

Well Located Wendy's for Sale

For Sale \$1,700,000

1840 E. Atlantic Blvd.
Pompano Beach, FL 33062



FOR SALE	1 story 2,144 Sq. Ft. Retail Building on 35,419 Sq. Ft. Property		
DESCRIPTION	First time available for sale. 3 folios one being operated as a Wendy's in the heart of Pompano Beach. Site is 3 blocks west of Federal Hwy and boasts a high traffic count of 40,013. Close to numerous national retail establishments. This Wendy's was built in 1975 and has one of the longest tenancies in the area. Wendy's has (2) 5 year options to 2039. 165' frontage on E. Atlantic Hwy. TO-EOD. Permitted uses would include high-density mixed-use developments, including residential units, professional offices, retail sales, Restaurants/ Café's and personal services, while encouraging pedestrian-friendly amenities and structured parking.		
PROPERTY VIDEO	https://www.youtube.com/watch?v=2-APRSOOJJJ		
FOLIOS	4842-36-01-2880, 4842 36 01 2921 & 4842 36 01 2920		
LOCATION	Located 3 blocks west of Federal Hwy. on the south side of East Atlantic Blvd.		
PRICING	\$1,700,000 Building \$792/ Sq Ft. Parcels \$48/ Sq. Ft.		
FINANCIAL HIGHLIGHTS	\$74,800 NOI. CAP Rate 4.4%.		
YEAR BUILT	1954 Effective 1969		
TRAFFIC COUNT	40,013 Total Cars Atlantic Blvd.		
PARKING	48 Spaces		
ZONING/ FOLIOS	TO-EOD Transit Oriented East Overlay District. 4842-36-01-2880, 4842-36-01-2920 & 4842-36-01-2921		
DEMOGRAPHICS 2025	HH Population:	2 mile 105,854	5 mile 275,334
	Average HH Income:	10 mile 1,066,724	
		\$107,672	\$101,941
			\$100,854

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

1233 E. Hillsboro Blvd
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954.427.8686 T.
954.427.0117 F.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

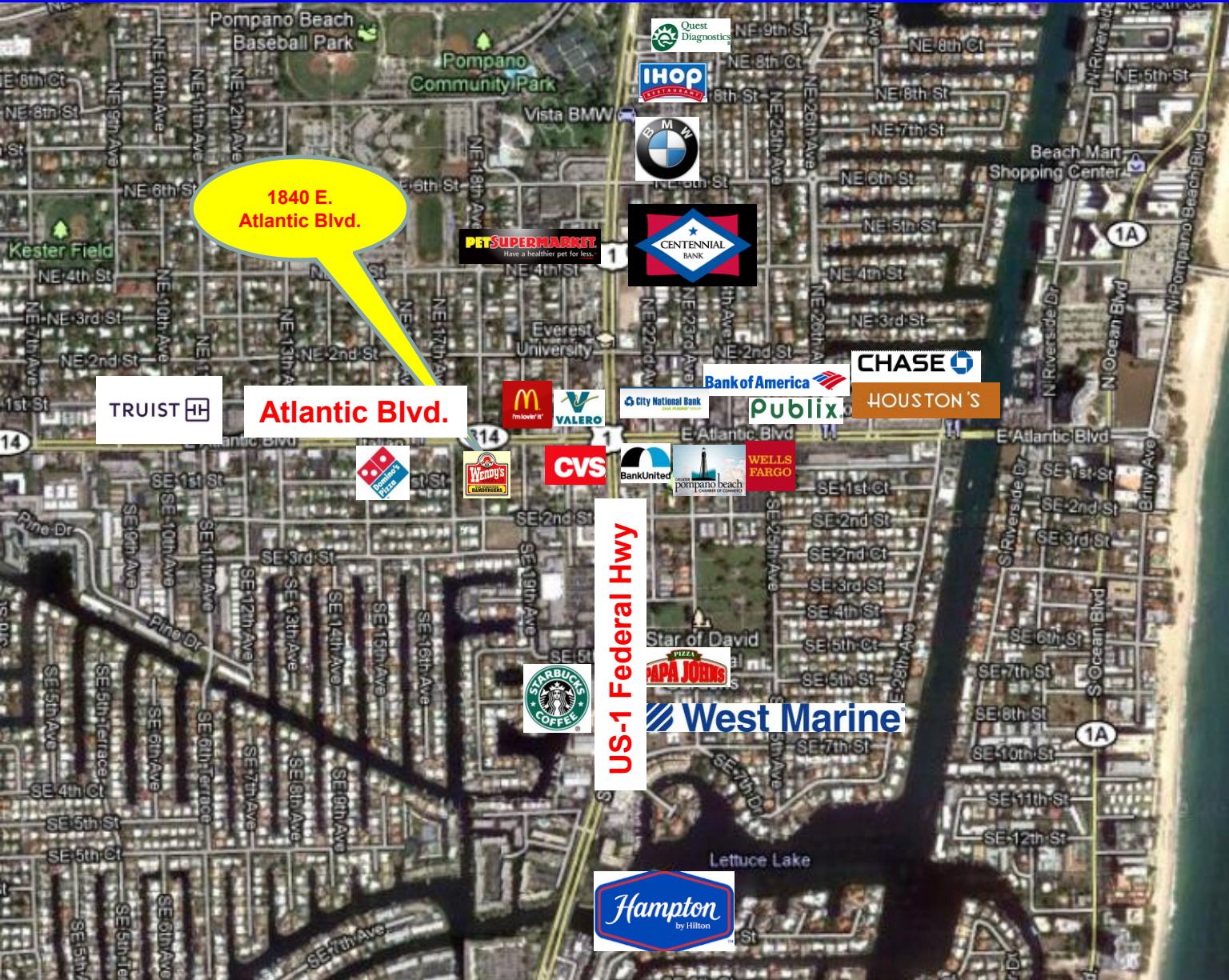
john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com

Location Map

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Folios

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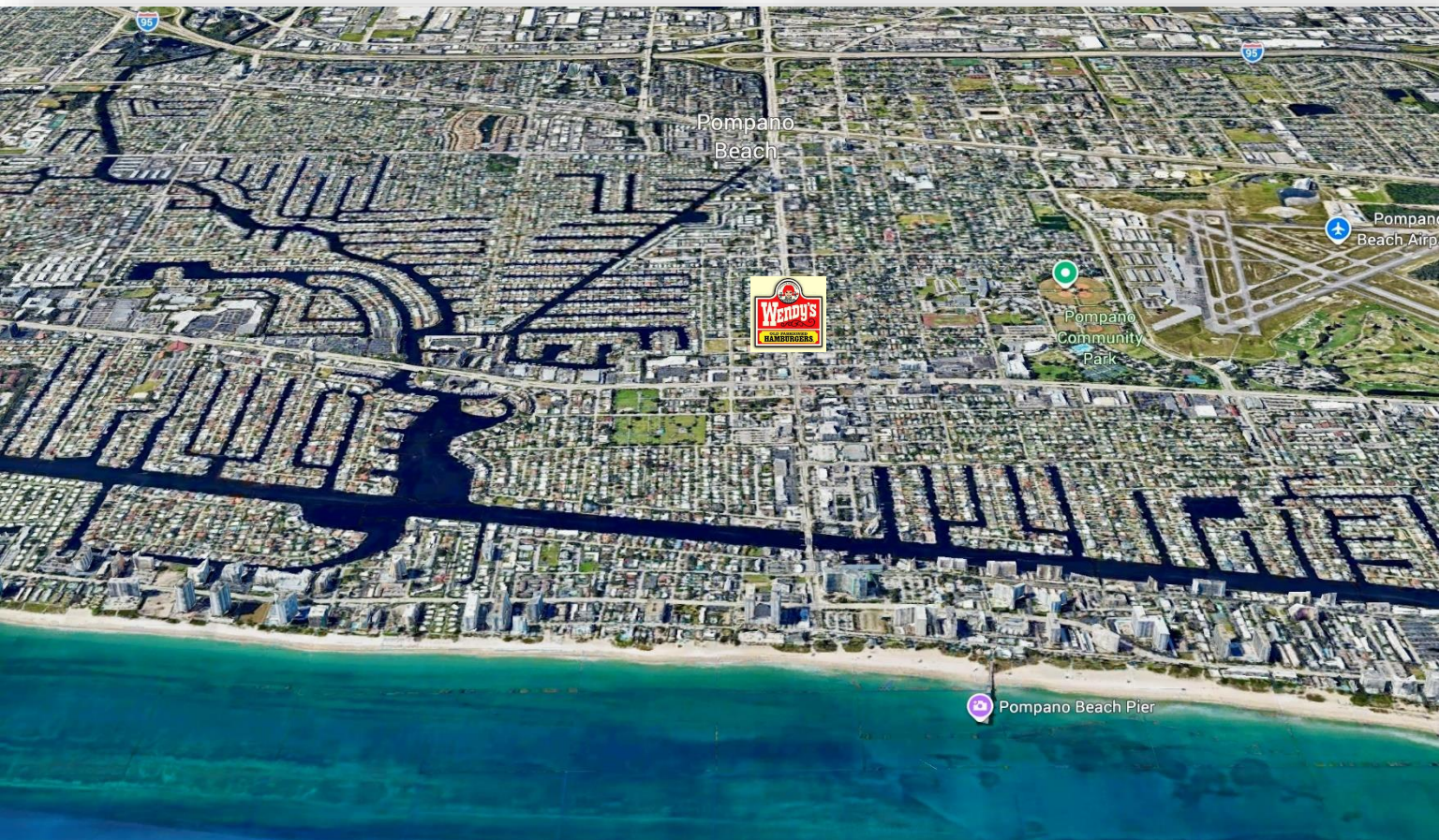
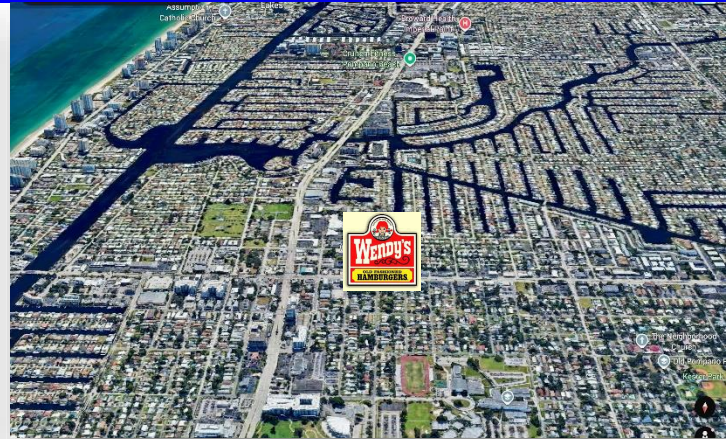
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Aerial Photos

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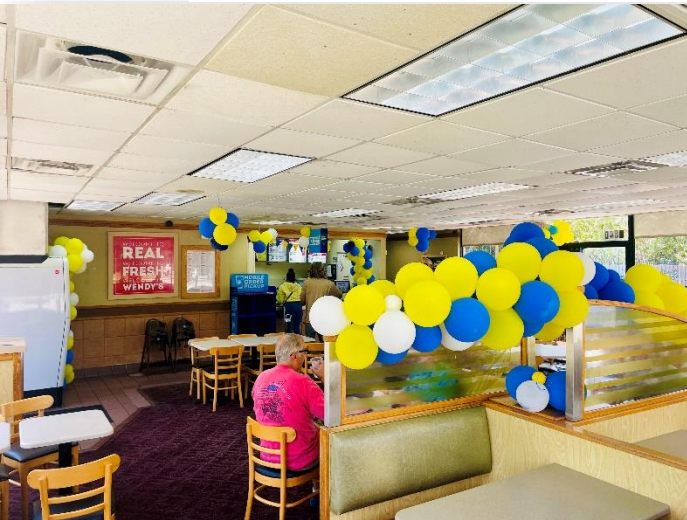
Drive Thru



Drive Thru



Inside Dining



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