



Industrial Warehouse, Pompano Beach, FL

1610 S Dixie Hwy Pompano Beach, FL 33060

buyers realty.

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This adaptable warehouse presents an excellent investment opportunity, located across from a new, large mixed-use development in East Pompano Beach. The flexible design allows it to accommodate between one and five tenants, making it ideal for various business needs. Additionally, the facility is equipped with four separate electrical meters, providing easy utility management for each bay.



Industrial Warehouse in Pompano Beach

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Property type:	Industrial
Tenancy:	Multiple
SqFt:	25,188
Occupancy:	100%
Units:	5
Zoning:	B-4
Ceiling height:	18
3P electricity	

The first bay is fully air conditioned for the warehouse and office.













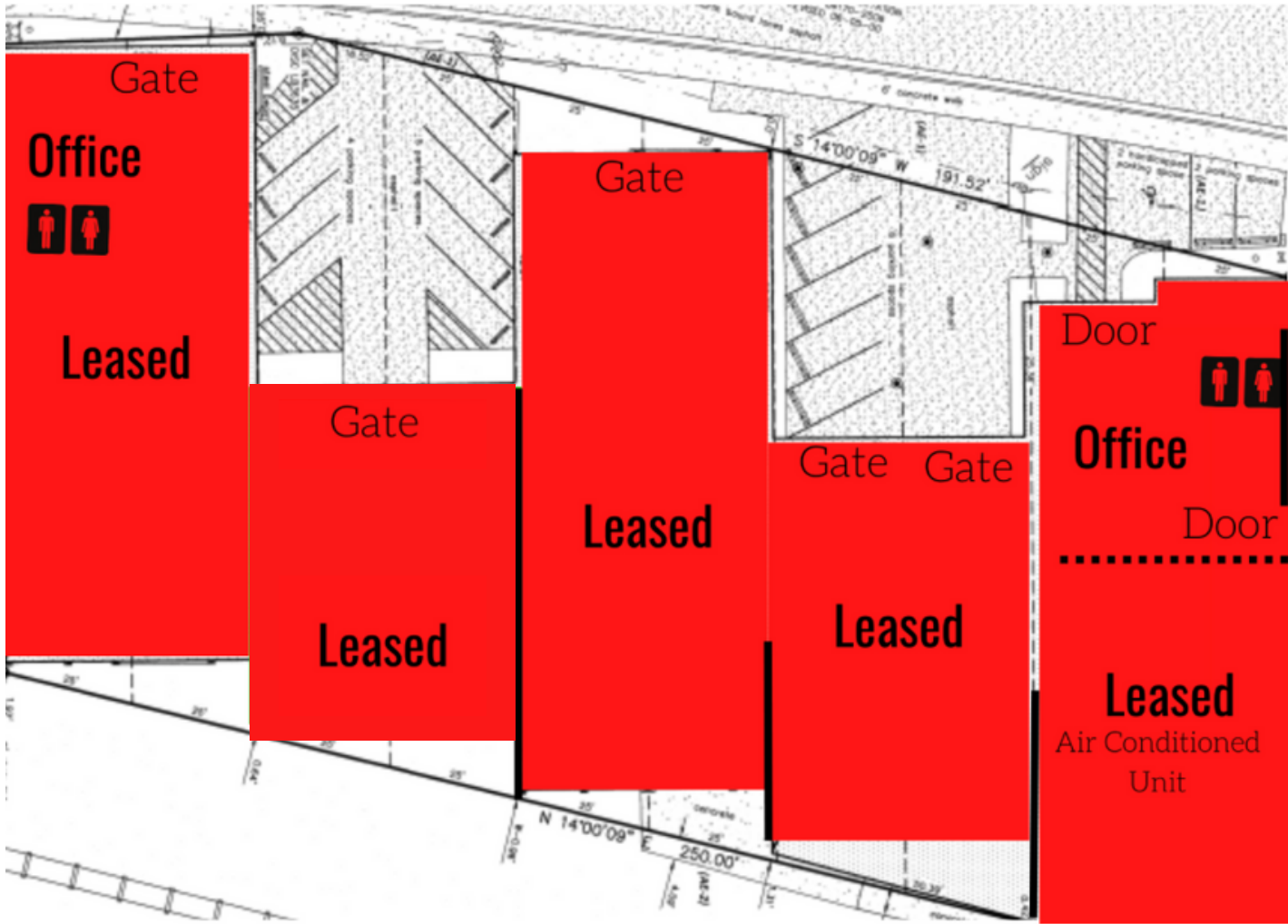








Floor plan

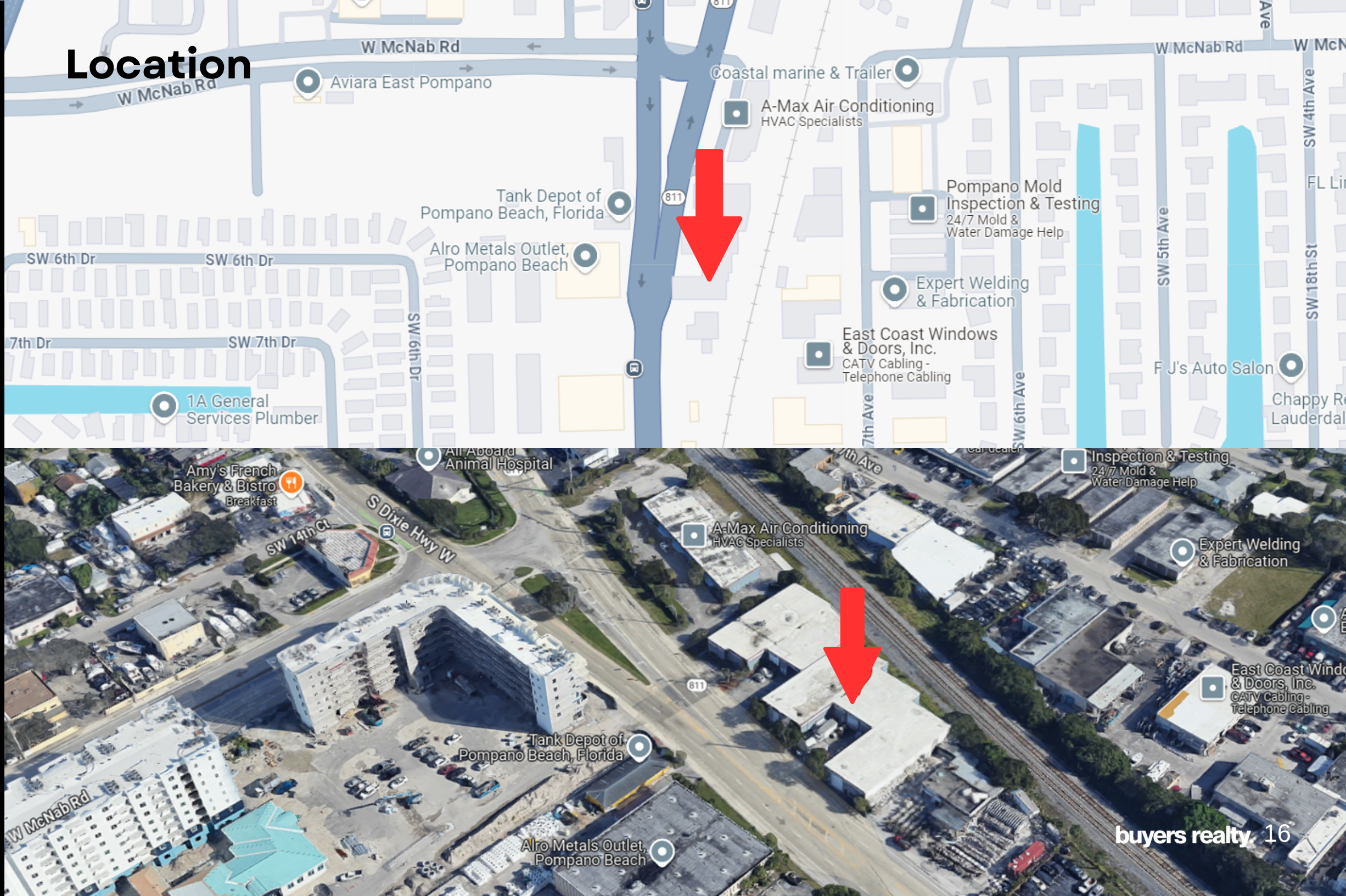


For illustration purposes only, actual site plan may be slightly different.

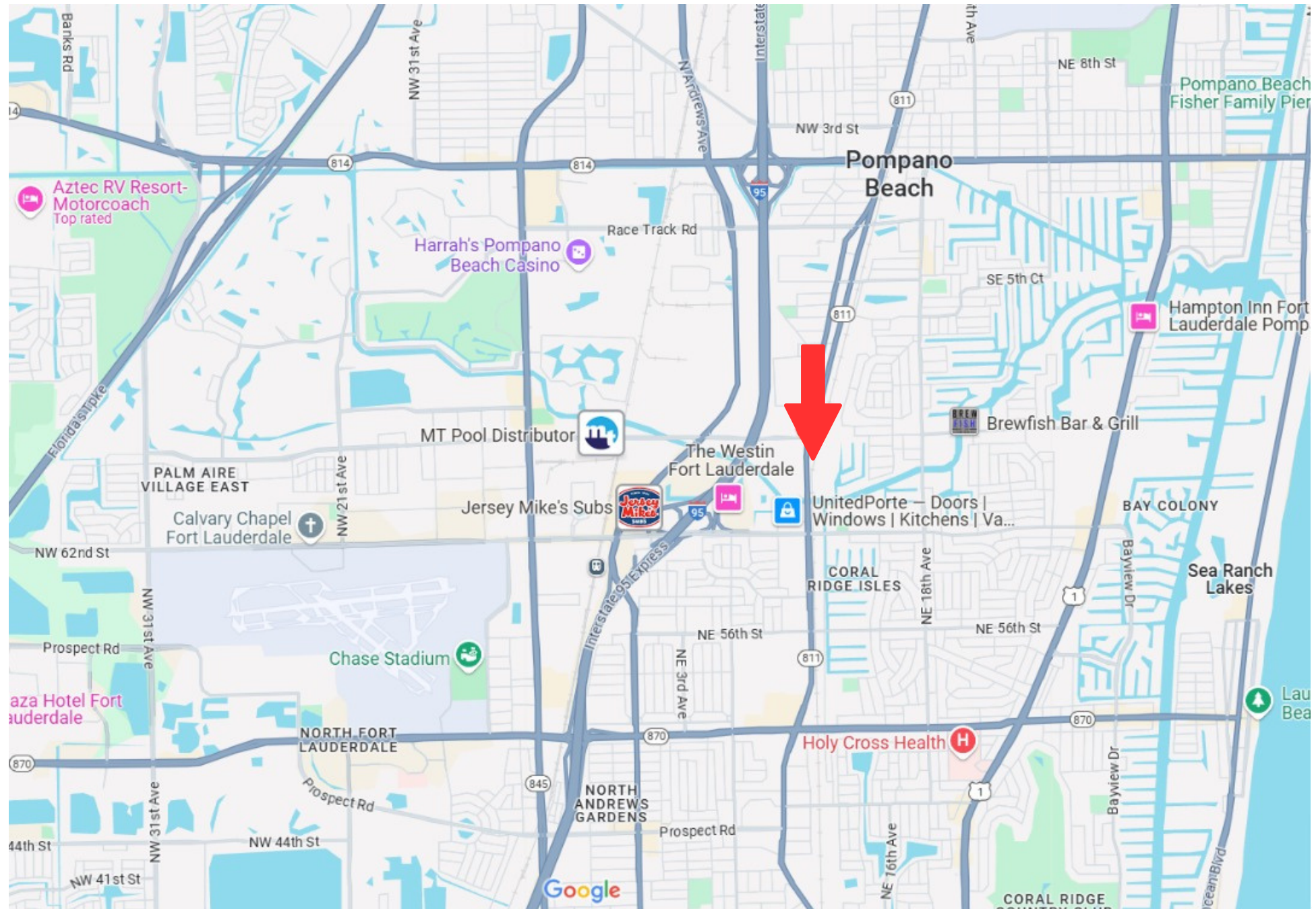
Financials

	Base	NNN	Total Monthly	Lease ends	Increases	Option	Size Approx
Unit 5	\$7,792.00	\$1,625.00	\$9,417.00	Nov 30th 2025	3%		6000
Unit 1,2,3,4	\$23,380.15	\$5,395.41	\$28,775.56	Jun 30th 2027	3%		19188
Total	\$31,172.15	\$7,020.41	\$38,192.56				
Gross Annual Income			\$458,310.72				
Taxes		\$5,837.90	\$70,054.80				
Insurance		\$1,382.37	\$16,588.40				
NOI			\$371,667.52				
Cap rate			6.64%				
Asking Price			\$5.6M				

Location



Location

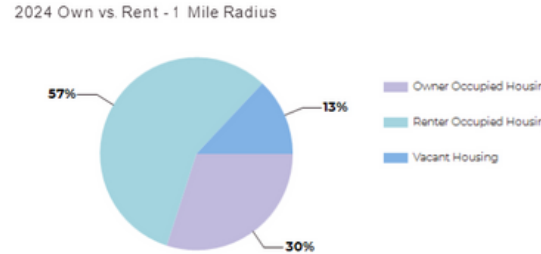
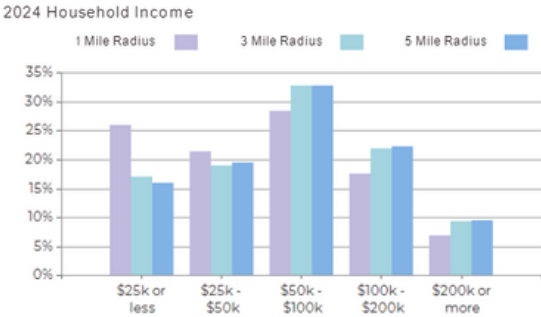
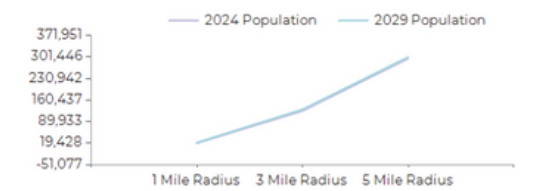


Population

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,183	112,523	267,184
2010 Population	15,936	112,178	265,750
2024 Population	19,428	125,330	296,813
2029 Population	21,197	129,824	301,446
2024-2029: Population: Growth Rate	8.80%	3.55%	1.55%

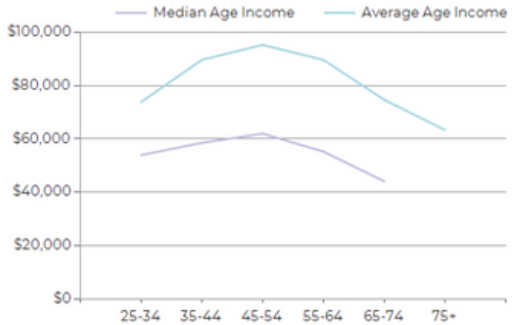
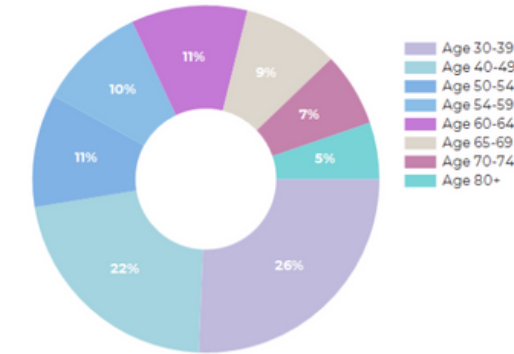
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,004	4,846	10,797
\$15,000-\$24,999	1,013	4,525	10,070
\$25,000-\$34,999	644	3,527	8,264
\$35,000-\$49,999	1,017	6,922	17,177
\$50,000-\$74,999	1,373	10,927	25,108
\$75,000-\$99,999	839	7,125	17,652
\$100,000-\$149,999	891	7,749	18,712
\$150,000-\$199,999	473	4,346	10,434
\$200,000 or greater	534	5,186	12,354
Median HH Income	\$52,766	\$65,604	\$66,984
Average HH Income	\$81,313	\$99,257	\$100,448

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,436	61,024	143,710
2010 Total Households	6,261	48,476	117,950
2024 Total Households	7,789	55,153	130,569
2029 Total Households	8,553	57,412	133,198
2024 Average Household Size	2.41	2.22	2.24
2024-2029: Households: Growth Rate	9.45%	4.05%	2.00%



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,425	8,504	19,772
2024 Population Age 35-39	1,472	8,350	19,689
2024 Population Age 40-44	1,329	7,831	19,305
2024 Population Age 45-49	1,125	7,270	17,513
2024 Population Age 50-54	1,191	8,165	19,821
2024 Population Age 55-59	1,136	8,754	20,905
2024 Population Age 60-64	1,223	9,770	22,857
2024 Population Age 65-69	1,013	8,724	20,308
2024 Population Age 70-74	778	7,056	16,848
2024 Population Age 75-79	595	5,847	13,845
2024 Population Age 80-84	455	3,691	8,665
2024 Population Age 85+	691	3,837	9,124
2024 Population Age 18+	15,200	104,042	246,804
2024 Median Age	39	45	45
2029 Median Age	41	46	47

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,968	\$64,416	\$64,828
Average Household Income 25-34	\$73,909	\$90,627	\$90,988
Median Household Income 35-44	\$58,582	\$73,907	\$78,286
Average Household Income 35-44	\$89,761	\$106,141	\$108,459
Median Household Income 45-54	\$62,044	\$79,477	\$81,862
Average Household Income 45-54	\$95,374	\$114,115	\$115,064
Median Household Income 55-64	\$55,316	\$75,708	\$77,080
Average Household Income 55-64	\$89,739	\$111,437	\$112,769
Median Household Income 65-74	\$44,133	\$60,619	\$60,796
Average Household Income 65-74	\$74,737	\$95,727	\$96,226
Average Household Income 75+	\$63,403	\$79,053	\$79,968



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