

17 FIFTY PLAZA

NEWLY REDEVELOPED MIXED-USE RETAIL AND OFFICE INVESTMENT OPPORTUNITY IN AFFLUENT SOUTH FLORIDA COMMUNITY WITH UPSIDE POTENTIAL

CORAL SPRINGS, BROWARD COUNTY, FLORIDA



THE OPPORTUNITY

JLL is pleased to exclusively offer prospective investors the opportunity to acquire 1750 Plaza ("1750" or the "Property"), a 42,491-square-foot mixed-use development situated on an infill, 3.27-acre parcel in the highly affluent community of Coral Springs, Broward County, Florida. Originally constructed in 1985, 1750 Plaza has undergone a substantial redevelopment between 2018 and 2019, with nearly \$5 million in capital improvements including the addition of First Watch, Ideal Image, State Farm Insurance, Jersey Mike's Subs, Gyroville, and Rita's Italian Ice to name a few.

1750 Plaza represents a rare and highly attractive opportunity to acquire an infill South Florida mixed-use asset with the optimal investment profile of income security, limited capital outlay required, and revenue growth potential all at pricing below replacement cost.



PROPERTY OVERVIEW

Address	1750 N University Drive, Coral Springs, FL 33071	
Year Built	1985/R-2018-2019	
Site Size (Acres)	3.27	
GLA (SF)	42,491	
Occupancy	92.7%	
GLA Summary:		
	Retail	19,818
	Office	22,673
TOTAL	42,491	
Parking (Ratio)	185 spaces	4.35 per 1,000 SF
Traffic Counts	University Drive	51,000 vpd

NOTABLE TENANTS



INVESTMENT HIGHLIGHTS

- Infill, South Florida mixed-use investment opportunity—ideal 1031 exchange property.
- Durable in-place cash flow + compelling upside potential with projected NOI growth of +30% over a ten-year hold.
- Attractive acquisition basis significantly below replacement cost.
- Significant mark-to-market opportunities remaining with 42% of the GLA with in-place rates 15% below market.
- Diversified revenue stream with no single tenant accounting for more than 15% of total revenue.
- Impressive weighted ground floor retail lease term remaining of 8 years.
- Significant recent capital improvements (±\$5.0M) substantially minimizes the need for capital outlay in the intermediate term and allows an investor to focus on leasing.
- Strong leasing momentum with +20,000 SF of new leasing activity over the past 12 months.
- Fully leased to experiential, internet resistant retail uses and successful office tenants.
- Newly renovated, highly functional and fungible office spaces averaging 1,260 SF.
- Prominent exposure along University Drive, a dominant, high traffic thoroughfare with strong surrounding national co-tenancy, strong surrounding demand drivers and a plethora of amenities.
- Highly stable office and retail submarket with strong fundamentals.
- Densely populated, affluent and growing trade area with 173,967 residents within a three-mile radius with an average household income of \$77,153 + projected population growth in excess of 5% over the next five years.

To access the offering memorandum and document center, please execute the confidentiality agreement below.



MARKETING TEAM

INVESTMENT ADVISORY

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DEBT & EQUITY PLACEMENT

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