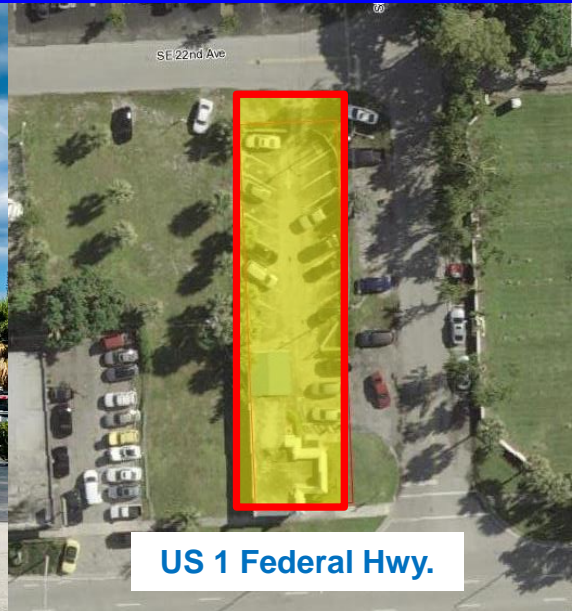


Federal Hwy. Freestanding Corner Retail Building

For Sale \$1,399,000
330 S. Federal Hwy.
Pompano Beach, FL 33062



FOR SALE	1,135 Sq. Ft. Building on 8,001 Sq. Ft. Property		
DESCRIPTION	Highly sought after corner lot building centrally located on Federal Hwy in the heart of Pompano Beach. New Transit Oriented EOD zoning would allow high density of 90 units/ acre. Permitted uses including boat sales and rentals, multi- family residential, day care, schools, medical office, church, veterinarian, animal grooming, travel agency, bar/ restaurant, bank, dry cleaning, drug store/ pharmacy, and consignment shop. Perfect for the buyer or tenant seeking high traffic counts and income demographics. Adjacent 13,186 sq. ft. property also available for sale or ground lease.		
PROPERTY VIDEO			
LOCATION	Just 3 Blocks South of Atlantic Blvd on Federal Highway on East Side of the Street.		
PARKING/ YEAR BUILT	Approximately 18 total parking spaces. Built in 1972.		
PRICING	For Sale \$1,399,000 or \$1,233/ sq. ft. Building \$175 Sq. Ft.		
TRAFFIC COUNT	39,444 Federal Hwy.		
ZONING/ FOLIO	TO-EOD Folio 4842-36-01-3120		
DEMOGRAPHICS 2023		1 mile	3 mile
	HH Population:	18,243	98,375
	Average HH Income:	\$83,041	\$89,717
			5 mile
			231,790
			\$88,420

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

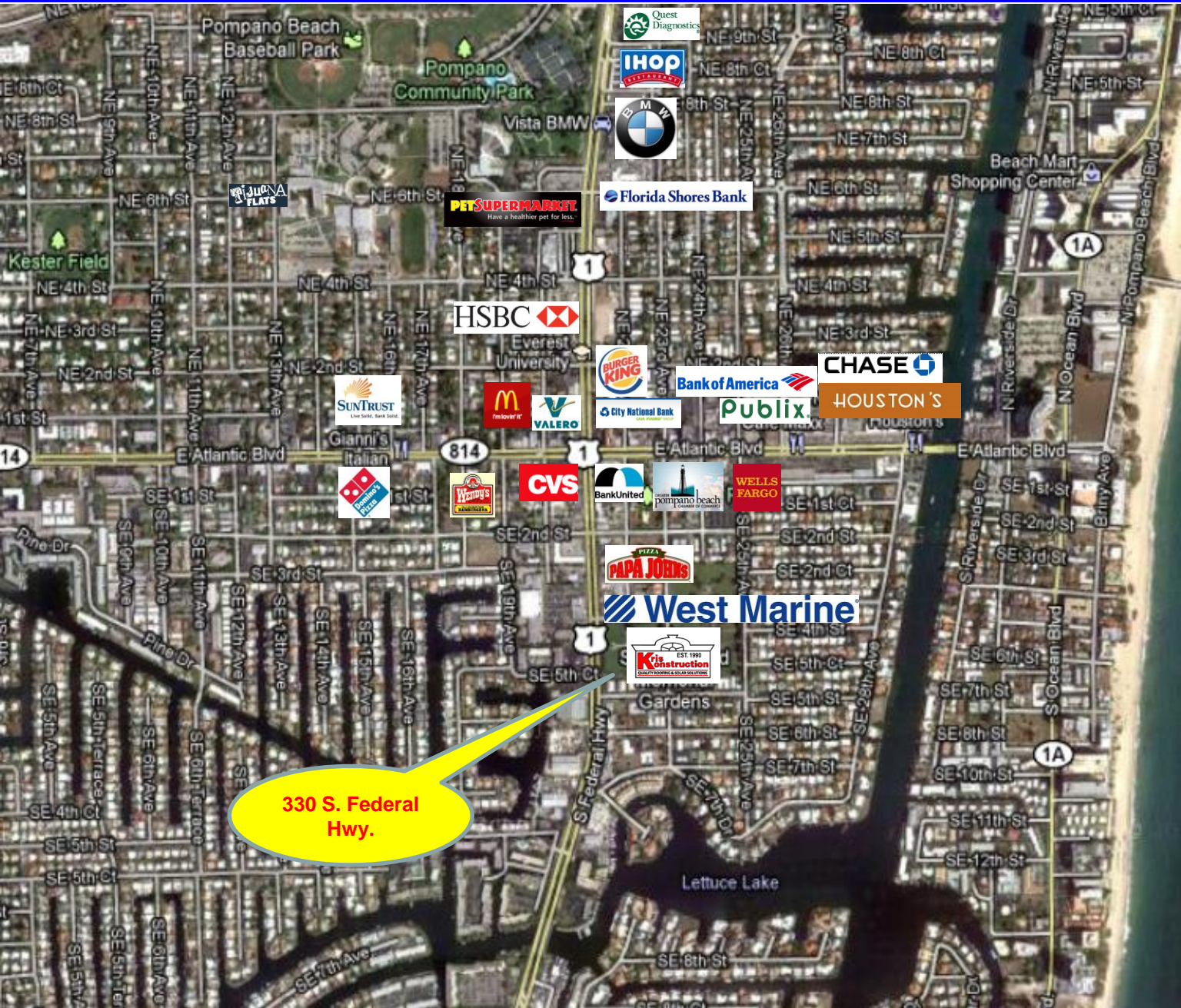
www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

For Sale \$1,399,000
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Reception Area



Office Area



Kitchen



Ample Parking



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