



For Lease

RIPCO
RETAIL LEASING

9565 West Atlantic Boulevard

Coral Square Mall,
Broward County

Miami MSA
Coral Springs, FL

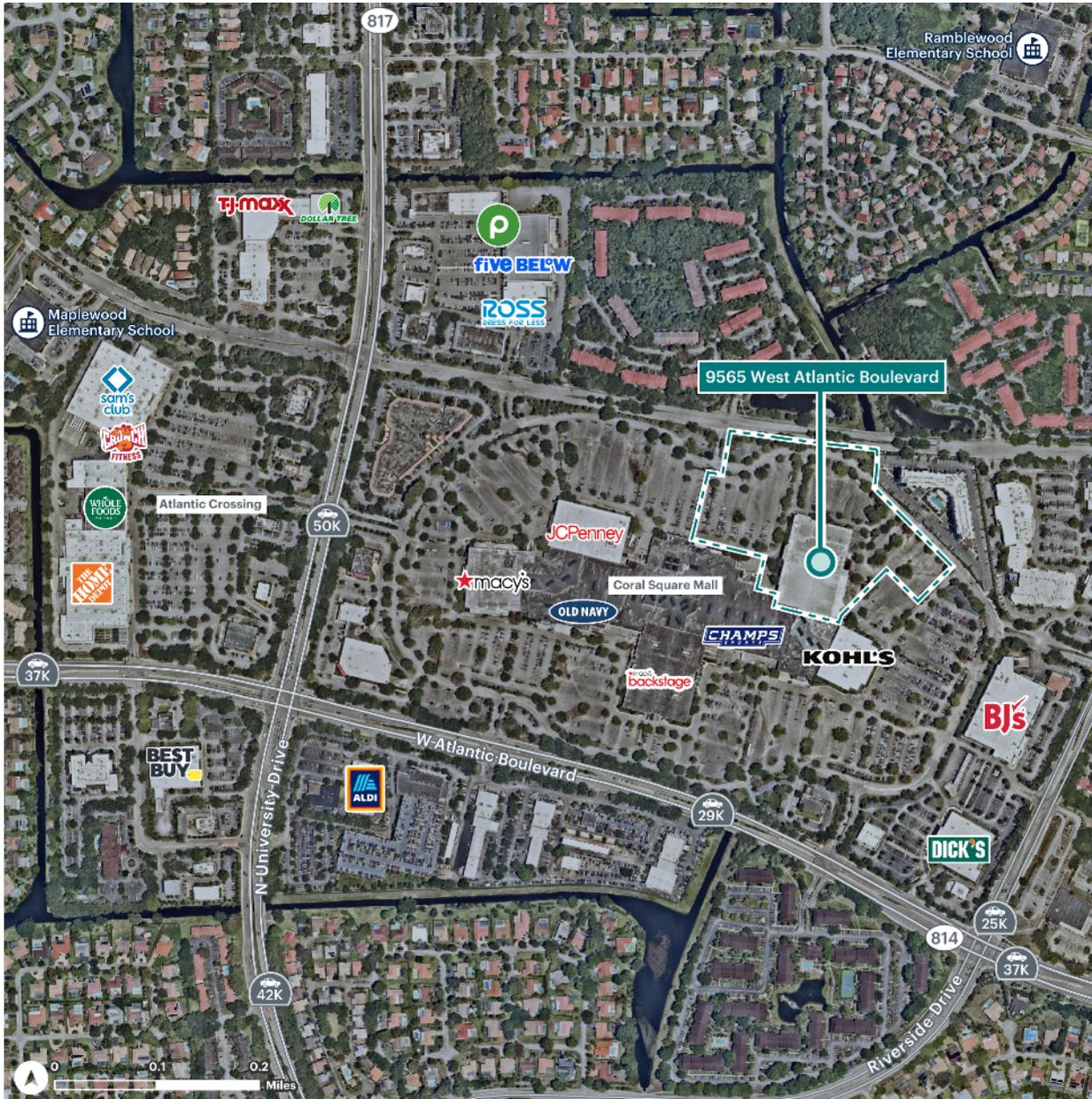
163,776 SF

Former Sears department store at Coral Square Mall

Contact
Exclusive Agents

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Space Details

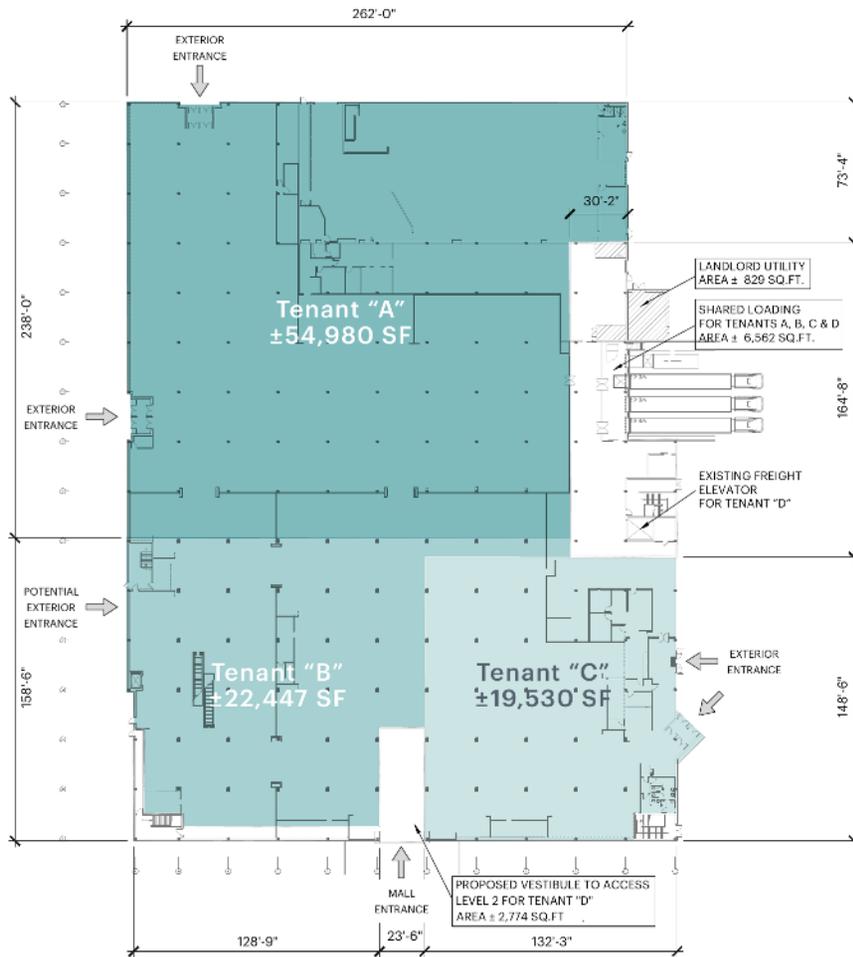


| | |
|---------------------|---|
| GLA | ±163,776 SF |
| Zoning | B-3 General Business |
| REA Expiration Date | None |
| Year Built | 1989 |
| Number of Floors | Two (2) |
| Parking Spaces | 756 Spaces |
| Ceiling Height | 1st floor: 15 FT AFF 2nd floor: 18 FT AFF |
| Comments | <p>The Simon owned regional shopping mall is approximately 945,000 SF and features over 120 specialty stores.</p> <p>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.</p> <p>Located at the heavily trafficked, signalized intersection of W. Atlantic Blvd (29,500 AADT) and N. University Drive (50,500 AADT).</p> <p>Redevelopment Opportunity options include Retail and Multifamily to unlock land value's highest and best use.</p> |

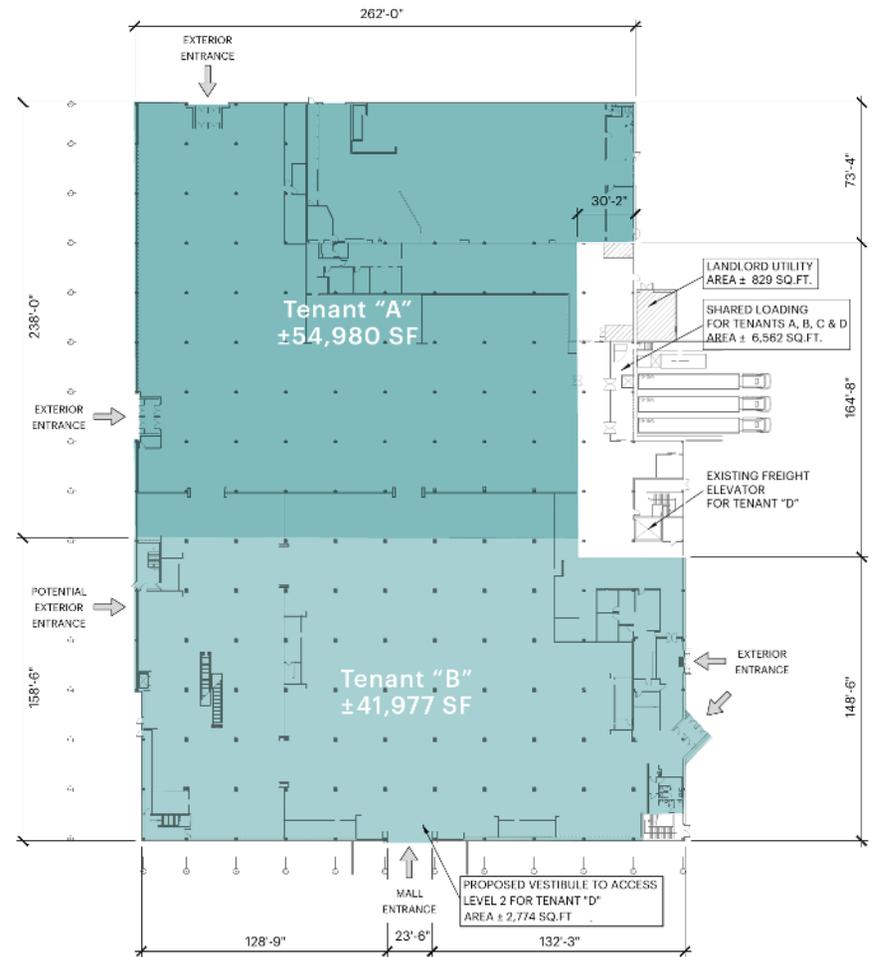
Floor Plan

Level 1

Conceptual Demising Plan #1

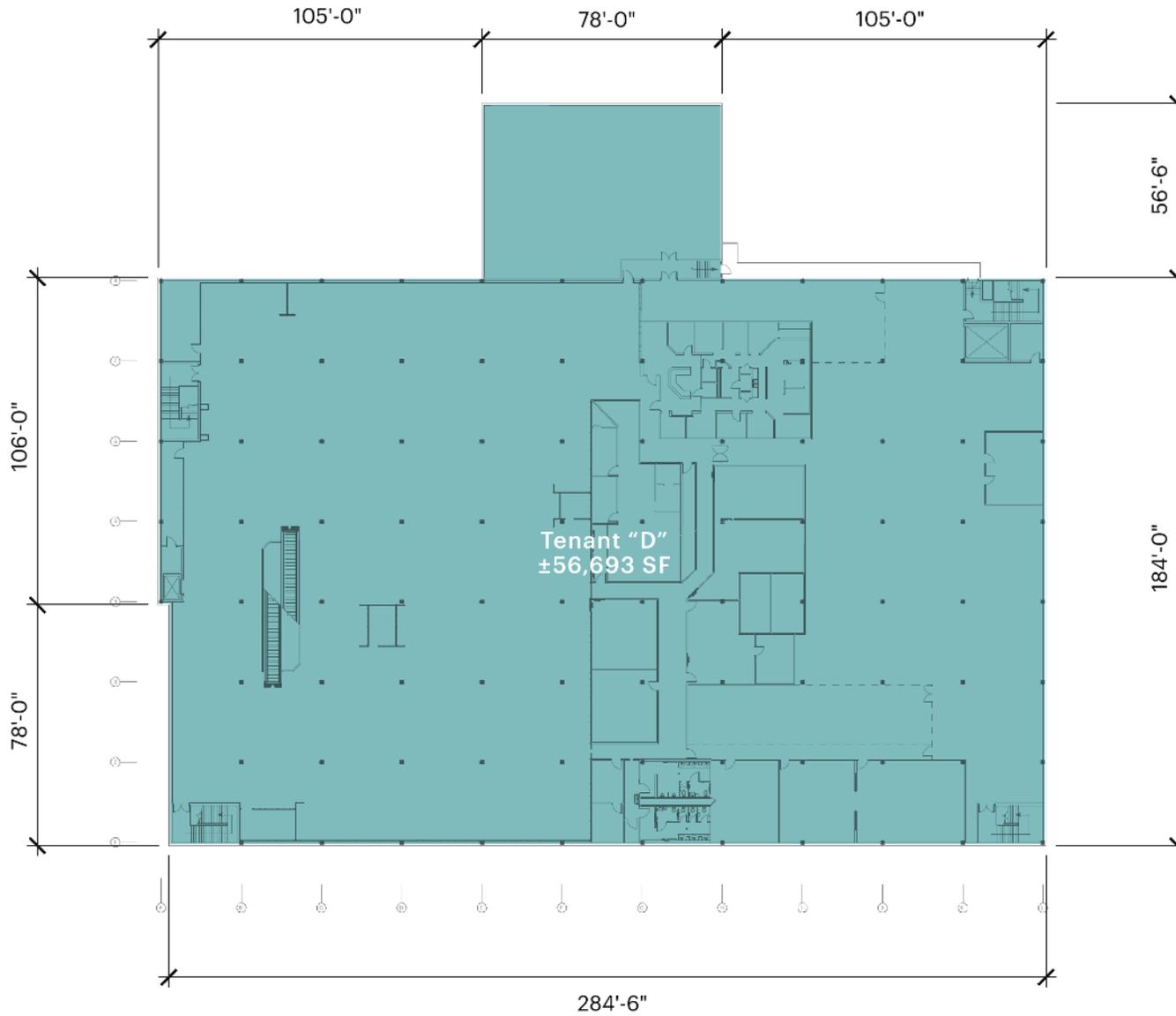


Conceptual Demising Plan #2



Floor Plan

Level 2



Site Plan



Points of Interest



1 Promenade At Coconut Creek



6 Broward Mall



2 POMPANO CITI CENTRE



A LIVE! Resort Pompano 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



COLONNADE OUTLETS



B Amerant Bank Arena

Also known as FLA Live Arena, 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 Redevelopment of Galleria Mall

Addition of multi-family of approximately 3144 units



C DRV Pink 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

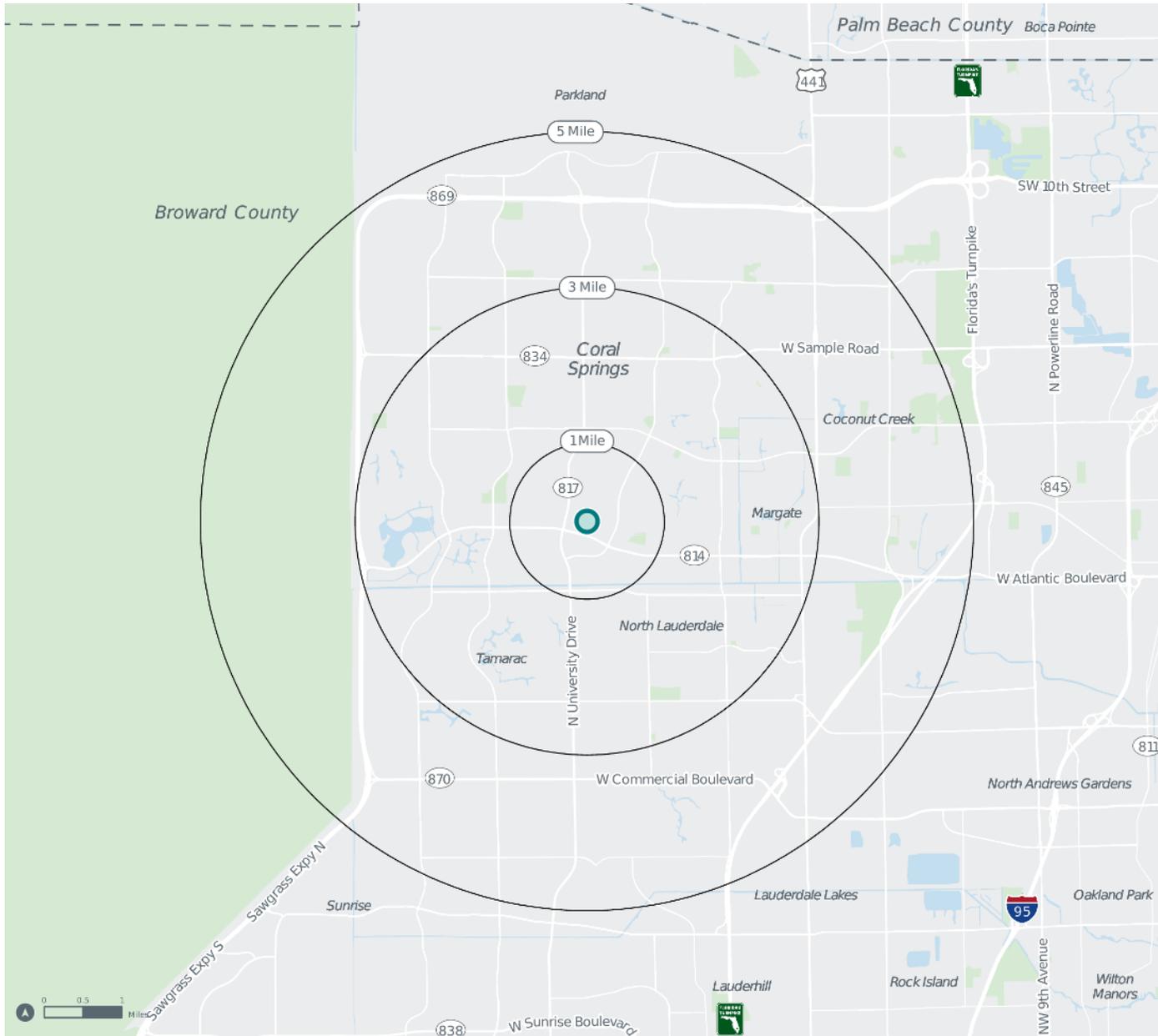


D Fort Lauderdale Airport

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

Area Demographics



| | | |
|--|---------|--------------|
| Population | 1 mile | 17,695 |
| | 3 miles | 198,307 |
| | 5 miles | 406,697 |
| Total Households | 1 mile | 6,421 |
| | 3 miles | 73,919 |
| | 5 miles | 157,247 |
| Average Household Income | 1 mile | \$120,428 |
| | 3 miles | \$97,468 |
| | 5 miles | \$101,442 |
| Median Age | 1 mile | 40.6 |
| | 3 miles | 41.1 |
| | 5 miles | 42.2 |
| College Graduates (Bachelor's Degree) | 1 mile | 3,349 - 27% |
| | 3 miles | 29,259 - 21% |
| | 5 miles | 64,130 - 22% |
| Daytime Population | 1 mile | 17,133 |
| | 3 miles | 148,946 |
| | 5 miles | 330,831 |
| Total Businesses | 1 mile | 1,016 |
| | 3 miles | 6,976 |
| | 5 miles | 17,389 |
| Total Employees | 1 mile | 9,969 |
| | 3 miles | 58,180 |
| | 5 miles | 142,093 |