

OFFERING MEMORANDUM

4820 N Federal Highway | Lighthouse Point, FL 33064



Keyes

Exclusive Listed By

FOR MORE INFORMATION PLEASE CONTACT



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Property Overview



OFFERING SUMMARY

Addresses:	4820 N Federal Highway, Lighthouse Point, FL 33064
Total Site Area:	1.14 AC- 49,249 SF
Zoning	B3-A
Asking Price:	\$4,500,000
Price per Square Foot:	\$91.37 SF
Tenant	FIRST HORIZON BANK



EXECUTIVE SUMMARY

Value-add redevelopment opportunity on 1.14± acres with prime Federal Hwy frontage in Lighthouse Point. Existing NNN lease provides passive income while positioning for future redevelopment. Tenant's renewal option runs through June 2032. If not exercised, the property offers immediate occupancy while redevelopment plans move through the Town's review process. The highest and best use may be vertical redevelopment. The Town has shown a willingness to consider quality proposals, and the surrounding demographics make senior housing, assisted living, medical office, or outpatient healthcare compelling concepts. The property's most inclusive zoning classification provides flexibility for a wide variety of commercial uses. Potential assemblage opportunity nearing properties for sale.

Financials/Lease Terms Overview

◆ **SF Occupied : 1,963 Retail Building**

◆ **Lease Type : NNN**

Tenant responsible for all real estate taxes, insurances, maintenance and repairs.

◆ **Rent Amount : \$13,535.39 includes State Sales Tax**

◆ **Rent per SF : \$82.49**

◆ **Term Lease : Lease end July 2032 with tenant option to terminate lease after July 2027**

◆ **Rent Increase : Subject to annual increase each July according to CPI (Consumer Price Index).**

◆ **NOI (net operating income) : \$162,000**

◆ **Seller would consider owner financing.**



Subject Photos

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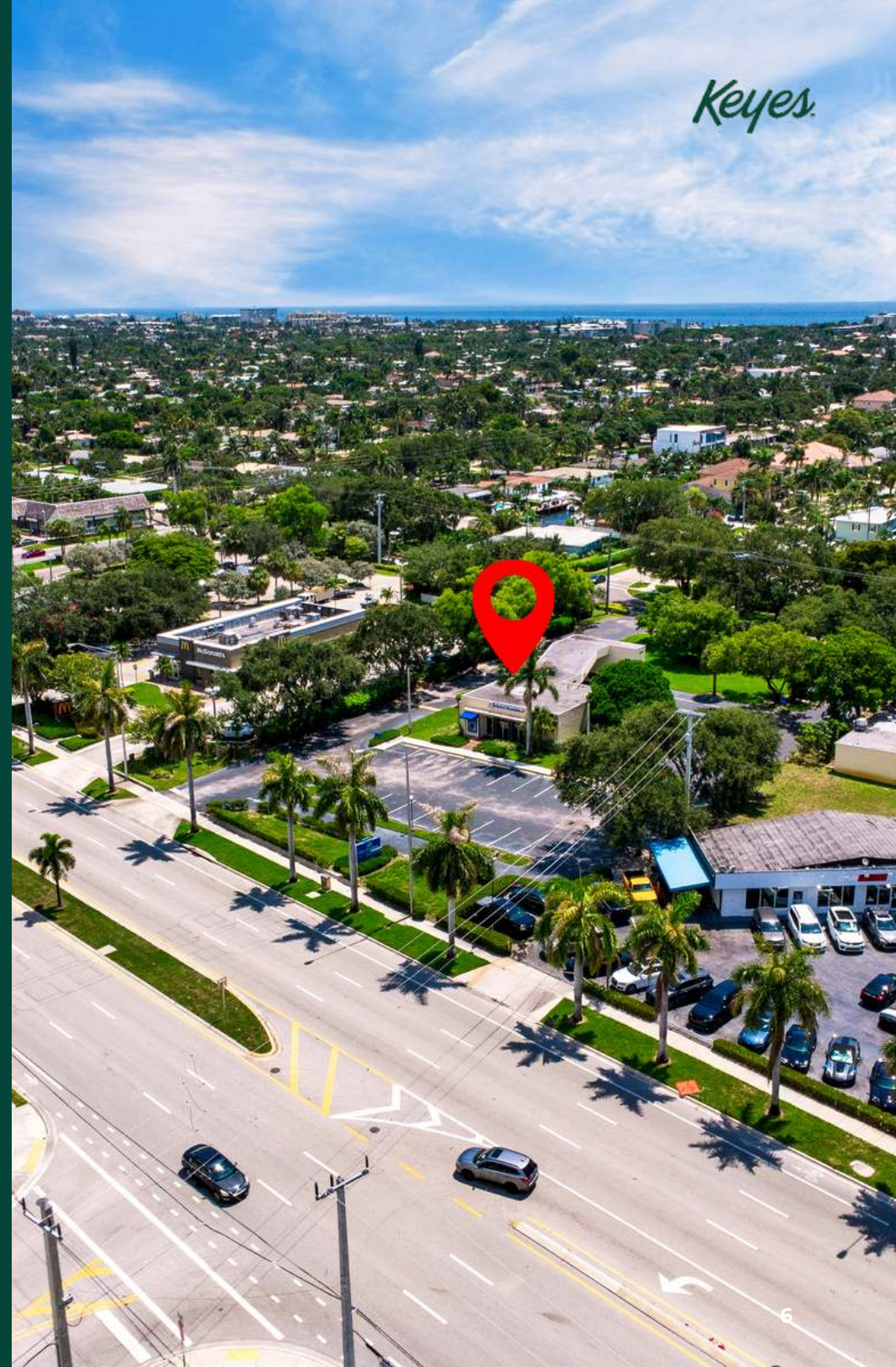
Conceptual Renderings

Senior Housing , Emergency Outpatient Center, Medical Office, Car Wash Center



Investment Highlights

- Value-add redevelopment opportunity on 1.14± acres with prime frontage on Federal Highway in Lighthouse Point, offering exceptional long-term upside.
- Existing NNN lease generates passive income while allowing investors to plan for future vertical redevelopment.
- Tenant's renewal option is approaching. If not exercised, the property offers immediate occupancy while redevelopment plans progress through the Town's review process.
- Highly flexible zoning allows for a broad range of commercial uses, creating multiple redevelopment and investment strategies.
- Strong potential for senior housing, assisted living, medical office, outpatient healthcare, or mixed-use development, subject to municipal approvals.
- Opportunity to increase scale through the potential assemblage of neighboring properties that may also be available for acquisition.
- Located in a mature, affluent market with strong demographics and excellent visibility along one of Broward County's busiest commercial corridors.
- Positioned to benefit from both current cash flow and future redevelopment potential, providing investors with income today and appreciation tomorrow.



MARKET CONTEXT & DEMOGRAPHICS

- ◆ Lighthouse Point is an affluent coastal enclave surrounded by high-income neighborhoods, marinas, and luxury residences.
- ◆ Avg. Household Income (1-mile radius): \$120,000+
- ◆ Population Growth (5-year projection): 6–8%
- ◆ Daytime Traffic (US-1): 44,000+ vehicles/day
- ◆ Demand Drivers: Proximity to beaches, Boca Raton, high-end shopping, schools, and business centers
- ◆ This corridor is experiencing renewed investment activity, with several nearby mixed-use and residential projects in progress or recently completed—making this offering especially timely.

VALUE PROPOSITION

- ◆ Immediate Cash Flow from in-place leases while preparing for redevelopment
- ◆ Assembled Parcels reduce entitlement complexity and development risk
- ◆ Strong Upside in land value upon rezoning approval
- ◆ Rare Size & Frontage in an established, low-inventory corridor
- ◆ Institutional Exit Strategy suitable for national/multifamily developers

Aerial Map



EXPANSION POTENTIAL



The property offers a rare opportunity to assemble two adjacent income-producing commercial parcels, as neighboring owners have expressed a willingness to discuss a contiguous sale. The combined assemblage generates approximately \$320,000 in annual NOI, providing cash flow while redevelopment plans advance. Ideal for a mixed-use or medical development, the expanded site offers exceptional long-term upside in one of Broward County's most desirable coastal markets.



STRATEGIC ADVANTAGES

- ◆ Rare opportunity to acquire over 2 acres of contiguous land in a high-demand corridor.
- ◆ Immediate cash flow from existing tenants while planning for redevelopment.
- ◆ Significant upside potential through zoning flexibility and long-term hold or development.
- ◆ Surrounding neighborhood demographics support both retail and residential uses.



Area Retails Map



Conceptual Renderings



5360 N Federal Hwy, Lighthouse Point, FL 33064

- ◆ **1.10 AC - B3A zoning. 0.5 miles from subject**
- ◆ **Sold for land value \$4,950,000**
- ◆ **Price/SF land - \$110 per foot**
- ◆ **Currently developing a 14,000sqft medical facility**



101 N Federal Highway, Deerfield Beach, FL 33441

- ◆ **1.30 AC**
- ◆ **B-2, Deerfield**
- ◆ **2.3 miles from subject**
- ◆ **Sold for \$5,085,000**
- ◆ **Price/SF land - \$89.71**
- ◆ **Plans to develop. Holding 48 months**



4211 N Federal Hwy, Pompano Beach FL 33064

- ◆ **2.72 AC**
- ◆ **B-3- Pompano Beach**
- ◆ **1.0 mile from subject**
- ◆ **Sold for \$6,00,0000**
- ◆ **Plans to develop 100 + units. Holding 33 months**



CITY OF LIGHTHOUSE POINT		AREA		POPULATION	
COUNTY	BROWARD	CITY	24SQ MI	POPULATION	10,486
INCORPORATED	6/12/1956	LAND	2.3 SQ MI	DENSITY	4,54530 SQ MI
		WATER	0.1 SQ MI		
		ELEVATION	3FT		

ABOUT LIGHTHOUSE POINT

Lighthouse Point, officially the City of Lighthouse Point, is a suburb of Fort Lauderdale located in Broward County, Florida, United States. The suburb was named for the Hillsboro Inlet Lighthouse, which is located in nearby Hillsboro Beach. The city is a part of the Miami metropolitan area of South Florida



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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE LISTING AGENTS TO SIGN NDA FOR LEASE DETAILS



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