

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	1 mile	3 mile	5 mile
	HH Population:	13,690	107,642
	Average HH Income:	\$74,425	\$70,767

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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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Location Map

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