

RETAIL FOR LEASE OR SALE

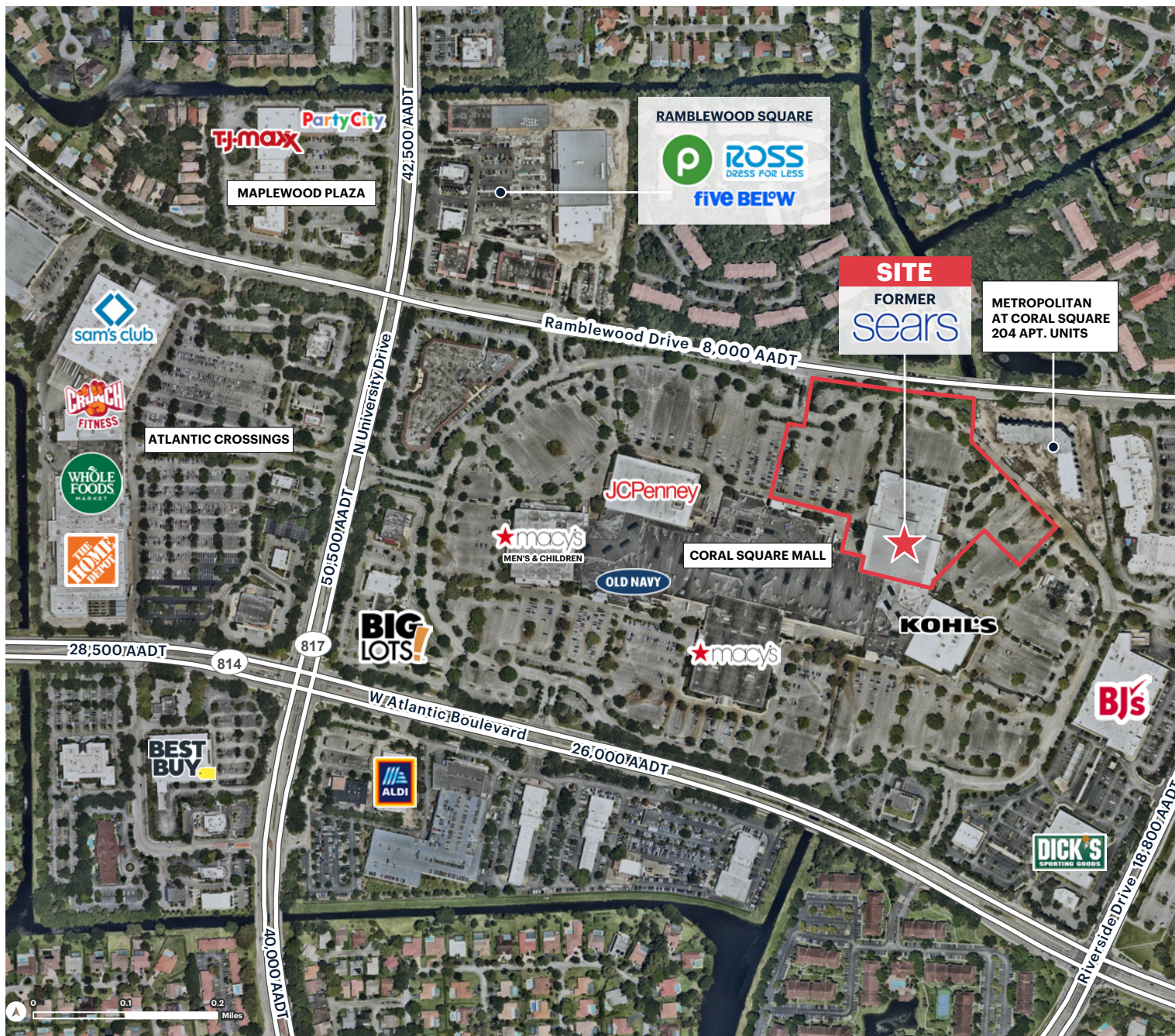
FORMER SEARS DEPT. STORE AT CORAL SQUARE MALL

163,776 SF
Total Building GLA

9565 West Atlantic Boulevard, Coral Springs, Florida 33071



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

The Simon owned regional shopping mall is approximately 945,000 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.

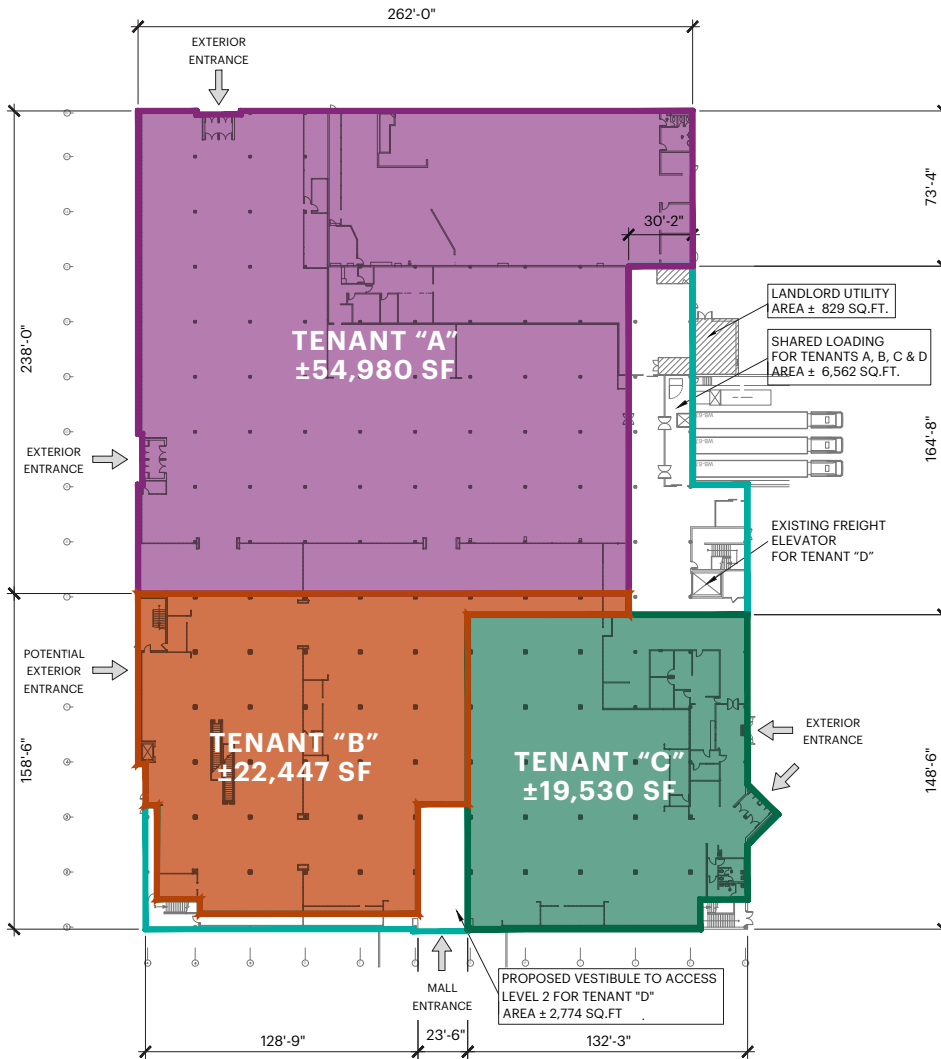
SITE PLAN



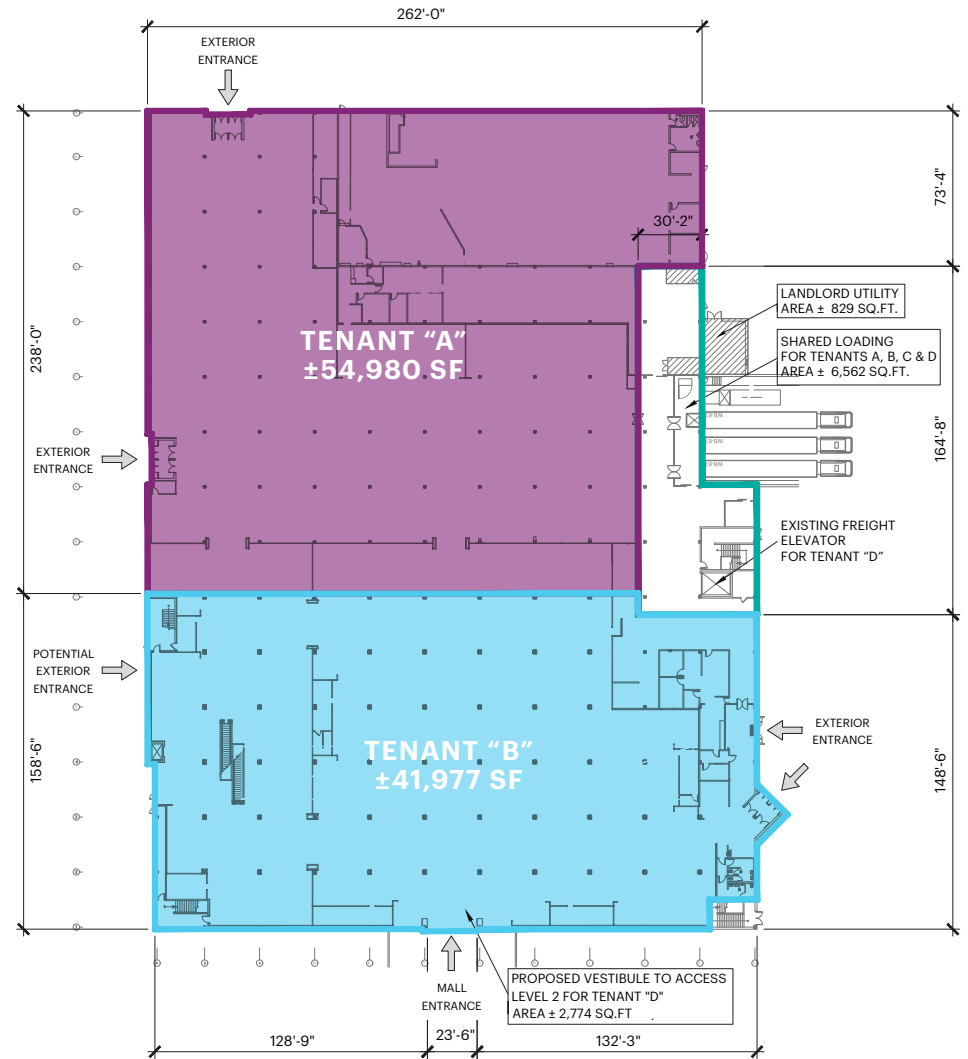
FLOOR PLAN

LEVEL 1

CONCEPTUAL DEMISING PLAN #1

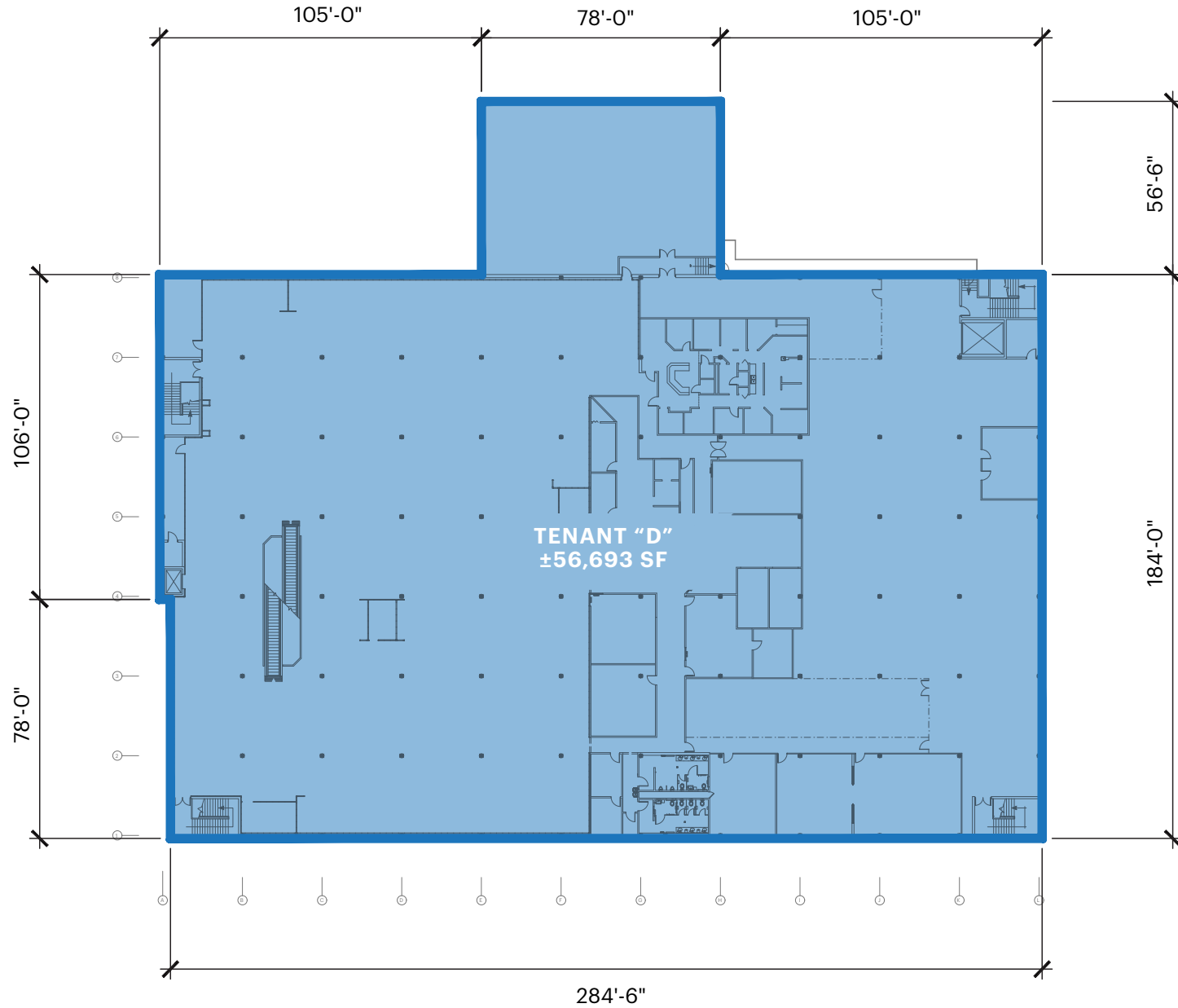


CONCEPTUAL DEMISING PLAN #2



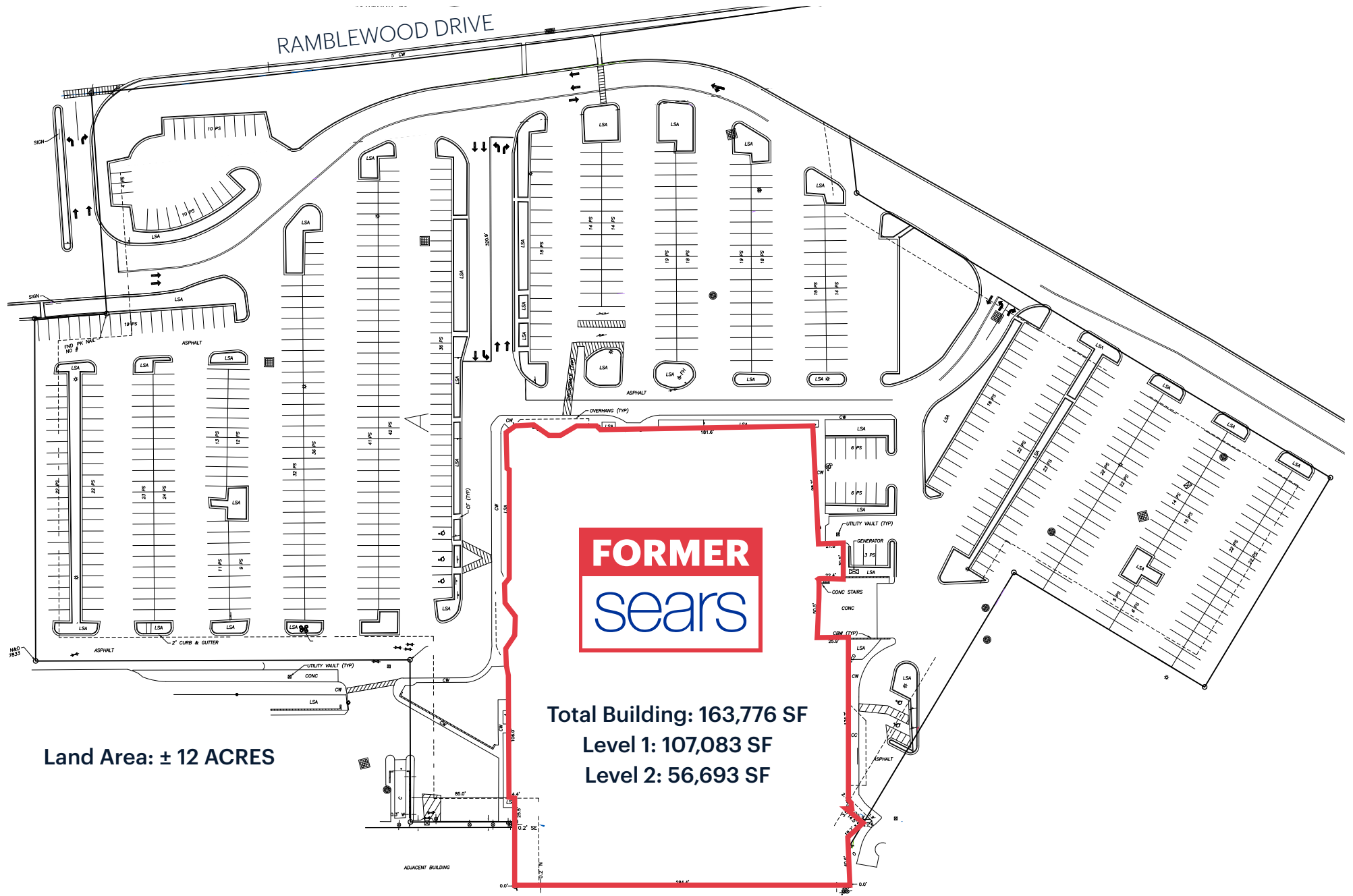
FLOOR PLAN

LEVEL 2



PARCEL SURVEY

RAMBLEWOOD DRIVE

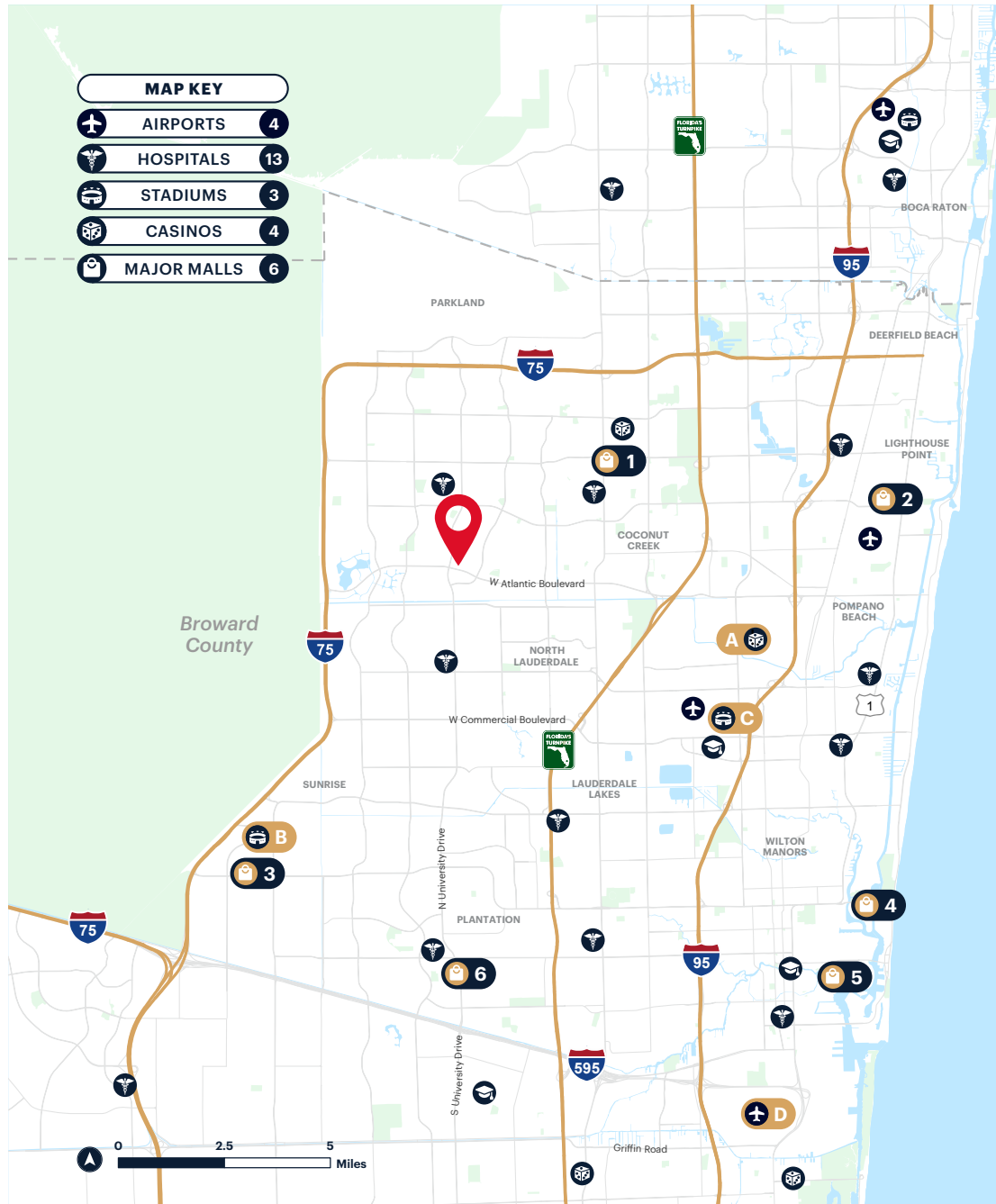


FORMER
sears

Total Building: 163,776 SF
Level 1: 107,083 SF
Level 2: 56,693 SF

Land Area: ± 12 ACRES

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 POMPAÑO CITI CENTRE

JCPenney Lowe's ROSS BIG LOTS

Durlington TJ-MAXX PETSMART

A LIVE! RESORT POMPAÑO 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

REGAL COLONNADE OUTLETS

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

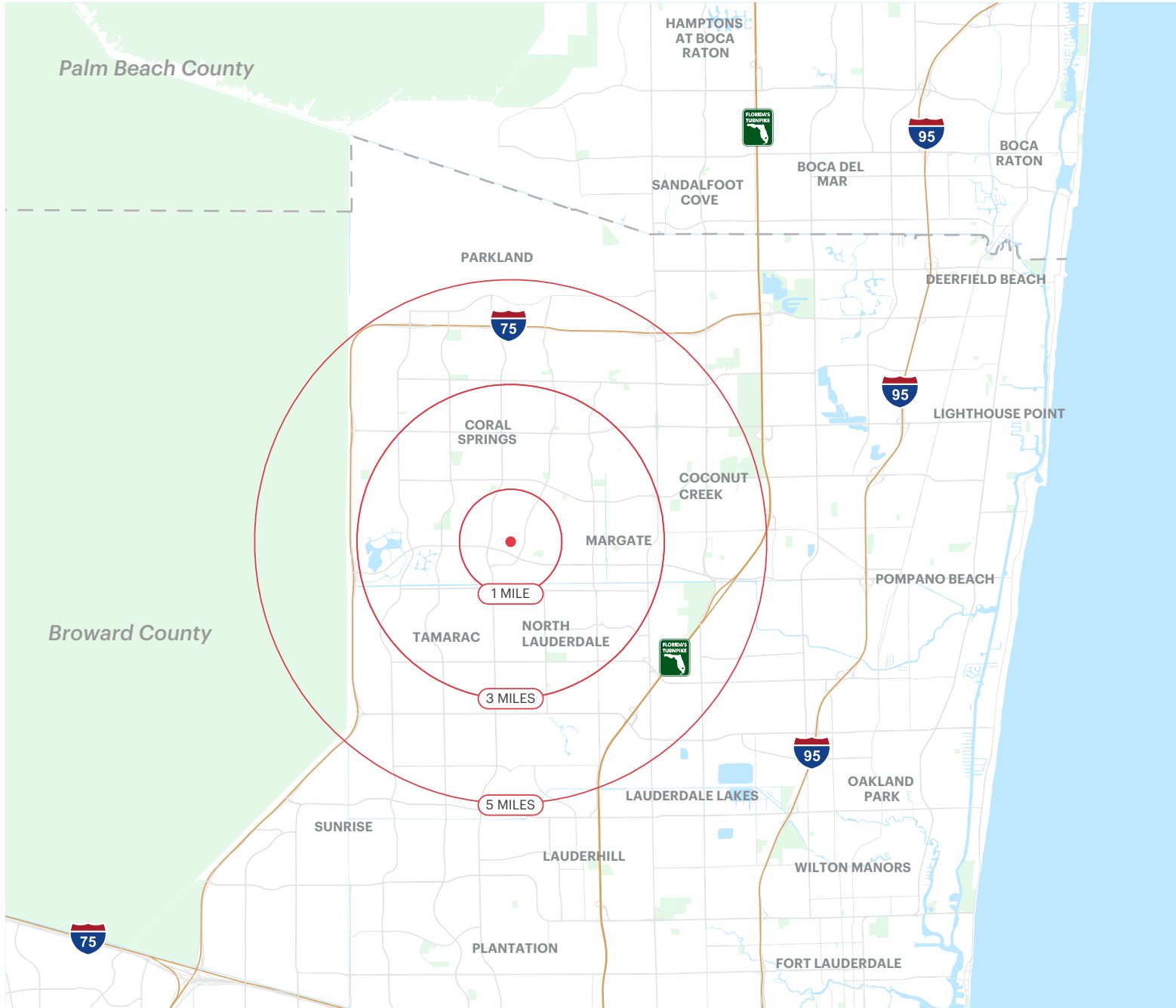
The Cheesecake Factory State's Liberty MOXIES

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 |