

# EXECUTIVE SUMMARY

• 2410 NE 4th Ave Pompano Beach, FL 33064



## OFFERING SUMMARY

**Sale Price:** \$435,000

**Price / SF:** \$175.54

**Lot Size:** 0.36 Acres

**Building Size:** 2,478 SF

**Zoning:** I-1

**APN#:** 4842-24-23-0130

## PROPERTY OVERVIEW

Well located property in the heart of Pompano Beach  
Prominent features include 2 separate entrances, fenced perimeter  
Office/storage building

## LOCATION OVERVIEW

Property is 1 block north of the Hwy US-1 and Copans Rd intersection

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison

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70 W. Hibiscus Blvd.,  
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



# ADDITIONAL PHOTOS

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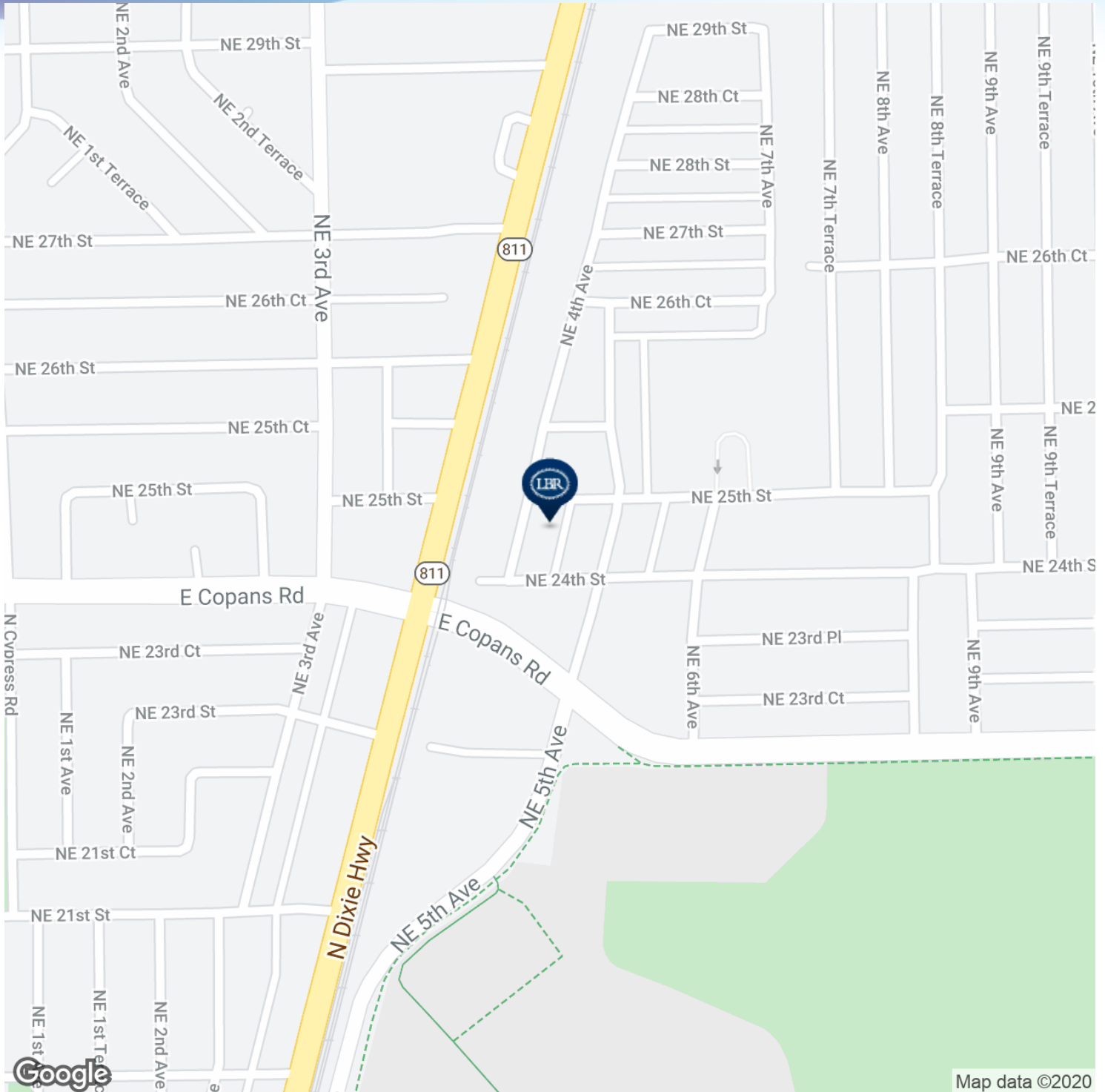
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# LOCATION MAPS

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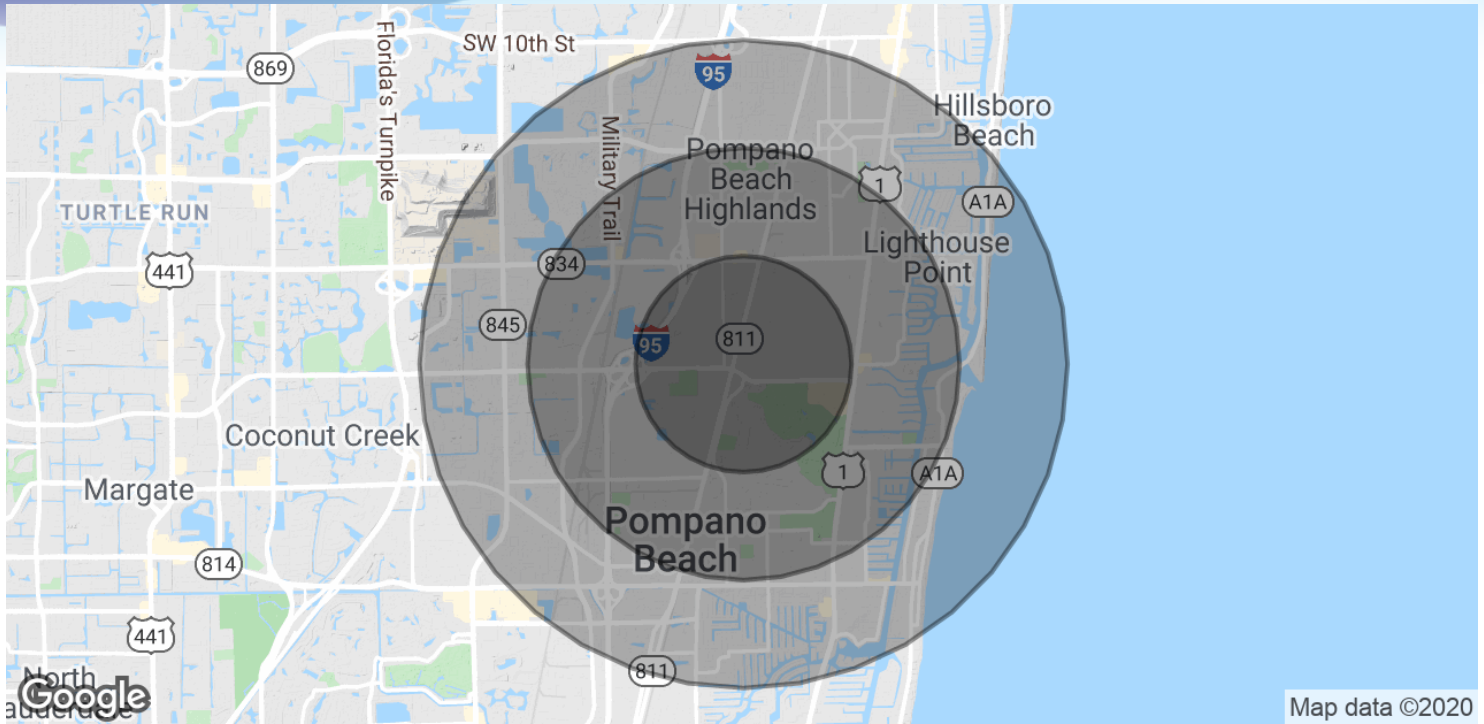
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# DEMOGRAPHICS MAP & REPORT

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Map data ©2020

## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	16,130	55,312	112,105
Median age	37.5	38.6	40.2
Median age (Male)	36.4	38.0	39.6
Median age (Female)	39.1	39.6	41.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,125	19,080	42,664
# of persons per HH	3.1	2.9	2.6
Average HH income	\$48,405	\$62,437	\$65,191
Average house value		\$369,257	\$336,198

\* Demographic data derived from 2010 US Census

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