

High Visibility Industrial Land 1.73 Acres in Pompano Beach

For Sale \$1,000,000

W Atlantic Blvd. & NW 16th Ave.
Pompano Beach, FL 33069



For Sale	3 Parcels 1.73 Acres 75,184 SF		
DESCRIPTION	PRICE REDUCED!!! 1.73 Acres of prime industrial/ commercial development land in the heart of the Pompano Beach. This property is adjacent to FEC Railroad and is conveniently located to I-95 and Florida Turnpike. I-1 zoning would be perfect for industrial user looking for retail exposure. Permitted uses would include, school/ educational, specialty medical, urgent care, marine sales and repair, office call center, shooting range, bar restaurant, used automotive truck sales/ body/ repair, car wash, gas station, contractors office, crematory, heavy equipment establishments, and light manufacturing.		
PRICING	\$1,000,000 (\$578,034 per acre, \$13.30 price per SF)		
LOCATION	Located at W Atlantic Blvd. & NW 16 th Ave. 2 blocks west of I-95 adjacent to railroad tracks.		
VIDEO	https://www.youtube.com/embed/bAzFXWDPqp8		
ZONING	I-1 & RS-4		
TRAFFIC COUNT	56,500 cars daily (Atlantic Blvd)		
FOLIOS	4842-34-03-0960, 4842-34-00-0580, 4842-34-03-0970		
DEMOGRAPHICS 2020 Estimate		1 mile	3 mile 5 mile
	HH Population:	11,734	59,040 156,539
	Average HH Income:	\$34,037	\$47,301 \$52,734

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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