



# FORMER CVS BUILDING FOR LEASE

645 N University Drive | Coral Springs, FL 33071

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**HORIZON**  
PROPERTIES



**POWERBROKER**



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## 645 N University Drive | Coral Springs, FL 33071

- For Lease: 10,999 SF Freestanding Retail Building (Former CVS Pharmacy)

### HIGHLIGHTS

- **High-Profile Corner Location:** Intersection of University Dr & Atlantic Blvd with over 75,500 VPD
- **10,999 SF Freestanding Building** - Ideal for medical, urgent care, fitness, retail showroom, pet care.
- **Corporate-quality construction and design** - Former CVS Pharmacy
- **Strong Co-Tenant:** ALDI (recent 15-year lease; 2023 full building renovation)
- **Surrounded by National Brands:** McDonald's, Burger King, Esplanade Medical Center, Cypress Run Marketplace & Coral Square Mall
- **Parking:** 168 total spaces (5.13/1,000 SF)

### PROPERTY OVERVIEW

- **Size:** 10,999 SF
- **Parcel:** 4.11 Acres
- **Base Rent:** \$38 PSF NNN
- **Available:** Immediately
- **Ceiling Height:** Approx. 14' clear
- **Zoning:** Commercial (retail, medical, etc.)
- **Year Built / Reno:** 1990 / CVS maintained; ALDI bldg fully renovated in 2023
- **Visibility:** Monument signage + full exposure on 2 major arterials

### AREA SNAPSHOT

- 30 minutes from Fort Lauderdale-Hollywood Intl. Airport
- Rapid residential & commercial development nearby
- Part of **Coral Springs' redevelopment zone**
- Close proximity to **Cornerstone Mixed-Use Project**



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## CORAL SPRINGS - FLORIDA

Coral Springs is a city located in Broward County/Fort Lauderdale, Florida. It is part of the Fort Lauderdale metropolitan area and is situated approximately 20 miles northwest of Fort Lauderdale and about 40 miles north of Miami. Coral Springs is a 30 minute drive from Fort Lauderdale-Hollywood International Airport and 48 minutes from Palm Beach International Airport.

The city was incorporated in 1963 and has since grown into a thriving community. It is now home to over 132,000 people, making it the 15th most populous city in the state.

Coral Springs is a two-time winner of the Governor's Sterling Award for Performance Excellence, the Malcolm Baldrige National Quality Award and recipient of the International City County Managers Association's Marketplace Innovation Award.

Developers have invested in the downtown area – with plans for retail and residences. Cornerstone, a mixed-use project in Downtown Coral Springs, will feature restaurants and retail space as well as a Hyatt Place Hotel and over 700 residential units. Other downtown projects include City Village which will include a high-end grocer, additional residential units, retail, restaurants and entertainment.

The City's 442-acre commerce park is home to the corporate headquarters of ABB Optical, Decimal Engineering, KB Electronics, PepsiCo and Flora Fine Foods among others.



## DEMOGRAPHICS

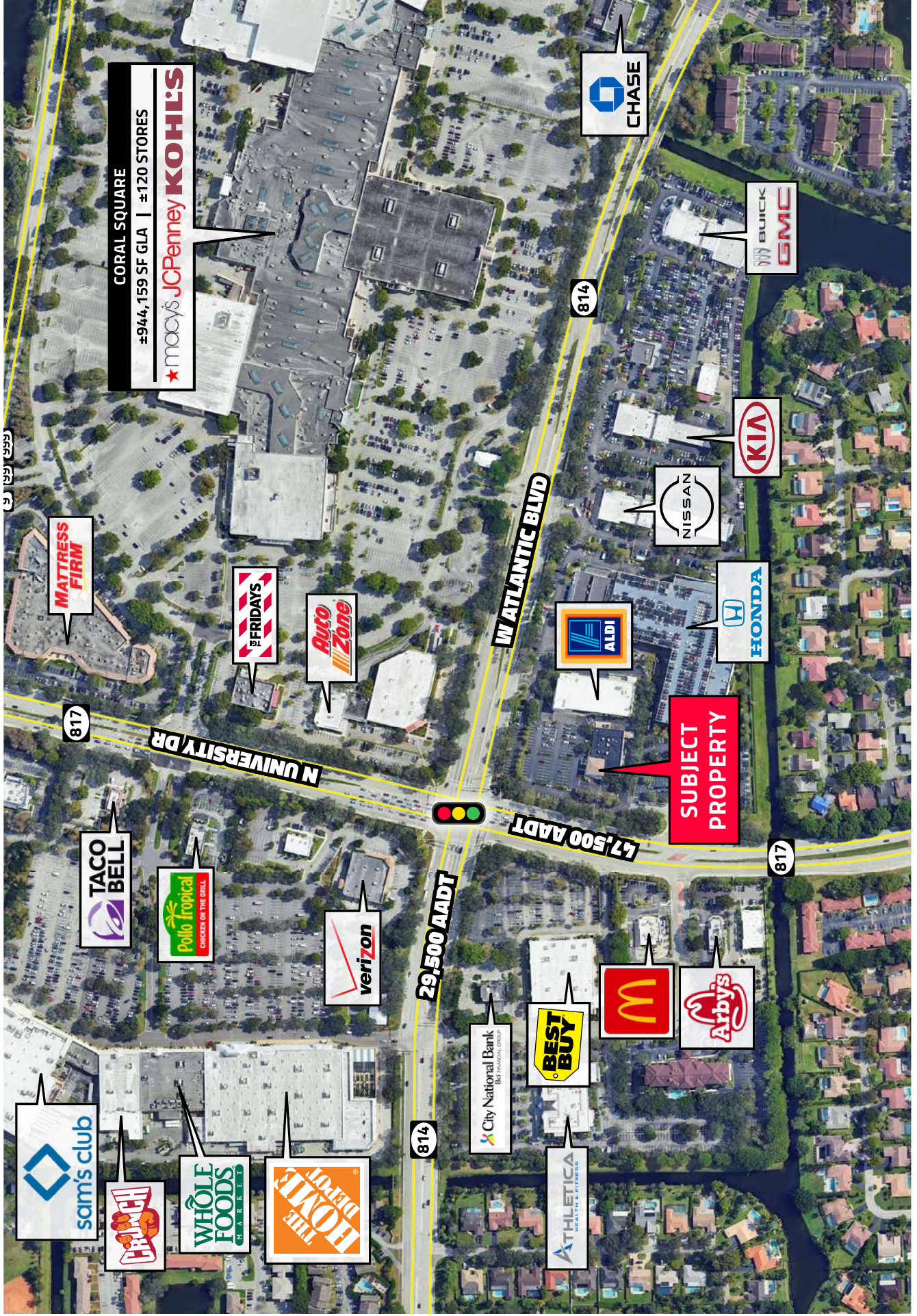
Total Population	5 mile
Households	406,805
Average HH Income	140,106
	\$82,152

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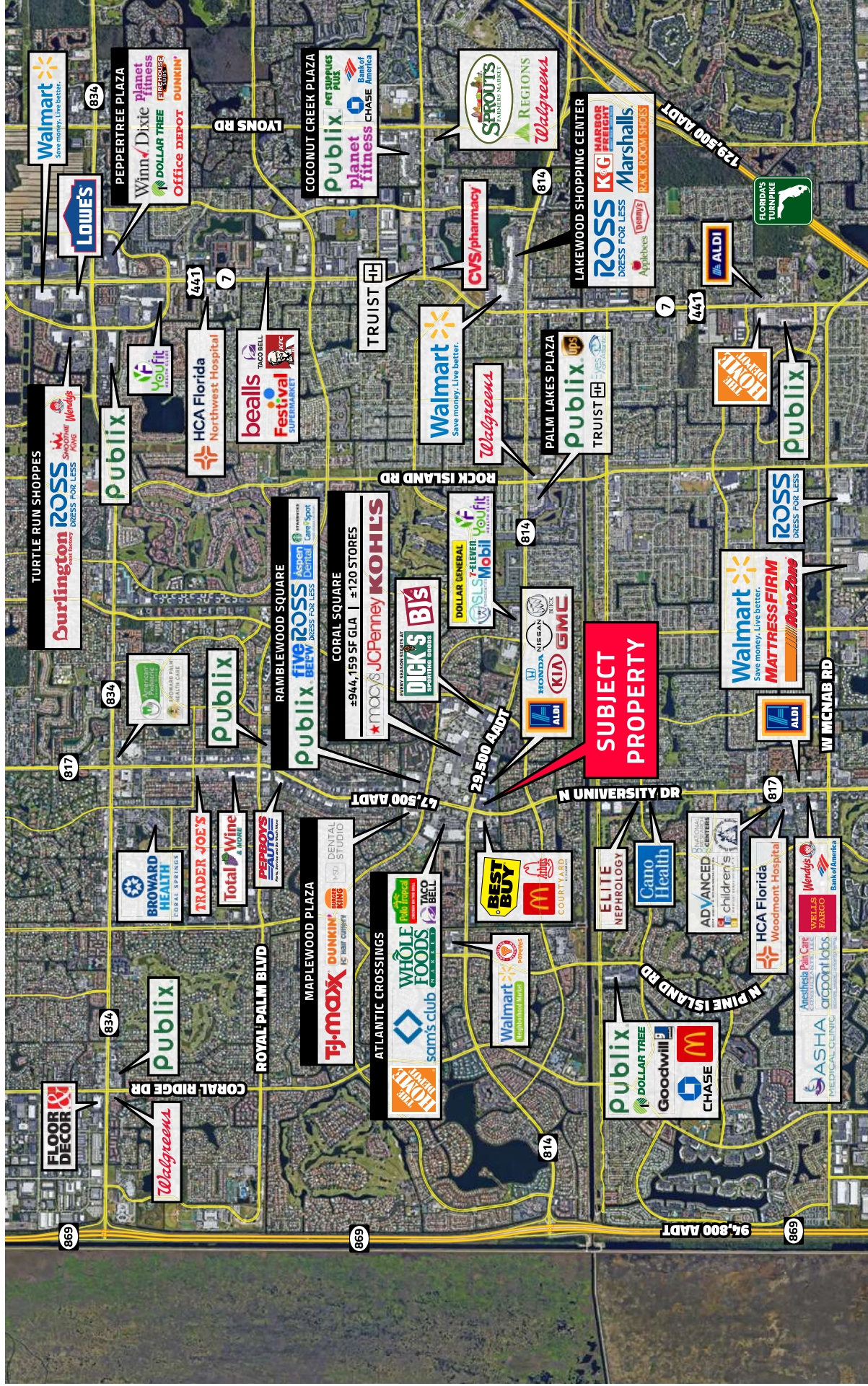
## SITE DESCRIPTION

Site Address	645-651 University Drive, Coral Springs, FL 33071
County	Broward County
Parcel Number (APN)	48-41-34-02-6013
Total Lot Size	4.11 Acres
Stories	1 Story
Total Parking Spaces	168 Space
Handicapped Parking Space	7 Spaces
Parking Ratio	5.13 Spaces/1,000 Square Feet
Year Built/Renovated	1990/2023
Former CVS Building	10,999 Square Feet
Aldi GLA	21,758 Square Feet

# CLOSEUP AERIAL



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