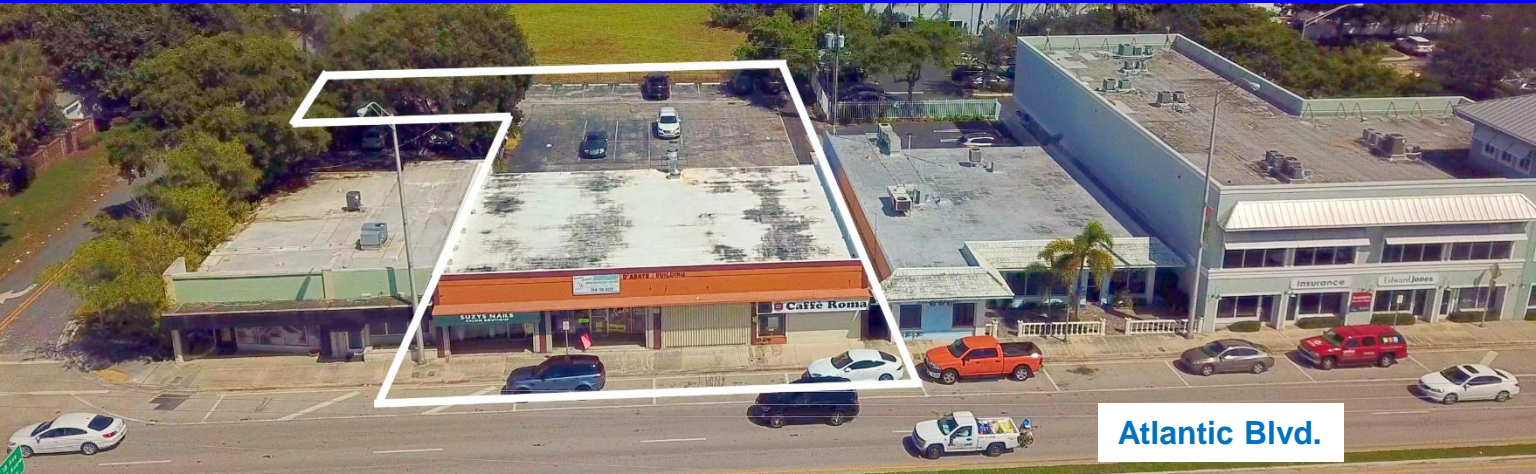


Centrally Located Retail Center with Turn-Key Restaurant

For Sale \$1,250,000
1905-1915 East Atlantic Blvd.
Pompano Beach, FL 33060



FOR SALE	4,396 Sq. Ft. Building on 13,598 Sq. Ft. Property		
DESCRIPTION	<p>PRICE REDUCED!!! Catch the redevelopment wave with this 3 tenant retail strip center with turn-key 2,200SF restaurant in the heart of Pompano Beach This property is prominently located in the new Transit Oriented EOC District. Potential for high residential density of up to 90 units/ acre. Possible uses would include multi-family, mixed use, day care, school, medical office, lodge/ club, church, veterinary hospital, bar/ restaurant, dry cleaners, funeral home, grocery/ liquor store, and hotel. This site would be well suited for a retail user seeking high visibility, ample parking, strong demographics and traffic counts.</p>		
LOCATION	Atlantic Blvd. just 1.5 blocks west of Federal Hwy on the North side of the street.		
PROPERTY VIDEO	https://www.youtube.com/embed/UNZuiVKsIPI?rel=0		
PRICING	\$284.35 Sq. Ft. Building and \$91.93 Sq. Ft. Property.		
YEAR BUILT	1974		
PARKING	27 Parking Spaces Total 7 Shared		
ZONING/ FOLIO	Zoning TO-EOD Folios 4842-36-01-1640 & 4842-36-01-1620		
TRAFFIC COUNT	43,439 cars daily on East Atlantic Blvd.		
DEMOGRAPHICS 2019 Estimate		1 mile	3 mile
	HH Population:	18,412	99,030
	Average HH Income:	\$71,663	\$79,698
			5 mile
			235,603
			\$76,552

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)

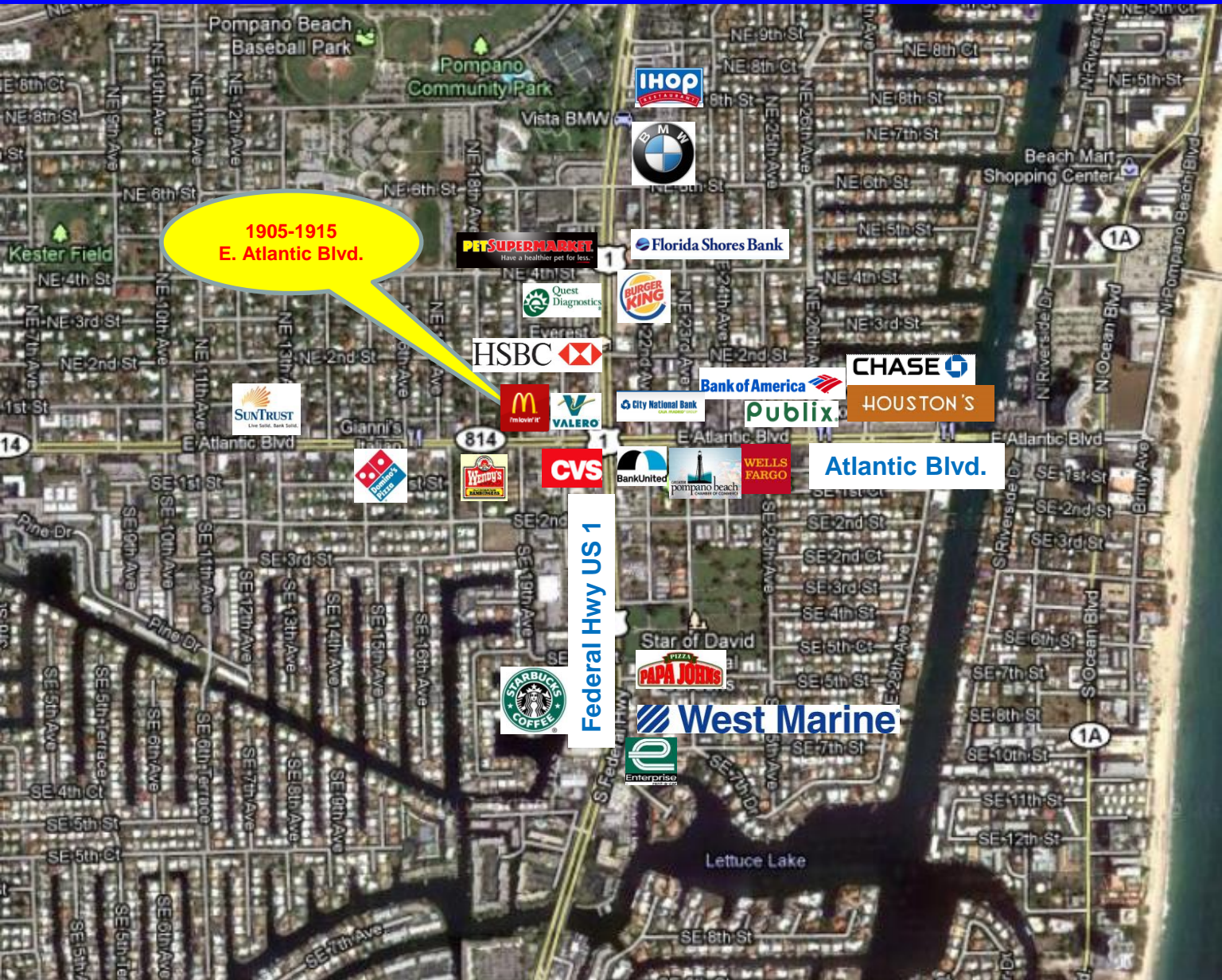
www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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