



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

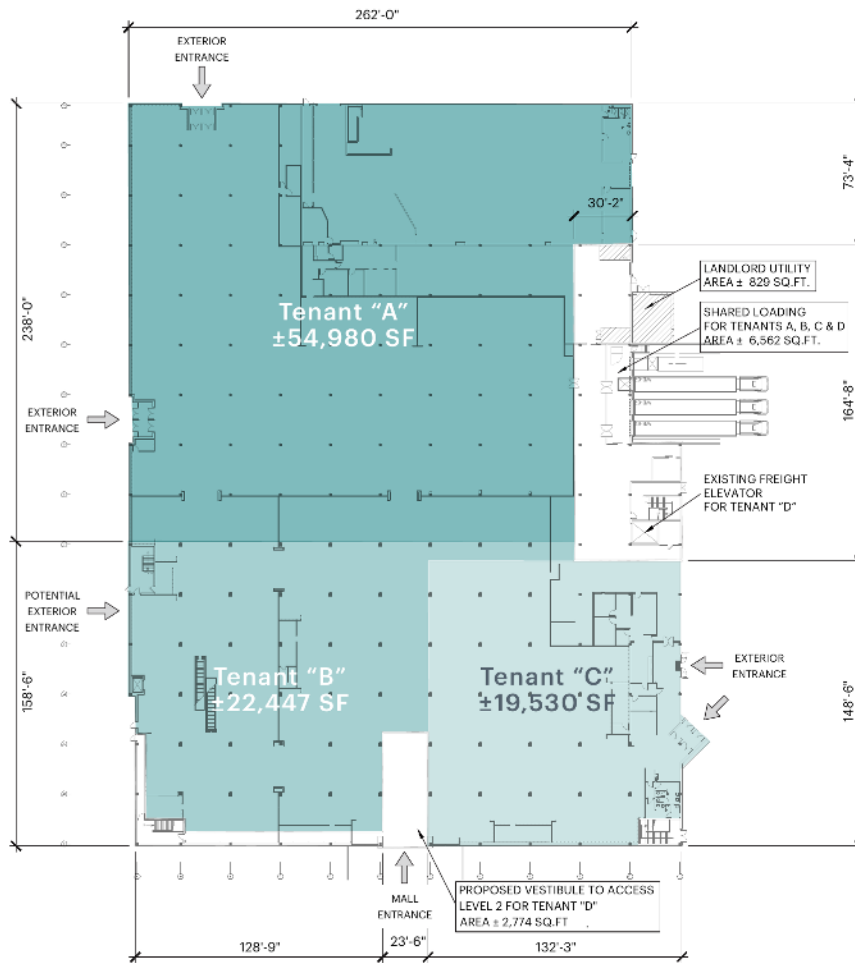


GLA	±163,776 SF
Zoning	B-3 General Business
REA Expiration Date	None
Year Built	1989
Number of Floors	Two (2)
Parking Spaces	756 Spaces
Ceiling Height	1st floor: 15 FT AFF 2nd floor: 18 FT AFF
Comments	The Simon owned regional shopping mall is approximately 945,000 SF and features over 120 specialty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

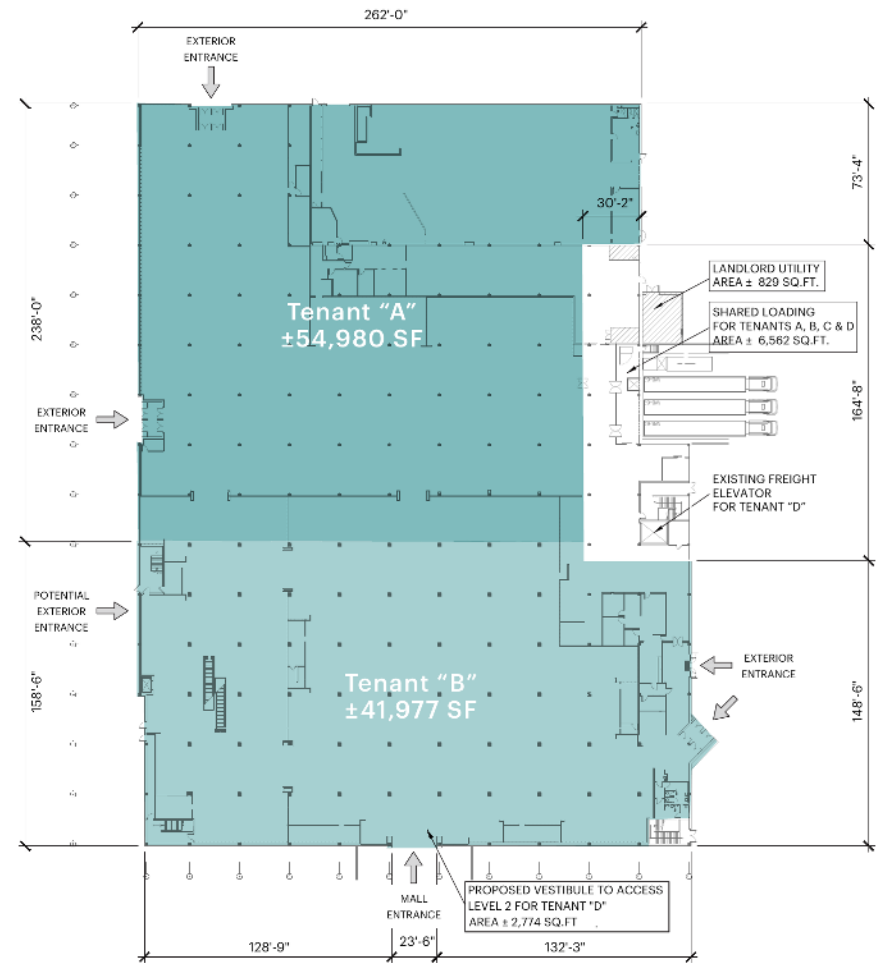
Floor Plan

Level 1

Conceptual Demising Plan #1

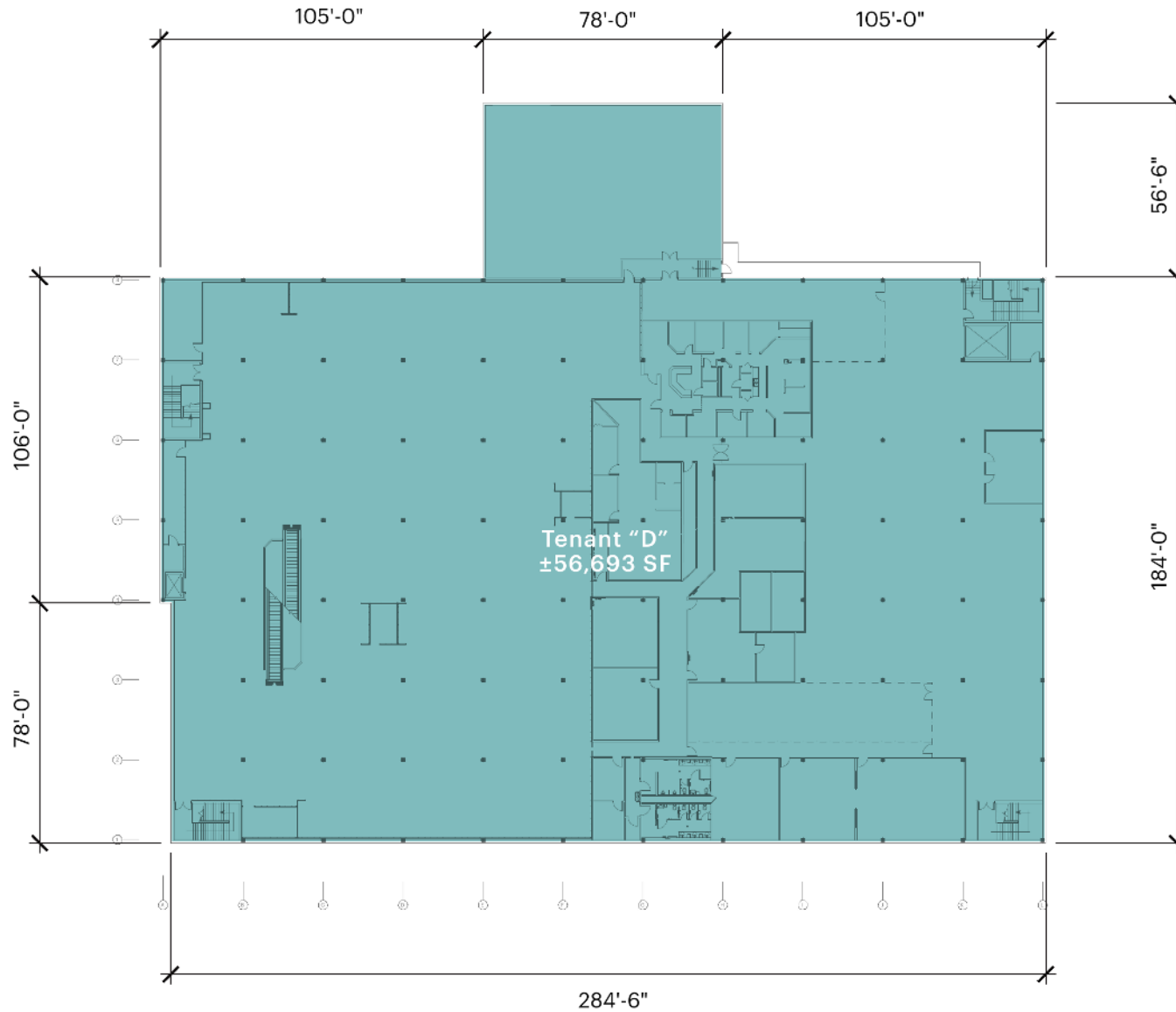


Conceptual Demising Plan #2



Floor Plan

Level 2



Site Plan



Points of Interest



1 Promenade At Coconut Creek



2 POMPANO CITI CENTRE



3 Sawgrass Mills



4 Redevelopment of Galleria Mall

Addition of multi-family of approximately 3144 units



5 Las Olas Boulevard



6 Broward Mall



A LIVE! Resort Pompano Beach

Livell 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

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

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.

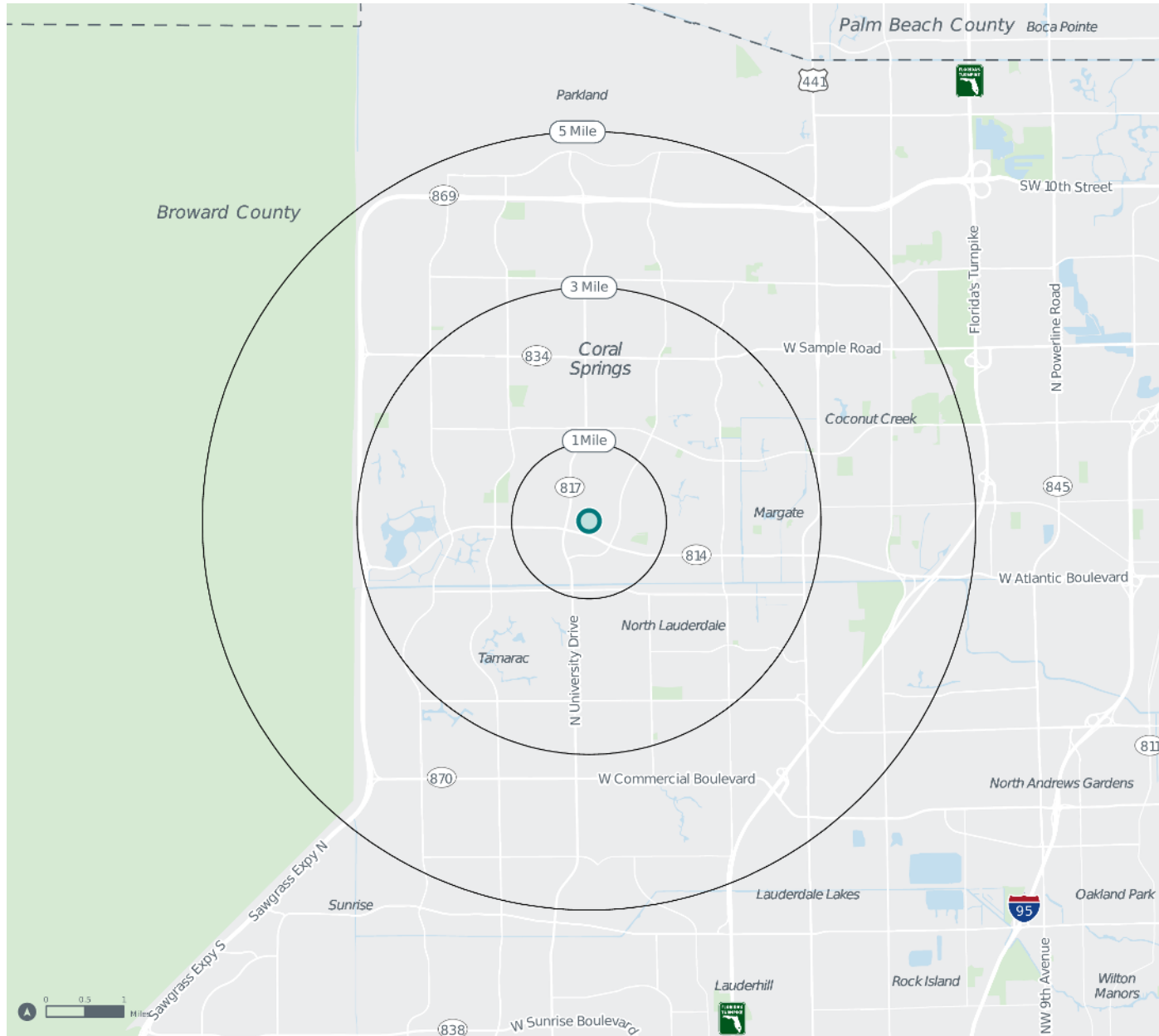
20-MINUTE DRIVE FROM THE PROPERTY

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