

# 3.77 Acres on High Traffic Signalized Corner in Pompano Beach

## For Sale \$3,750,000

2050 Hammondville Rd.  
Pompano Beach, FL 33069



<b>For Sale</b>	<b>2 Parcels 3.77 Acres 164,221SF</b>		
<b>DESCRIPTION</b>	<p>Capitalize on the redevelopment wave!! 3.77 Acres of prime commercial development land in the heart of the Pompano Beach on a signalized corner with high visibility. This site is ideal for commercial, multifamily (46 units/ acre), mixed use or retail development. Permitted uses would include banks, grocery/ liquor store, pharmacy, schools, ALF's, churches, recreation/ entertainment facility, medical office, boat sales, auto parts sales, restaurants, and liquor stores.</p>		
<b>PROPERTY VIDEO TOUR</b>	<a href="https://www.youtube.com/embed/f155IHC6FU0">https://www.youtube.com/embed/f155IHC6FU0</a>		
<b>PRICING</b>	\$3,750,000 (\$994,694.96 per acre, \$22.83 price per SF)		
<b>LOCATION</b>	Located at the intersection of Powerline Rd. & Hammondville Rd.		
<b>ZONING</b>	B-3 General Business		
<b>TRAFFIC COUNT</b>	72,714 cars daily (Hammondville Rd. & Powerline Rd. Traffic Counts)		
<b>FOLIOS</b>	4842-34-00-0271, 4842-34-00-0270		
<b>DEMOGRAPHICS 2019 Estimate</b>		<b>1 mile</b>	<b>3 mile</b>
	HH Population:	15,177	110,444
	Average HH Income:	\$44,416	\$57,805
			<b>5 mile</b>
			395,051
			\$68,263

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

# CAMPBELL & ROSEMURGY

COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

**John D. McQuestion**

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954.427.8686 T.  
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# Coming Soon!!

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# Location Map

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