

**FOR  
SALE**

# Shopping Center with Value-Add Opportunity!



**POMPANO VILLAGE**  
601-645 E. Atlantic Blvd.  
Pompano Beach, FL 33060

## Features:

- 3 one-story office/retail buildings
- Buildings: ±30,622 SF
- Parking: 138 spaces
- Lot size: ±2.58 acres
- Value-Add Opportunity with Tremendous Upside
- Traffic Count: 42,500 vehicles per day
- Tax ID#: 4842 36 10 0010
- Major community development underway across the street
- Conveniently located on the north side of E. Atlantic Blvd. and east of I-95

Price: **\$3,500,000**  
(\$114.30 per SF)



Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatements of facts, errors, omissions, prior sale, withdrawal from market, or change in price without notice. The owner reserves the right to refuse any and all offers without explanation. Professional fee is earned by selling broker only upon consummation of the sale closing on terms dictated by the owner, not necessarily those set forth above. This offering subject to errors, omissions, prior sale or withdrawal without notice.

**For additional information contact:**

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