



REAL ESTATE SALE

Prime Retail Building on
.44± Acres with US1 Frontage

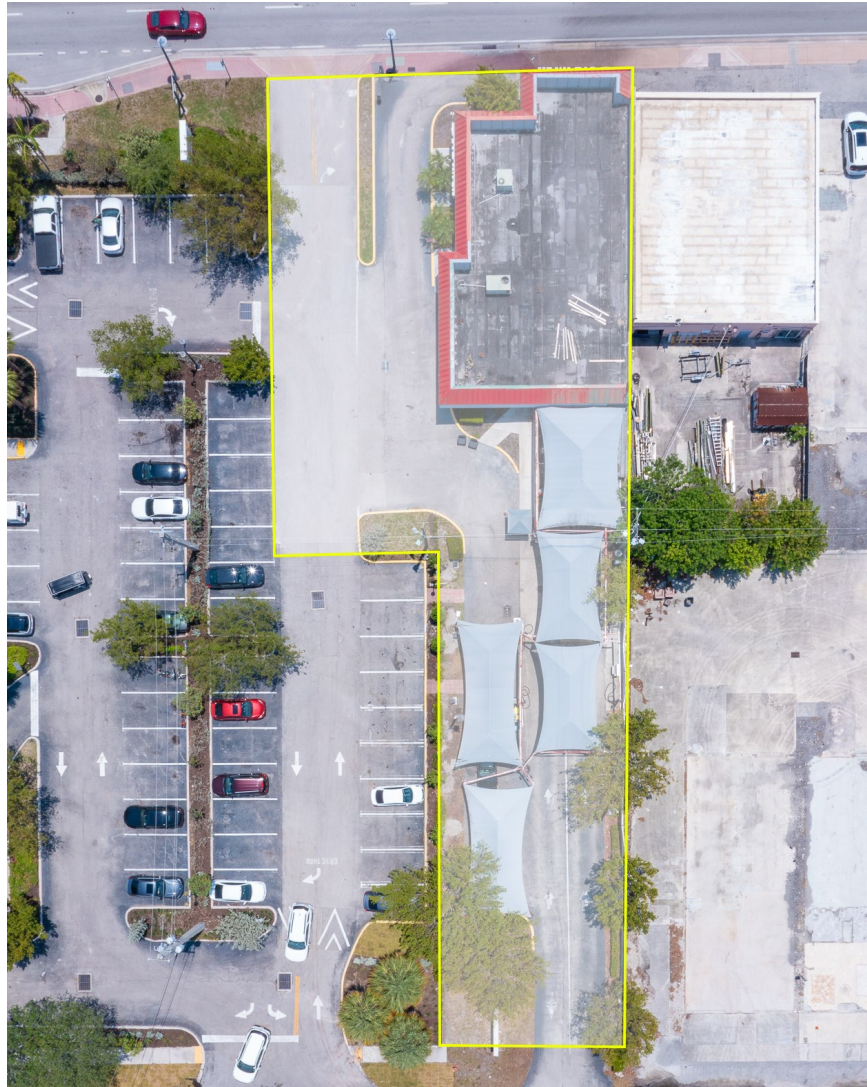
Pompano Beach, Florida

Offering at
\$3,300,000

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OVERVIEW

REAL ESTATE SALE

Fisher Auction Company is pleased to present a prime .44± Acre Redevelopment Site in the Heart of Pompano Beach, Florida.

PROPERTY HIGHLIGHTS

- Prime Investment or User Property with existing Car Wash on US1
- Large .44± Acre Site adjacent to CVS
- High Exposure Location with 38,500 AADT
- Income Generating Car Wash with Upside Potential
- Close Proximity to I-95, Florida Turnpike, and the Planned Billion Dollar Pompano Beach New Downtown Site
- Central Location to Employment Centers with attractive commute times that include 45 Minutes to West Palm Beach and One Hour to Miami
- 3,425± Square Foot Retail Building can be utilized for Multiple Purposes
- 2025 Updated Phase 1 Environmental Site Assessment (In Process)
- Pompano Beach is experiencing Rising Growth, a Healthy Jobs Market and Steady Development



OVERVIEW

REAL ESTATE SALE

PROPERTY DETAILS

- **Address:** 21 S. Federal Highway, Pompano Beach, Florida 33062
- **Location:** West Side of Federal Highway just South of Atlantic Boulevard
- **Directions:** From I-95 Exit # 36 onto Atlantic Blvd. Go East to Federal Highway. Turn right and proceed to address
- **Access:** Curb Cuts along Federal Highway and SE 20th Avenue
- **Building Size:** 3,425± Gross Square Feet
- **Land Area:** 19,168± Square Feet / .44± Acres
- **Current Use:** Full Service Car Wash Facility with Retail Building
- **Zoning:** TO-EOD, Transit Oriented East Overlay District. See the Zoning Section for Permitted Uses and Building Requirements
- **Year Built:** 1959, Renovated 2014
- **Frontage:** 100± Feet along Federal Highway and 50' along SE 20th Avenue
- **Taxes:** 2024 Total - \$15,548
- **Parcel ID No.:** 484236012700
- **Flood Zone:** Zone AE. FIRM Panel No. 12011C0376J
- **Utilities:** Municipal Water and Sewer
- **Electric:** Florida Power & Light
- **Parking:** Ample Service Parking
- **Construction:** Concrete Block Construction, Single Pane Glass Windows, Built-Up Flat Roofing with Red Metal Mansard
- **Annual Average Daily Traffic:** 38,500

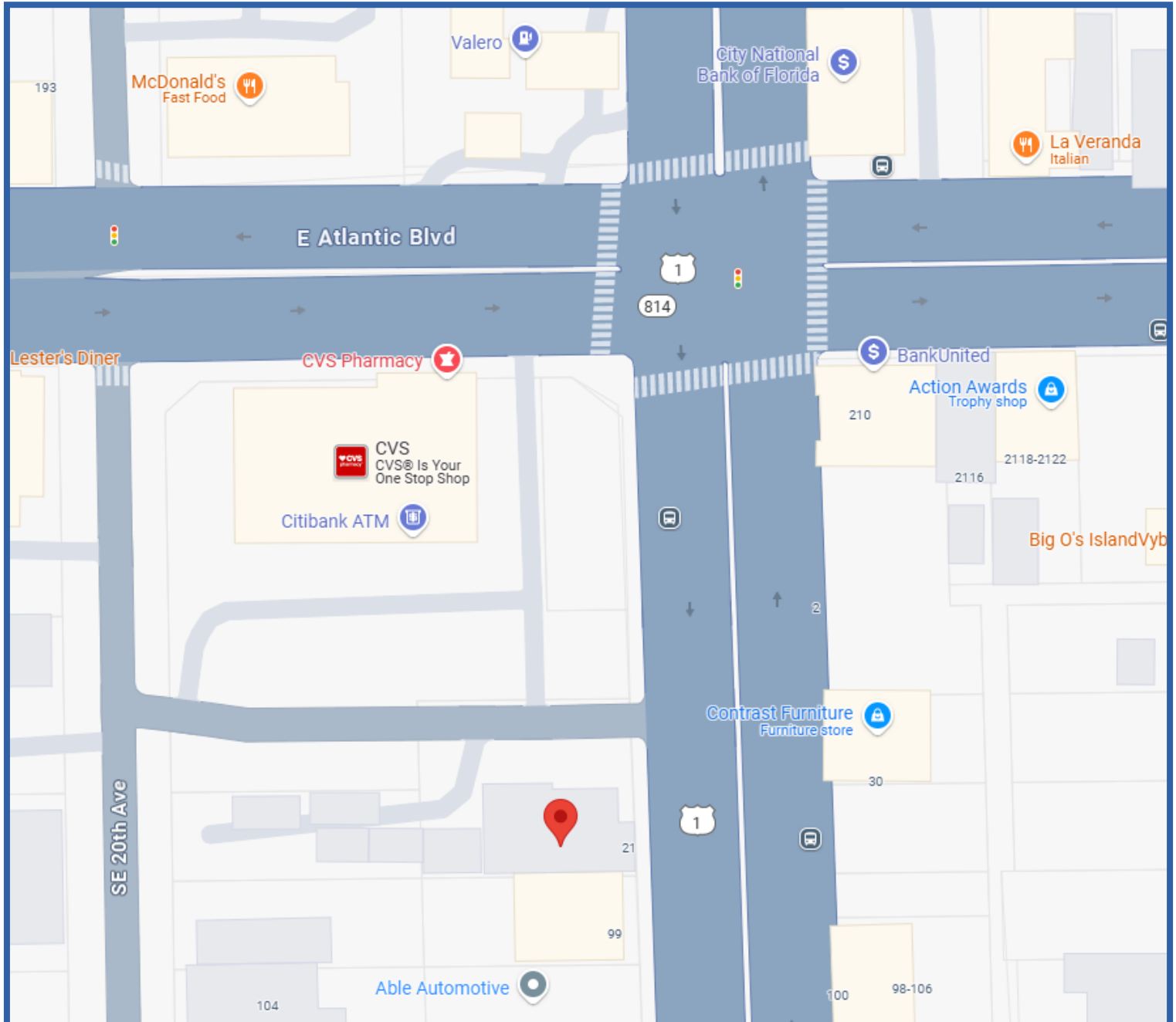


PROPERTY PHOTOGRAPHS

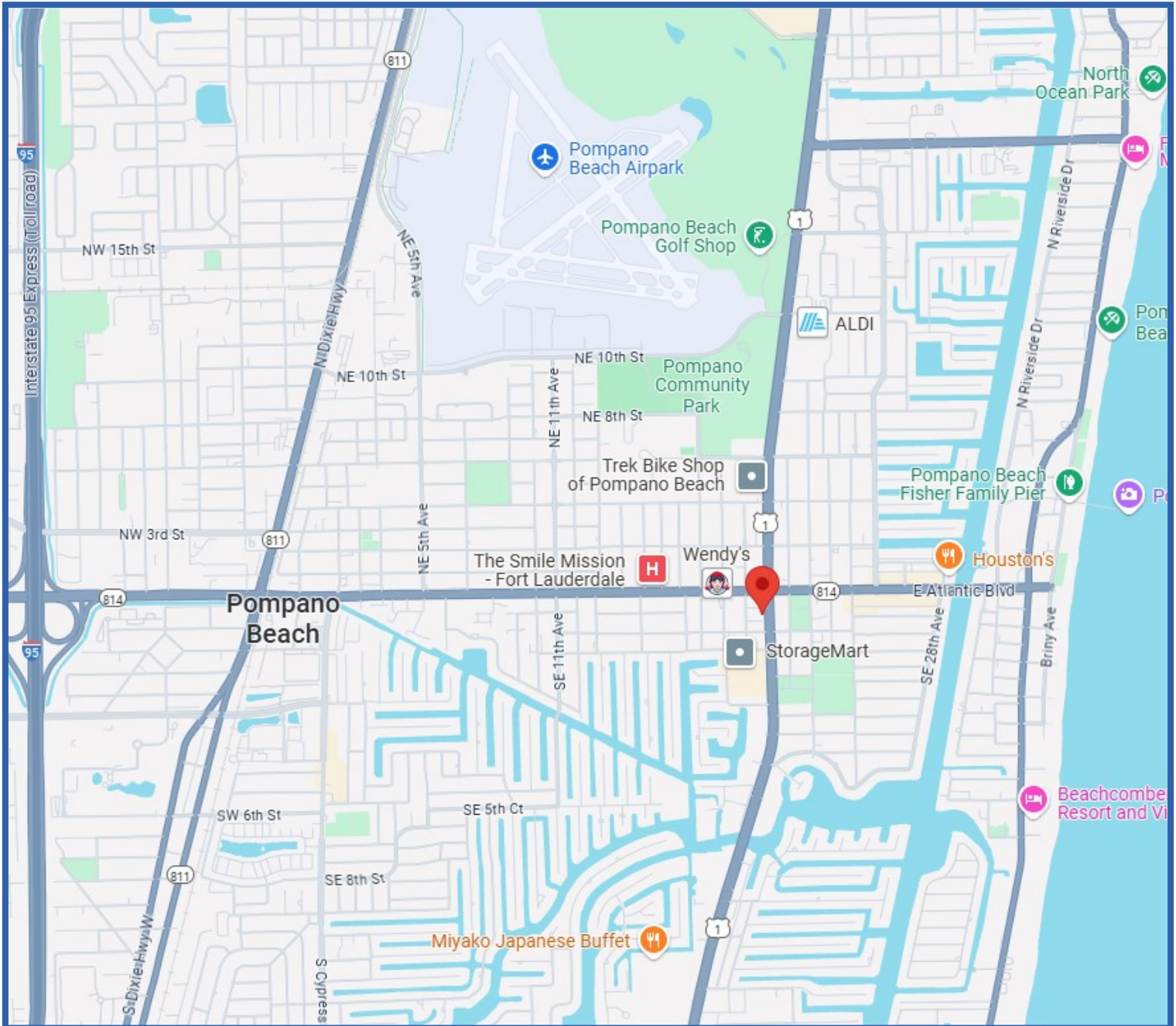


LOCATION MAP

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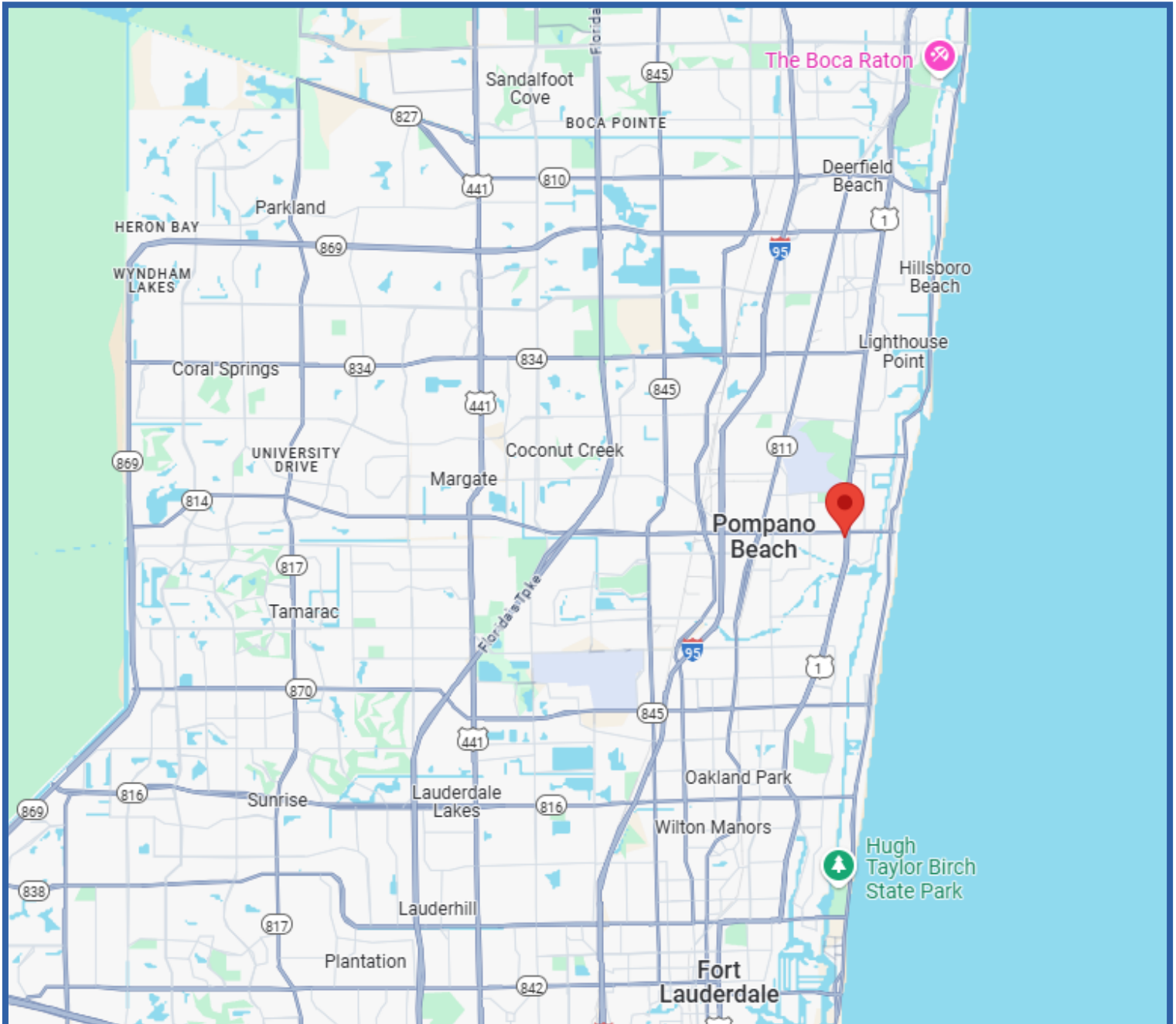


LOCATION MAP

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LOCATION MAP

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SALE



AREA OVERVIEW

REAL ESTATE SALE

Pompano Beach offers tremendous transportation links by air, sea, rail and ground – located minutes from the Fort Lauderdale Hollywood International Airport and Port Everglades and within an hour of two other international air and seaports in Miami and Palm Beach. The City also provides direct access to I-95, Florida's Turnpike and two major railway systems including Tri-Rail and the new Brightline fast track service train.

Pompano Beach is Broward County's largest industrial / warehouse / distribution submarket because of these transit links and our business-friendly attitude. With over 28 million square feet of industrial space, Pompano Beach houses two Amazon distribution centers and well-known defense contractors Precision Metal Industries and Point Blank Enterprises. Many other successful businesses call Pompano Beach home with manufacturing, marine, tourism, and entertainment industries leading our economy. Pompano Beach is also home to the Pompano State Farmers Market.

The City's vision for smart growth is becoming reality and has positioned Pompano Beach's current and future businesses for success. Continuing this growth will be the development of the New Downtown – a 70-acre walkable smart city hub designed for innovation - integrating residential, commercial, cultural and cutting- edge industries.

*INFORMATION OBTAINED FROM <https://www.pompanobeachfl.gov/government/economic-development>

DEMOGRAPHIC

	POMPANO BEACH, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	112,212	183,032	1.95M
MEDIAN HH INCOME	\$63,832	\$79,935	\$74,534
MEDIAN AGE	41.7	42.9	41.3
MEDIAN PROPERTY VALUE	\$321,900	\$455,600	\$380,400

*INFORMATION OBTAINED FROM DATAUSA.IO



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Prime Retail Building on
.44± Acres with US1 Frontage

Pompano Beach, Florida



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FISHER
AUCTION COMPANY