

CORAL SPRINGS MEDICAL

3481 N University Dr, Coral Springs, FL 33065

OFFERING MEMORANDUM

FranklinStreet

THE WALK AT UNIVERSITY



WELLS FARGO

BANK OF AMERICA

PHASE I MODERA

New Construction
351 Units &
14,600 SF Retail

PHASE II MODERA

Under Construction
353 Units & 32,280 SF Retail

HOTEL:TBD

140 Keys

W Sample Rd - 38,000 vpd

FORMER PUBLIX SITE
377 Units & 11,525 SF Retail

N University Dr - 40,000 vpd

CITY VILLAGE

12-AC Site
300 Units
20,000 SF Commercial

SUBJECT
PROPERTY



CONTACT US



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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

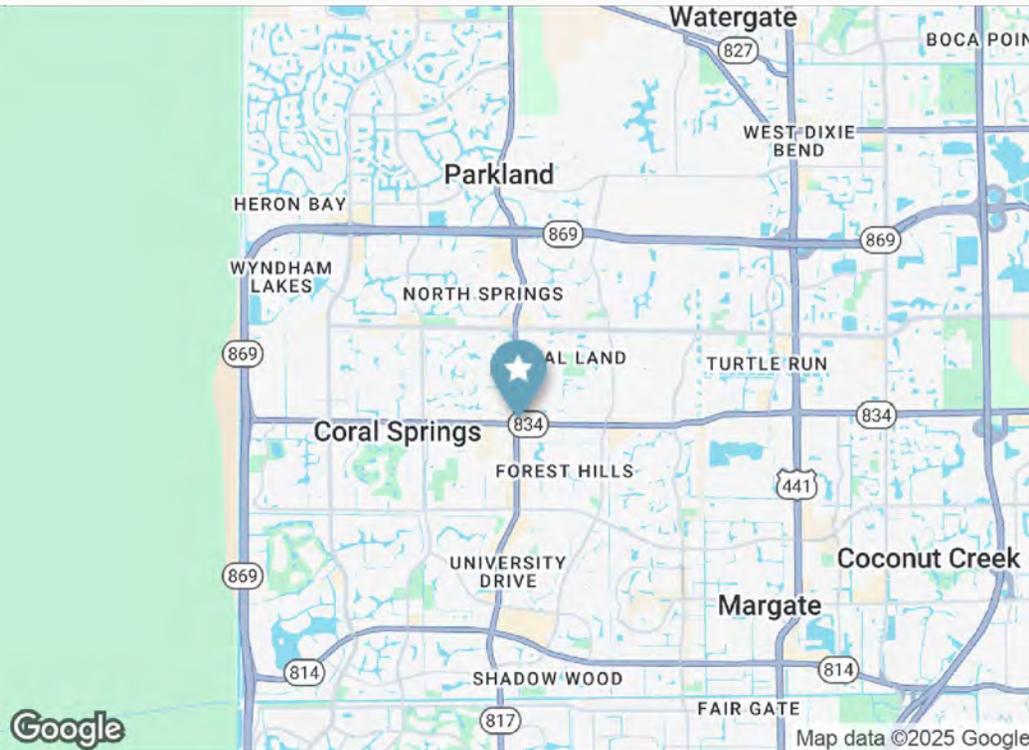
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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CORAL SPRINGS MEDICAL

3481 N University Dr, Coral Springs, FL 33065
2019 Year Built

CORAL SPRINGS MEDICAL

3481 N University Dr, Coral Springs, FL 33065

Sale Price:	\$4,400,000
Gross Leasable Area:	10,360 SF
Price Per SF:	\$424.71
Year Built:	2019



OFFER SUMMARY

Investment Highlights

- Prime Owner-User Medical Opportunity
- Fully Built Out “Class A” Medical Office
- 20 Exam Rooms, Procedure Rooms, and X-Ray Facilities
- High Visibility on University Drive (40,000+ VPD)
- Easy Access to Sawgrass Expressway & Florida’s Turnpike
- Located in a High-Growth Area with Over 1,200 Residential Units Planned Within Walking Distance
- Strong Market Occupancy Rates (96%+)
- 2019 Construction
- Former Urgent Care Facility

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Franklin Street is pleased to present 3481 N University Drive, a 10,360-square-foot Class A medical office building located in the thriving commercial corridor of Coral Springs, Florida. This high-visibility property benefits from strong daily traffic counts exceeding 40,000 vehicles per day along University Drive, one of the area's primary thoroughfares.

3481 N University Drive is a fully built-out, second-generation urgent care facility, offering an ideal owner-user/investment medical opportunity. The property features 20 exam rooms, a cast room, multiple procedure rooms, two leaded-wall X-ray rooms, a lobby/reception area, nurse triage, break rooms, and prominent monument signage.

Strategically positioned near the intersection of Sample and University, the property is surrounded by extensive commercial and residential developments, with over 1,200 new residential units and commercial space planned within walking distance. Easy access to major highways, including the Sawgrass Expressway and Florida's Turnpike, enhances connectivity and convenience for both patients and medical professionals.

Whether you are looking to establish a medical practice in a premier location or invest in a high-quality medical asset, 3481 N University Drive offers a unique opportunity to capitalize on the continued growth of Coral Springs' healthcare and commercial landscape.

PROPERTY DETAILS

LOCATION INFORMATION

Building Name	Holy Cross Urgent Care & Physician Offices
Street Address	3481 N University Dr
City, State, Zip	Coral Springs, FL 33065
County	Broward

BUILDING INFORMATION

Building Area	10,592 SF
Year Built	2019
Occupancy %	100.0%
Gross Leasable Area	10,360 SF

PROPERTY INFORMATION

Property Type	Retail
Zoning	DT-MU
Lot Size	0.76 Acres
Parcel ID	48-41-15-03-2126

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	8.80
Number of Parking Spaces	88



PROPERTY PHOTOS



INTERIOR PHOTOS



STARBUCKS PLACER AI

📍 3451 University Drive, Coral Springs, FL 33065

STARBUCKS METRICS

STORE VISITS	335,000
AVERAGE STORE SALES	\$945,000
SUBJECT STORE SALES	\$2,700,000
SUBJECT STORE SALES / SF	\$1,500
VISITS / SQ FT	3.25
SIZE - SQ FT	592.8K
VISITORS	77,000
VISIT FREQUENCY	22.98
AVG. DWELL TIME	14 MIN
PANEL VISITS	190K
SALES	\$2.7M
SALES / SQ FT	\$1.2K
TRANSACTIONS	207.8K



Ranking Overview



Property	Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
Starbucks University Drive, Coral Springs, FL	\$74.6K	34.2%	37.2	White (34.7%)	2.91
Florida	\$61.8K	31.5%	41.9	White (52.6%)	2.62

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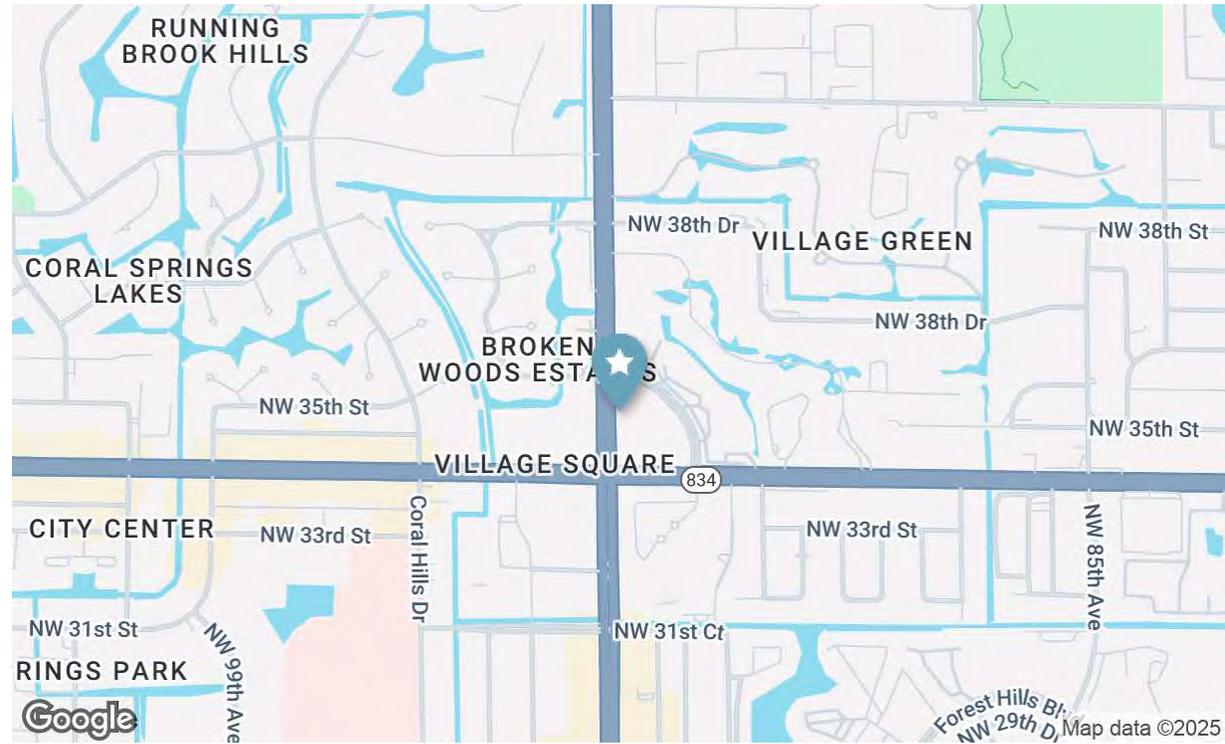
LOCATION OVERVIEW

ABOUT DOWNTOWN CORAL SPRINGS

Downtown Coral Springs is a vibrant and growing area that serves as the heart of the city, offering a mix of modern developments, community spaces, and unique local businesses. The area has seen significant revitalization over the past few years, with new restaurants, shops, and entertainment venues popping up, making it a popular spot for both residents and visitors. Whether you're enjoying a meal at a local cafe or shopping at boutique stores, Downtown Coral Springs has become a central hub for both work and leisure.

One of the most attractive features of Downtown Coral Springs is its walkability. The streets are designed with pedestrians in mind, making it easy to explore the neighborhood on foot. There are plenty of green spaces and parks where people can relax and enjoy the outdoors. The downtown area is also home to a variety of cultural events and festivals throughout the year, from art shows to live music performances, further adding to the charm and energy of the area.

In addition to its recreational offerings, Downtown Coral Springs is also a thriving business district. It provides a supportive environment for local entrepreneurs and startups, offering a mix of office spaces and commercial real estate. The area's growing infrastructure, combined with its proximity to major roads and highways, makes it an attractive location for both new businesses and established companies looking to expand. With its blend of residential, commercial, and cultural spaces, Downtown Coral Springs is quickly becoming one of the most sought-after neighborhoods in the area.



SOUTHWEST CORNER



CORNER STONE PLAZA

CORNER STONE PLAZA

A mixed-use development in Downtown Coral Springs, located near the southwest corner of West Sample Road and North University Drive. Spearheaded by the City of Coral Springs and private developers, Cornerstone is envisioned to include a combination of retail, dining, office space, residential units, and public gathering areas, effectively creating a vibrant downtown hub.

MODERA CORAL SPRINGS

A luxury mixed-use apartment community with a south and north building. Both buildings will consist of eight floors with retail space on the ground level. The south tower has been completed and features 351 spacious one-, two-, and three-bedroom apartment homes. The north tower will feature 353 spacious one-, two-, and three-bedroom apartment homes with an estimated completion date in fall 2025. At the bottom of the apartments, Coral Springs will enjoy fine dining, coffee shops, and retail experiences.



MODERA CORAL SPRINGS SOUTH TOWER

SOUTH TOWER:

- Tacocraft - Now Open!
- Rumble Boxing

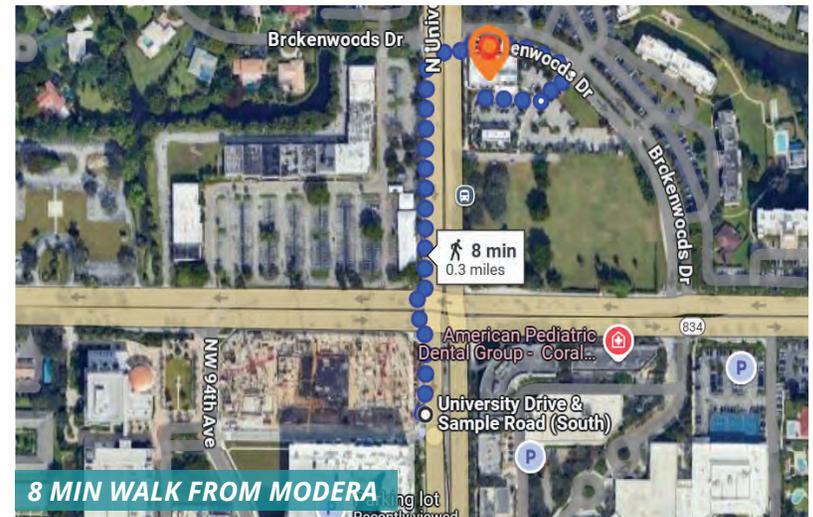
NORTH TOWER:

- Gary Rack's Farmhouse
- Mitch's Downtown Bagel Café

HOTEL DEVELOPMENT

The city is actively working to attract a hotel to the downtown. The South Block was completed in June 2023. The North Block construction is underway and is estimated to be completed in August 2025.

Sourced: <https://www.coral Springs.gov/Business/Economic-Development-Office/Downtown-Projects/Cornerstone-Plaza>



8 MIN WALK FROM MODERA

NORTHWEST CORNER

CITY VILLAGE

Amera Downtown Development Company, LLC (Developer) has announced a conceptual vision for development of the northwest quadrant of the city's downtown area and the sale of the property where City Hall once stood. Plans include the redevelopment of the property known as Village Square as well as two city-owned parcels to its west. The city-owned property will be sold to the developer for \$4.6 million.

Grocery, retail, restaurants and entertainment are within the development proposed project, which will enhance the tax base in the city as well as the quality of life and sense of place for residents, businesses and visitors. The developer currently owns portions of Village Square and intends to purchase the remaining properties.

Amera Corporation got the OK to move forward with plans to build 300 rental apartments, over 21,000 square feet of commercial space, and a four-story parking garage—along with features like a gazebo and outdoor seating—on nearly five acres of land in the project's first phase.

Construction on Phase 1 – located at the site of the old City Hall along Sample Road near Coral Hills Drive – is expected to begin in late 2025 and be completed in mid-2027, Officials said the details of the project's second phase have not been finalized, but it will include a minimum of 65,000 square feet of retail and restaurant space near University Drive, just east of Phase 1. Officials said that construction on Phase 2 is expected to begin in late 2027 and finish in mid-2029



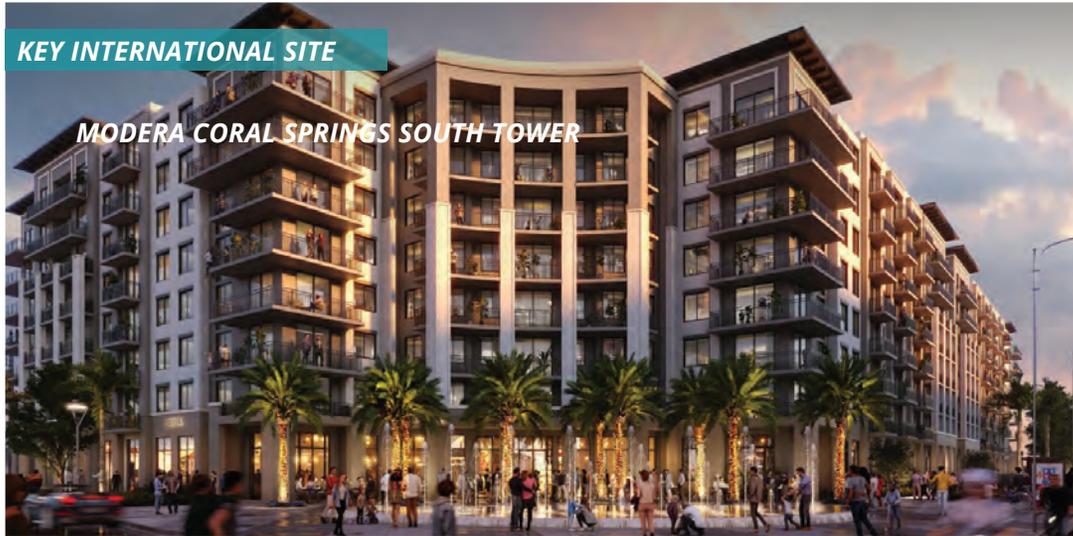
Sourced: <https://www.coralssprings.gov/Business/Economic-Development-Office/Downtown-Projects/City-Village>



NORTHEAST CORNER

CORAL SPRINGS MIXED-USE SITE

Key International is developing a mixed-use residential and retail development in Coral Springs on the northeast corner of Sample Road and University Drive. Plans for the project include an eight-story multifamily building with 377 residential units, approximately 11,525 square feet of ground-floor retail space, and a 629-space parking garage. The site is in the heart of downtown Coral Springs on 4.2 acres, in an area which is undergoing a major transformation to create a vibrant live, work, play hub that is complementary to the city's recent growth. The development team has worked in tandem with the City of Coral Springs to present a project that is strategically aligned with the vision for the downtown neighborhood. Plans for the site also feature several public improvements to the surrounding streetscape including a water fountain, public art installation, benches, and shade trees.



RESIDENTIAL

- Mixed-use residential and retail development in the heart of downtown Coral Springs.
 - State-of-the-art housing and modern retail amenities
- Public improvements to the surrounding streetscape including a water fountain, public art installation, benches, and shade trees
Sourced: <https://www.keyint.com/project/coral-springs-mixed-use-site/>



LOCAL DEVELOPMENTS

SUBJECT PROPERTY

NW CORNER: CITY VILLAGE
 CITY VILLAGE
 PHASE 1
 - 300 UNITS
 - 21,000 SF RETAIL

 PHASE 2
 - NOT YET FINALIZED (65,000 SF RETAIL)

NE CORNER: VILLAGE GREEN
 KEY INTERNATIONAL CORAL SPRINGS
 - 377 UNITS
 - 11,525 SF RETAIL
 - 629 PARKING SPACES

W SAMPLE RD 38,000 VPD

SW CORNER: MODERA
 PHASE 2
 - 353 UNITS
 - 32,280 SF RETAIL

W SAMPLE RD 38,000 VPD



SW CORNER: NEW HOTEL TBD
 UNDER CONSTRUCTION
 144 ROOMS

SW CORNER: MODERA
 PHASE 1
 - 351 UNITS
 - 14,600 SF RETAIL



CORAL SPRINGS MEDICAL / CORAL SPRINGS, FL 33065

N UNIVERSITY DR 40,000 VPD

N UNIVERSITY DR 40,000 VPD



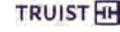
WELLS FARGO



AERIAL NORTH

Sawgrass Expressway

PINE RIDGE SQUARE



ROYAL EAGLE PLAZA



City Village
 300 Rental Apartments
 21,000 SF commercial (phase1) with
 65,000 more SF of retail to the east
 (phase2) not yet finalized. Four-
 Story Parking Garage to be built
 (parking spaces tbd)

N University Dr - 40,000 vpd



AERIAL SOUTH



CORAL SQUARE MALL

JCPenney ★ macy's KOHL'S



BARNES & NOBLE BOOKSELLERS TRADER JOE'S



BREAKIFIX jamba



Hyatt Hotel
(Under Construction
144 Rooms)

Modera Parking
Garage (100-150
parking spaces)

New Construction
Modera (704 Units
and 37,780 SF retail)

W Sample Rd - 38,000 vpd

N University Dr - 40,000 vpd



Key International Property
377 residential units
11,525 SF retail on ground floor
629 Parking Spaces

City Village
300 Rental Apartments
21,000 SF commercial (phase 1) with
65,000 more SF of retail to the east
(phase 2) not yet finalized. Four-
Story Parking Garage to be built
(parking spaces tbd)



CORAL SPRINGS MEDICAL CENTER, CORAL SPRINGS, FL 33065

LOCATION INFORMATION

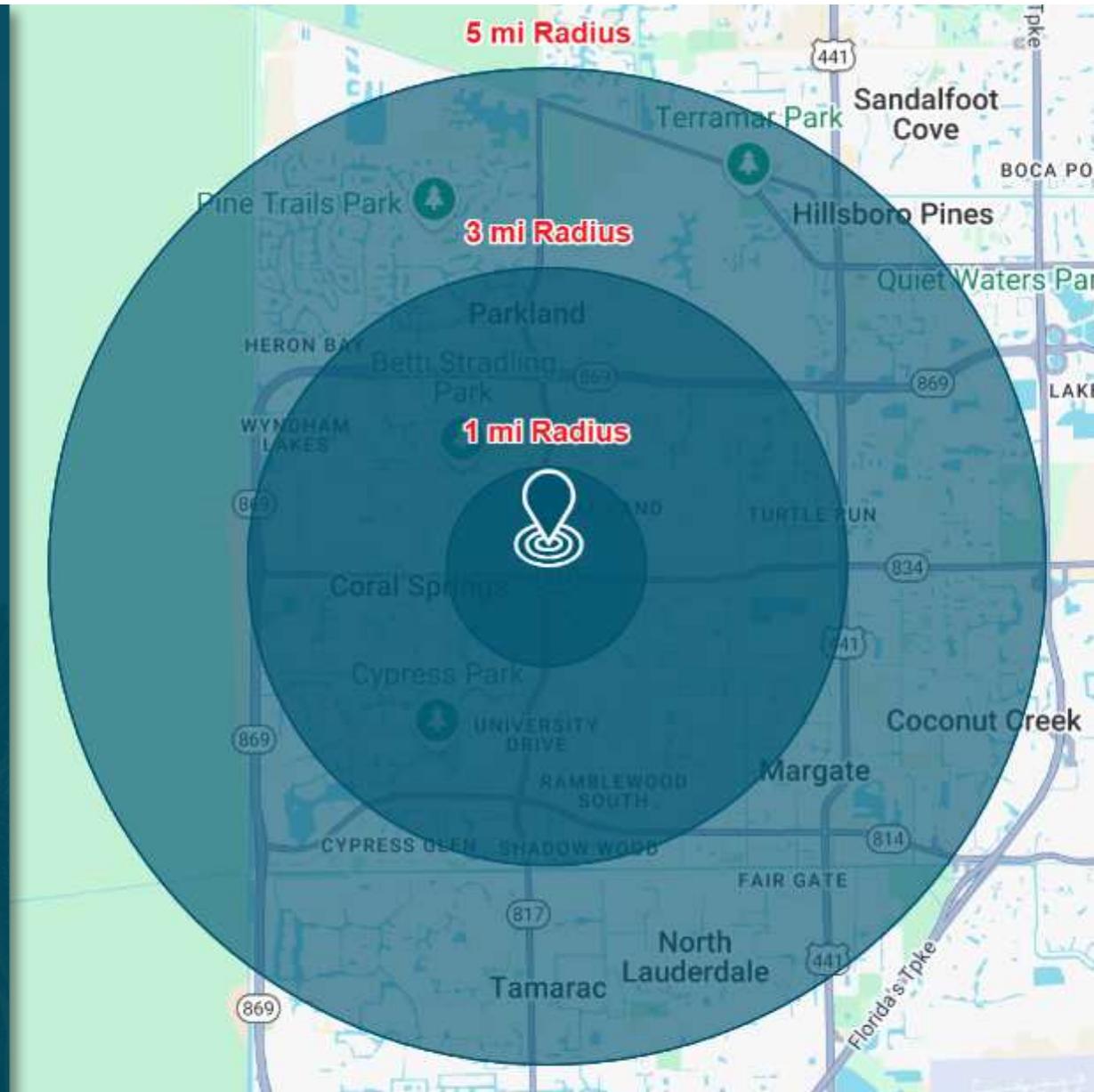


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	23,009	156,609	342,939
Median age	39	41	41
Median age (Male)	37	39	40
Median age (Female)	40	42	43
HOUSEHOLDS & INCOME			
Total households	8,271	55,646	126,673
# of persons per HH	2.8	2.8	2.7
Average HH income	\$90,063	\$116,124	\$112,076
Average house value	\$463,579	\$499,618	\$455,849

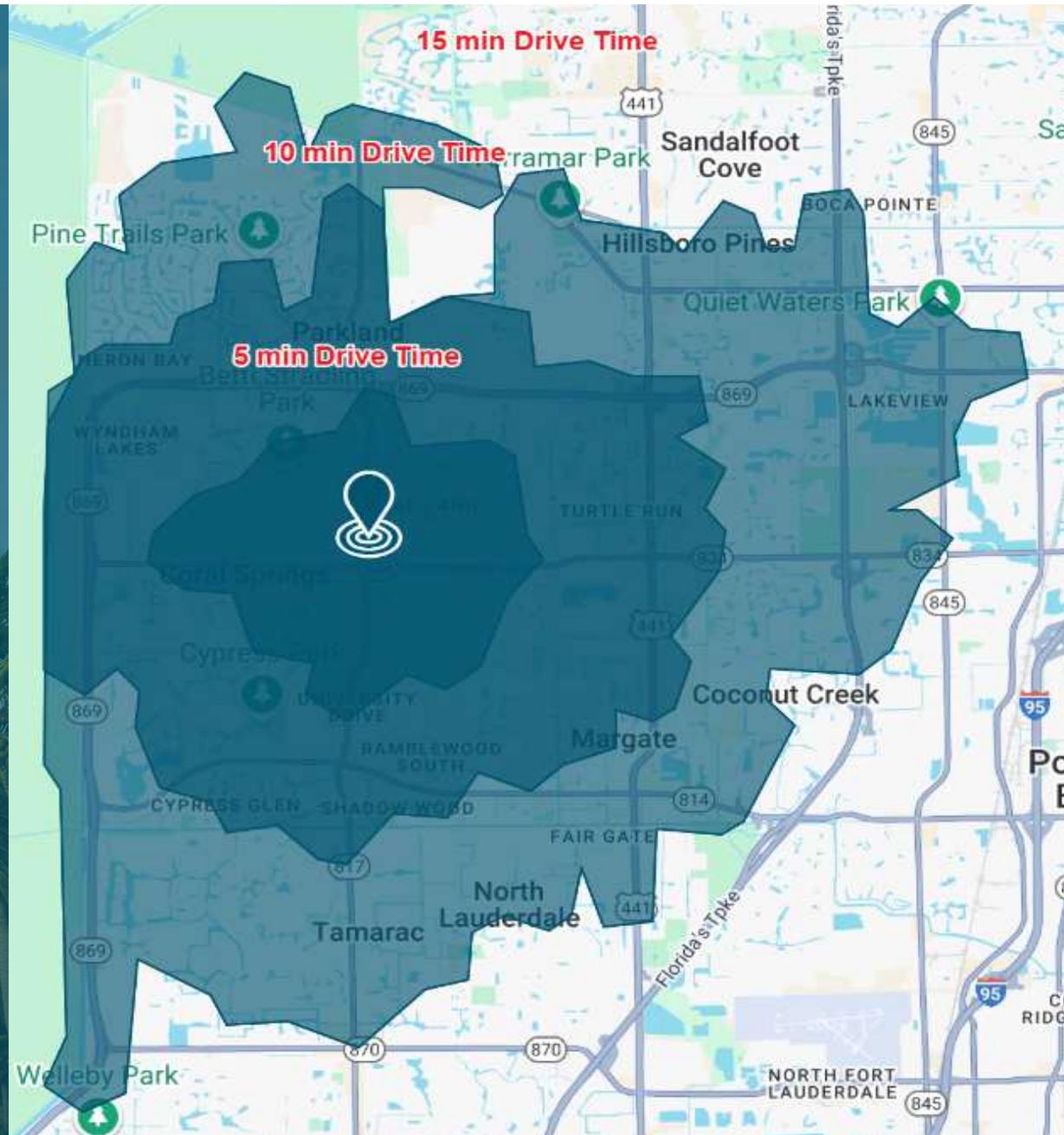
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2024)	59,132	170,688	345,067
Projected Population (2029)	62,257	179,485	363,635
Census Population (2020)	60,729	176,459	352,441
HOUSEHOLDS			
Estimated Households (2024)	20,753	61,144	128,881
Projected Households (2029)	21,009	61,783	130,594
Census Households (2020)	21,218	62,802	130,987
HOUSEHOLD INCOMES			
Estimated Average Household Income (2024)	\$106,895	\$123,003	\$119,035
Estimated Median Household Income (2024)	\$79,101	\$94,100	\$92,641
Average Household Net Worth (2024)	\$944,225	\$1.24 M	\$1.25 M





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MARKET OVERVIEW

Broward 22

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MARKET OVERVIEW – BROWARD MSA

BROWARD IS BUSINESS FRIENDLY AND HAS A SOLID INTERNATIONAL PRESENCE

In addition to being ranked among the top locations in the country for entrepreneurial activity, Greater Fort Lauderdale is home to a number of corporate headquarters and major operations including American Express, AutoNation, Alcatel Lucent, Citrix Systems, DHL Americas, Embraer, Ford, and Microsoft, just to name a few. These companies have found the benefits of growing in a region with a business-friendly, low tax environment. Broward County businesses can take advantage of one of the most sophisticated and diverse international infrastructures in the world. South Florida has the third largest consular corps in the United States, with approximately 70 consulates and 25 foreign trade offices from the major countries in Latin America and the Caribbean as well as Europe and Asia.

A STRONG WORKFORCE

South Florida (Miami-Dade, Broward and Palm Beach Counties) is the 7th largest metropolitan statistical area (MSA) in the nation. The region has a combined population of over 5.5 million, roughly one-third of Florida's total population. As a result, Greater Fort Lauderdale/Broward County's diverse and well educated workforce can meet the needs of any business. In fact, the State of Florida has been ranked among the top three states for workforce in the nation, according to CNBC's America's Top States for Business.



AN OUTSTANDING INFRASTRUCTURE

With convenient transportation facilities including a world-class international airport with connections to major U.S. and foreign destinations, one of the world's busiest seaports and high-speed global telecommunications connections, Greater Fort Lauderdale/Broward County provides a 21st century infrastructure.

UNPARALLELED QUALITY OF LIFE

Top employees--those who can choose to live anywhere they want to enjoy a great quality of life--often settle in Greater Fort Lauderdale/Broward County because it provides a desirable lifestyle better than any other place. From sandy beaches to smooth golf greens, from professional sports to top museums and outdoor family festivals, South Florida offers an unmatched and attractive quality of life. Shopping, dining and a variety of housing options in both urban and suburban locations add to the region's appeal as a great place to live, work and play.

MARKET OVERVIEW – BROWARD MSA



PLANTATION WALK

700 Luxury apartments, 160,000 class A Office Square Feet, 200,000 Retail Square Feet development.

Developed by Encore Real Estate Plantation Walk a \$350 million development will become home to 700 residences at The Rise Plantation. This modern style of living combining work and play will also include 160,000 square feet of class A office space set to include major companies such as Aetna's headquarters operating out of 85,000 square feet. 200,000 sq ft of Retailers are also expected including a specialty grocer as well as other health and wellness options.

Source: plantationwalk.com



BROWARD DEVELOPMENTS

METROPICA DEVELOPMENT

Metropica – the new development located in West Broward – is master planned on a 65-acre site. The project is funded for approximately \$1.5 billion and will be a mixed-use development. It will be located in the core of Sunrise's western corridor. As one of the nation's largest projects in progress, the community will be a destination as well as a complete experience. It will feature 2,250 residential units, its own park, and approximately 650,000 square feet of office space.

With it's first tower completed, the development is now boasting a 28-story tower with one-bedroom units starting at \$460,000, two-bedroom units at \$480,000, and three-bedroom units \$580,000. The penthouses range from \$1.1 million and up for 1,900 square feet of luxury living.

Metropica will be adding a new upscale retail and entertainment atmosphere that totals approximately 485,000 square feet. Although the development will be across the street from Sawgrass Mills Mall, Metropica will add to the area's already desirable destination. Between the shopping experience and the BB&T Center, west Broward will be a hot spot for locals and tourists alike. Metropica is expected to be finished in 2021.

Source: Miami.Curbed.com

FLAGLER VILLAGE

Flagler Village is located in downtown Fort Lauderdale. What was once a neglected warehouse and residential district, has been reborn into what is rapidly becoming Fort Lauderdale's trendiest spot.

Encore is also working on The Rise Flagler Village in downtown Ft Lauderdale a 30 story 348 unit rental apartment project. Gallery at FATVillage is also working on a 14 story, 168 unit project including 4,000 square feet of ground floor retail space and nearly 200 parking spots. These are only two examples of 1,889 apartments at five major Flagler Village Developments scheduled for completion in 2019 and 2020. Flagler Village is also home to the All Aboard Florida's Brightline train station. Brightline offers a faster way to travel to and from Miami, West Palm Beach and Orlando.

Sources:
<https://therealdeal.com/miami/2017/12/13/broward-approves-relateds-mixed-use-project-in-flagler-village/>
<https://flaglervillagefortlauderdale.com/>
https://therealdeal.com/miami/issues_articles/filling-up-flagler-village/

MARKET OVERVIEW – BROWARD MSA

DANIA POINTE

Dania Pointe is a 102-acre premier mixed-use development with almost 1 million square feet of retail and restaurants in addition to 500,000 – 1,000,000 square feet of prime, class A office space, hotels, luxury apartments and public event space. With 1,600 linear feet of frontage on I-95 and immediate proximity to the Fort Lauderdale-Hollywood International Airport, Port Everglades Cruise Port, and the DCOTA Design Center, Dania Pointe's sophisticated mix of shop, work, live, play and stay options will make it Broward County's preeminent lifestyle destination.

Up to 1,000 residential units, 300 hotel rooms in 2 hotel towers the hotel will feature signature restaurants on the ground floor, spilling out onto an entertainment plaza.

Source: <https://daniabeachfl.gov/2709/Dania-Pointe>



HARD ROCK HOTEL & CASINO

This guitar shaped hotel is only part of a \$1.5 billion complex being built at the tribe's flagship Hollywood property, a project that will also include 638 hotel rooms in the guitar tower, plus 168 rooms in the pool tower overlooking a private cabana area with a 10 Acre Lagoon style pool. A larger casino and a new entertainment venue A 6,500-seat Hard Rock Live concert venue, which will house its own television studio and broadcast center capable of hosting awards shows and other events. 21,000 square feet of new retail space 120,000 square feet of meeting and convention space. **Upon completion, its expected to create 2,000 more permanent jobs.**

Source: <https://www.miamiherald.com/news/business/tourism-cruises/article214567760.html>



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