High Visibility Strip Center

For Sale \$1,245,000 1216 East Atlantic Blvd. Pompano Beach, FL 33060



FOR SALE	1 story 6,417 Sq. Ft. Building on 16,402 Sq. Ft. Property			
DESCRIPTION	PRICE REDUCED!!! Catch the redevelopment wave with this beautifully updated retail strip center in the heart of Pompano Beach CRA Transit Oriented Corridor. This 7 suite center has long term tenants, newer roof, high traffic counts and income demographics.			
LOCATION	Atlantic Blvd. between Federal and Dixie Hwy on the South side of the street.			
PROPERTY VIDEO	https://www.youtube.com/embed/t4a0OaFeNGY?rel=0			
PRICING	For Sale: \$1,245,000 or \$194/ sq. ft. Bldg. and \$76/ sq. ft. Property			
INVESTMENT HIGHLIGHTS	Potential for 7 Tenants \$116,216 Gross \$76,892 NOI Cap Rate 6.17%			
PARKING	18 Parking Spaces (Common). 6 street parking spaces also available.			
ZONING/ FOLIO	Zoning B-1 Folio 4942-01-00-0010			
TRAFFIC COUNT/ YEAR BUILT	39,465 cars daily 1984 Year Built			
DEMOGRAPHICS 2017 Estimate	HH Population: Average HH Income:	1 mile 13,690 \$74,425	3 mile 107,642 \$74,164	5 mile 252,358 \$70,767

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



1233 E. Hillsboro Blvd Deerfield Beach, FL 33441

> 954.427.8686 T. 954.427.0117 F.

FOR MORE INFORMATION:

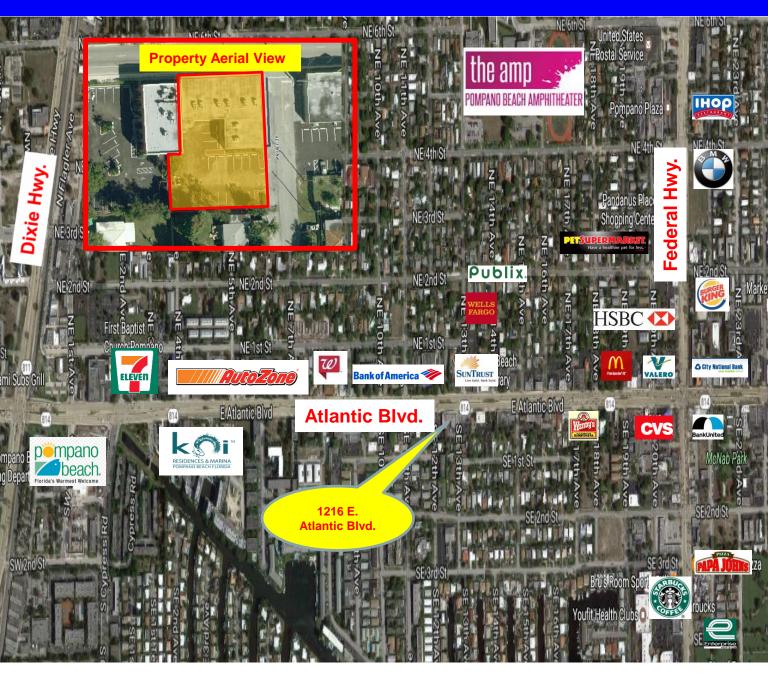
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Location Map

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