AVISON YOUNG

9565 W Atlantic Blvd, Coral Springs, FL

Sears Coral Square Mall

Investment Highlights

- **HIGHLY TRAFFICKED MALL LOCATION -** Coral Square Mall is located at the highly trafficked intersection of N University Drive and W Atlantic Boulevard in Coral Springs, FL with combined daily traffic counts of 85,000 vehicles. This destination regional mall is home to ±120 stores, featuring Macy's, JCPenney, Kohls, Old Navy and Shoe Carnival.

- **NEW RESIDENTIAL DEVELOPMENT TO DRIVE MORE ACTIVITY -** As residential developers look for more opportunities in suburban markets to avoid the higher land costs of more dense urban neighborhoods, high-performing regional malls like Coral Square Mall provide attractive locations for future residents to have numerous amenities within walking distance. In late-2019 a proposal was submitted to develop ±204 rental apartments on a 5-acre parcel of land that is located adjacent to subject Property, on the northern perimeter of the mall. The subject Property will be the closest mall entrance for these patrons and be the largest beneficiary of the increased foot traffic.

- **LARGE FLEXIBLE SPACE -** The large two-story structure measures a total area of ±166,500 square feet and allows for multiple uses. Included on the first floor is ±17,500 square foot that originally served as the Sears Auto Center and can be easily backfilled into similar automotive use.

For more information, please contact:

Brian C. de la Fé, Vice President
D 305 476 7134
brian.delafe@avisonyoung.com

Jay A. Ziv, CCIM, SIOR, ALC, Principal
D 305 447 7849
jay.ziv@avisonyoung.com

John K. Crotty, CCIM, Principal
D 305 447 7865
john.crotty@avisonyoung.com

Michael T. Fay, Principal, Managing - Dir. Miami
D 305 447 7842
michael.fay@avisonyoung.com

Emily Brais, Associate
D 305 447 7858
emily.brais@avisonyoung.com

© 2020 Avison YoungFLORIDA. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

AVISON YOUNG

9565 W Atlantic Blvd, Coral Springs, FL

Sears Coral Square Mall

Retail Market Facts

13.9M
SF of Inventory

3.8%
Vacancy Rate

2%
Mall Rent Growth (YOY)

LIMITED (11.6K SF)
New Construction

Property Stats

Address	9565 W Atlantic Boulevard Coral Springs, FL 33071
Parcel ID	4841-27-03-6265
Retail Submarket	NW Broward/Coral Springs
Building Area	±166,500 SF
Land Area	12.0 AC | 522,730 SF
Year Built	1989
Zoning CG	B-3 General Business
Number of Floors	Two (2)
Building Height	38.2 Feet
Total Parking Spaces	756 spaces (including 5 handicap spaces)
REA Expiration	10/3/2024