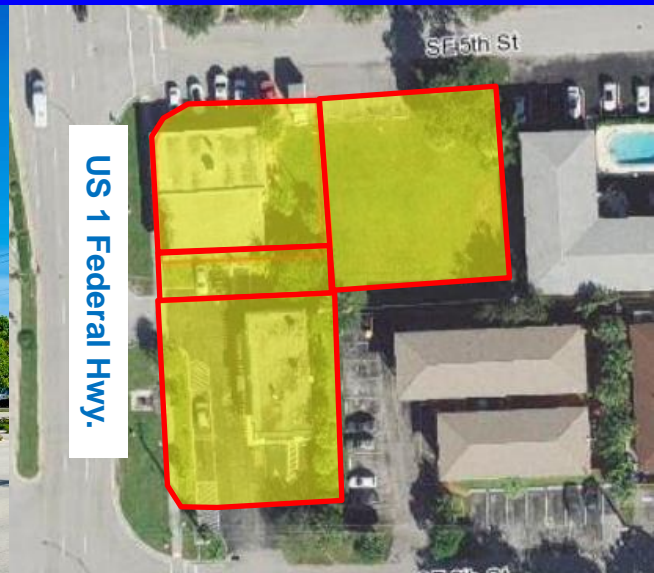


# Prime Federal Hwy. Assemblage

For Sale \$4,500,000  
520-580 S. Federal Hwy.  
Pompano Beach, FL 33062



|                              |   |               |               |               |
|------------------------------|---|---------------|---------------|---------------|
| <b>FOR SALE</b>              | <b>4,909 Sq. Ft. Buildings on 28,921 Sq. Ft. Property .6639 Acres</b>   |               |               |               |
| <b>DESCRIPTION</b>           | Attention Investors, Developers and Owner Users!! Highly sought after .6639 acre block on Federal Hwy. in Pompano Beach. Currently operated as a 4-tenant retail center with a small garage/ storage area. B-3 zoning would allow multi-family residential, mixed use, daycare/ school, medical office, church, boat sales, veterinarian, animal grooming, travel agency, bar/ restaurant, new car sales, car & truck rental, bank, dry cleaning, drug store/ pharmacy, regional liquor store, and consignment shop. Perfect for the buyer or tenant seeking high traffic counts and income demographics. |               |               |               |
| <b>PROPERTY VIDEO</b>        | <a href="https://www.youtube.com/embed/nfjNrbl1gSY?rel=0">https://www.youtube.com/embed/nfjNrbl1gSY?rel=0</a>   |               |               |               |
| <b>LOCATION</b>              | Just 5 Blocks South of Atlantic Blvd on Federal Highway on East Side of the Street.   |               |               |               |
| <b>PARKING/ YEAR BUILT</b>   | Approximately 15 total parking spaces. Built in 1964 & 1972.  |               |               |               |
| <b>PRICING</b>               | For Sale \$4,500,000 or \$917/ sq. ft. Building \$155 Sq. Ft.   |               |               |               |
| <b>INVESTMENT HIGHLIGHTS</b> | \$216,000 Annual Gross Income. \$1169,092 NOI. Cap Rate 3.76  |               |               |               |
| <b>TRAFFIC COUNT</b>         | 39,444 Cars per Day Federal Hwy.  |               |               |               |
| <b>ZONING/ FOLIOS</b>        | B-3 Folios 4943-06-09-0010, 4943-06-09-0021, 4943-06-09-0030 & RM-20 4943-06-07-0080  |               |               |               |
| <b>DEMOGRAPHICS 2023</b>     |   | <b>1 mile</b> | <b>3 mile</b> | <b>5 mile</b> |
|                              | HH Population:  | 18,153        | 96,017        | 229,062       |
|                              | Average HH Income:  | \$92,622      | \$90,163      | \$89,003      |

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](http://www.johnmcqueston.com)

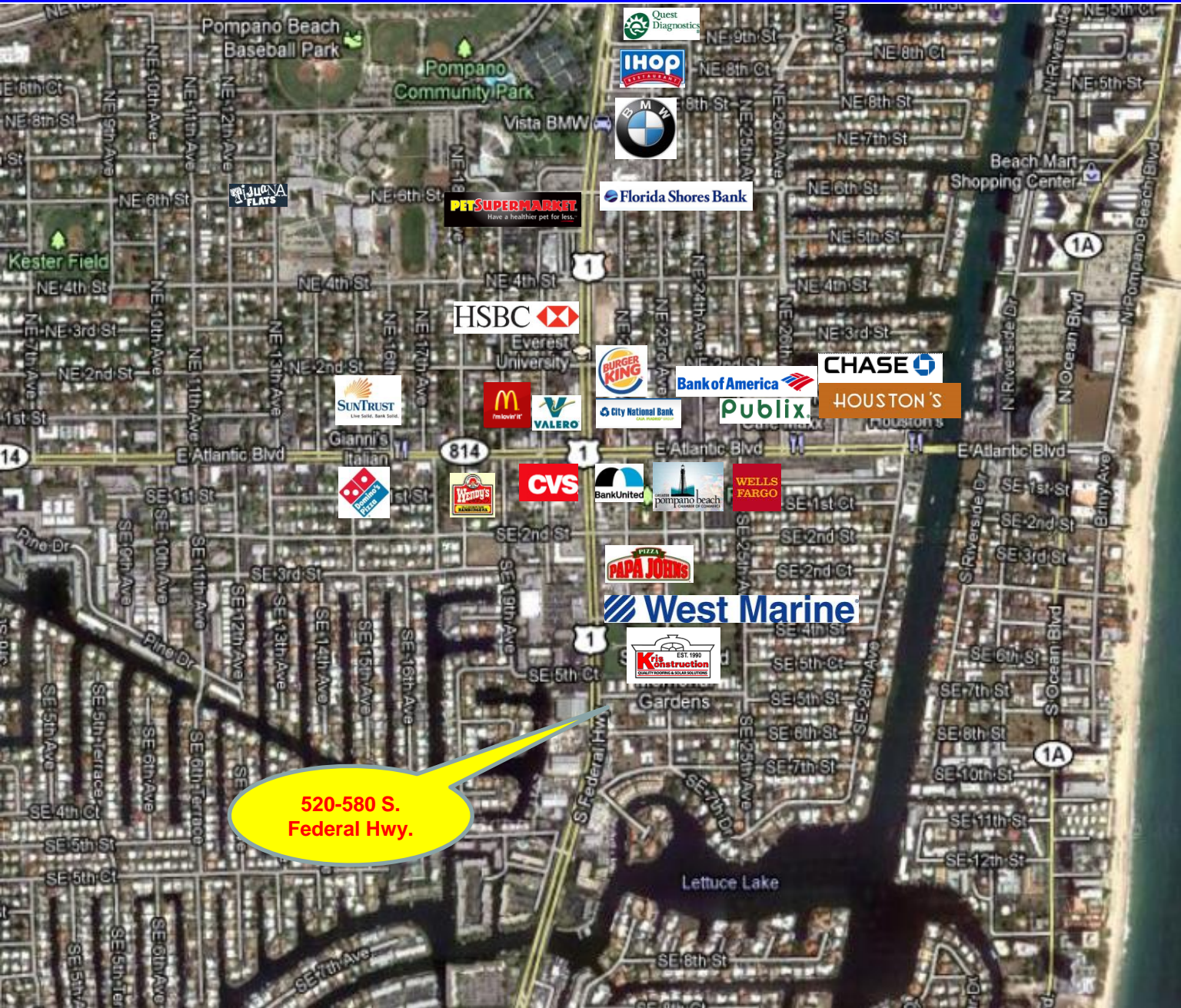
1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.



# Location Map

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Pompano Beach, FL 33062



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# Additional Photos

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520 S. Federal Hwy.



SE 5 Street Lot



580 S. Federal Hwy.



520 S. Federal Hwy.



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# Aerial Photos

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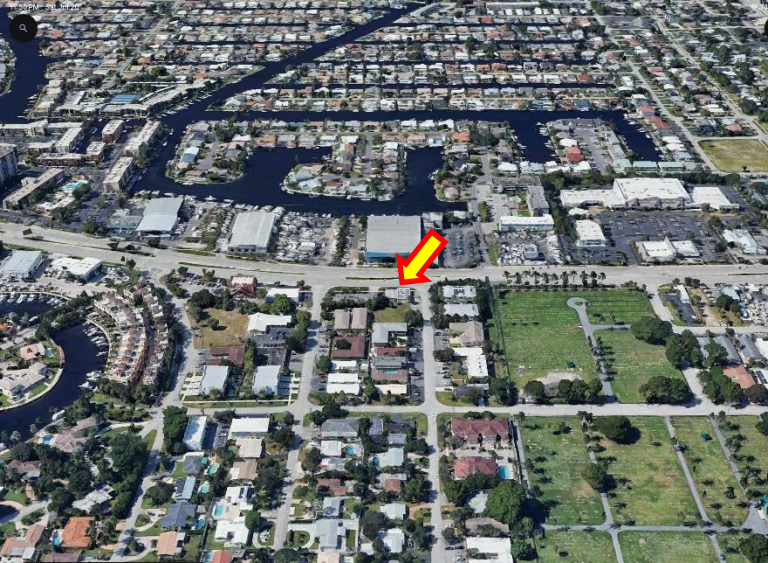
East View



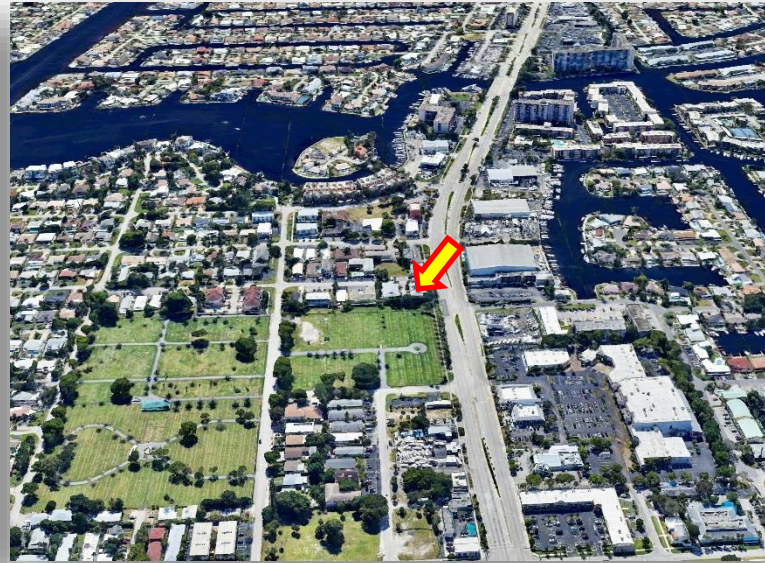
520-580 S. Federal Hwy.



West View



South View



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