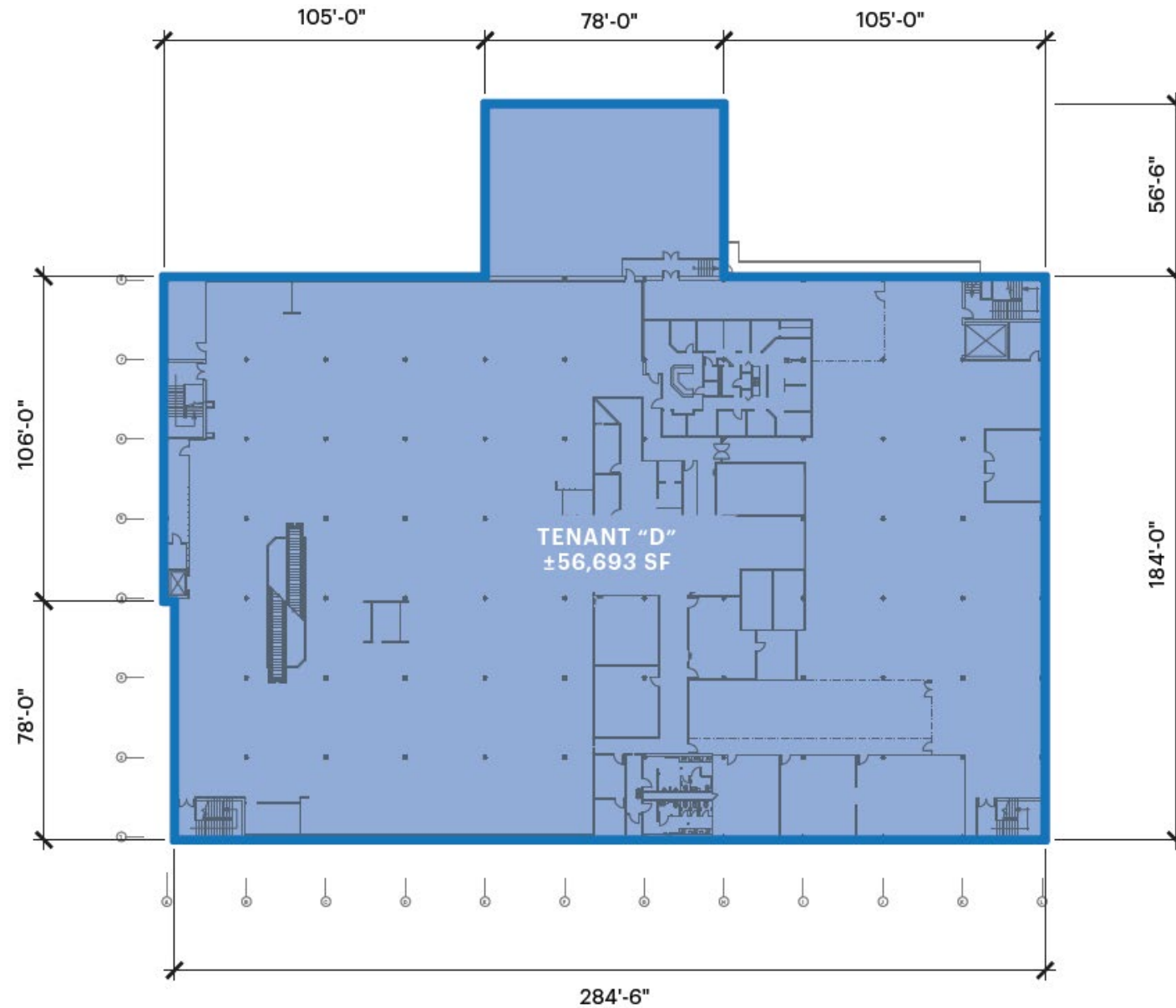
CONCEPTUAL DEMISING PLAN #1



CONCEPTUAL DEMISING PLAN #2



FLOORPLAN - LEVEL 2



AREA OVERVIEW

The city of Coral Springs contains 24 square miles within Broward County. It is located approximately 20 miles northwest of Fort Lauderdale. Coral Springs is known for its family-friendly atmosphere, thriving businesses, outstanding recreational facilities, and top-rated schools. Living in Coral Springs offers residents an urban/suburban mix feel - most residents own their homes. In Coral Springs there are a plethora of commercial spaces such as restaurants, coffee shops, and entertainment venues and museums. The city has hundreds of acres of parks, green spaces, and recreation facilities. Coral Springs has easy access to airports, seaports, and major highways.

3-MILE DEMOGRAPHIC HIGHLIGHTS



195,455
POPULATION



57,124
DAYTIME EMPLOYEE COUNT



41.2
MEDIAN AGE



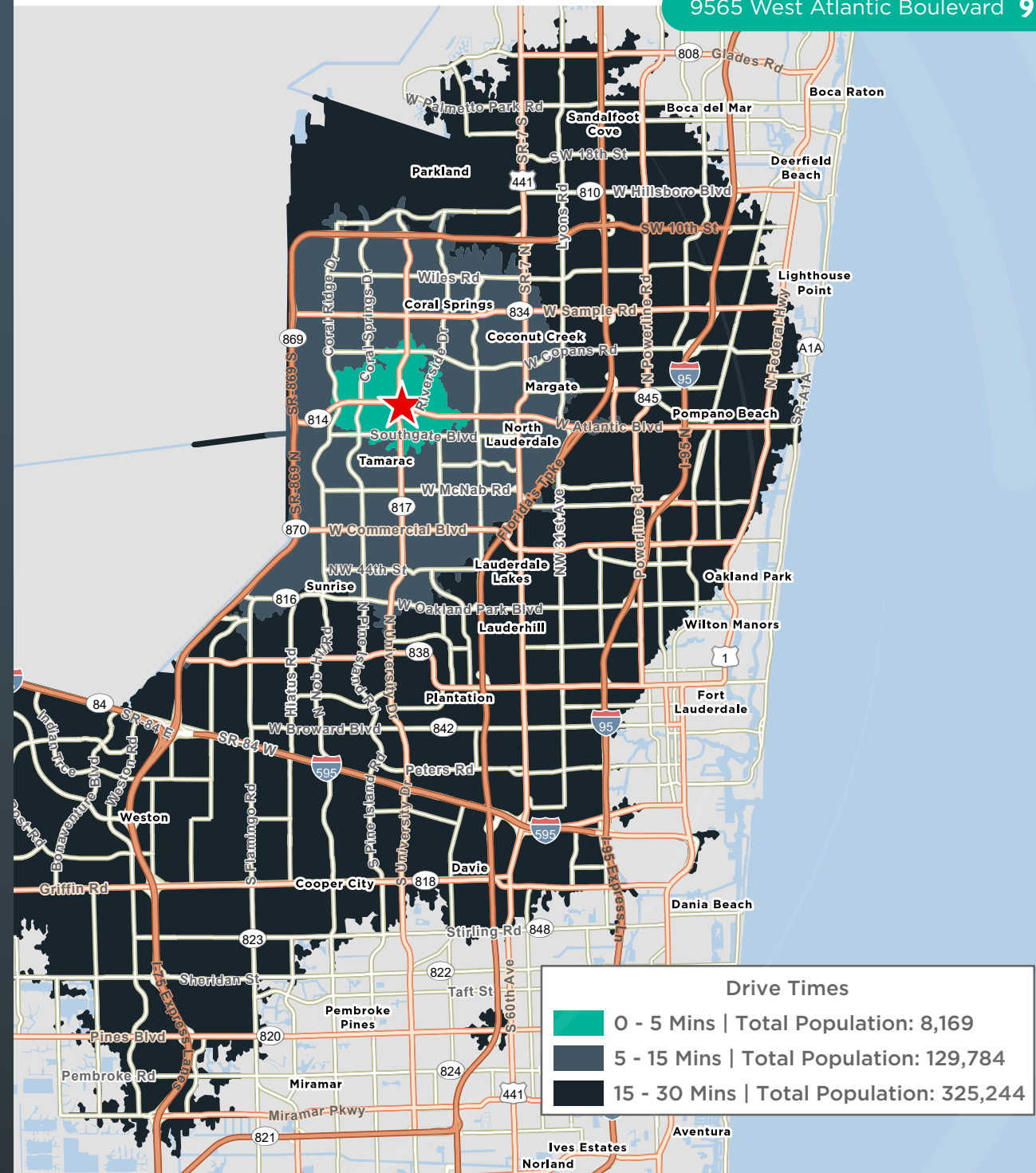
72,779
HOUSEHOLDS



\$94,029
AVERAGE HOUSEHOLD INCOME



\$2.0B
RETAIL SALES





CORPORATE NEIGHBORS

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