



# Pembroke Park

Retail Plaza (NNN)



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### **Pembroke Plaza**

Is an 8,917 SF retail plaza built in 2022 on West Hallandale Boulevard. It is currently divided into seven (7) retail spaces ranging from 690 SF to 2,100 SF



**4250 W Hallandale Blvd  
Pembroke Park, FL 33023**



# Convenient and easy to access location



Just 3 minutes from I95, 15 minutes to Fort Lauderdale International Airport.  
W Hallandale Blvd has over 45,000 vehicles per day (on average)



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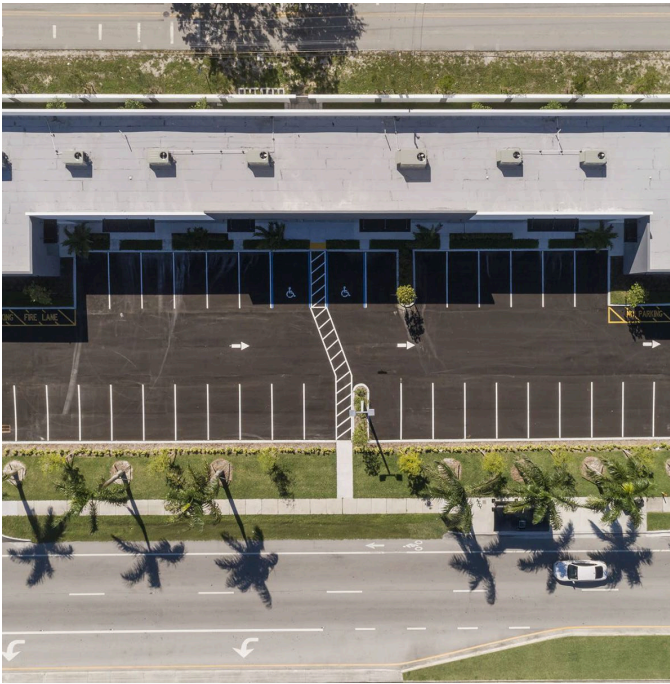
## Key Facts

**4250 W Hallandale Blvd, Pembroke Park, FL 33023**

Pembroke plaza is a 8,774 Sq Ft retail plaza built in 2022 and minutes away from Hallandale Beach. Surrounded by a big residential community, the lot is 34,155 SF, has 37 parking spaces, and features hurricane impact windows and doors.

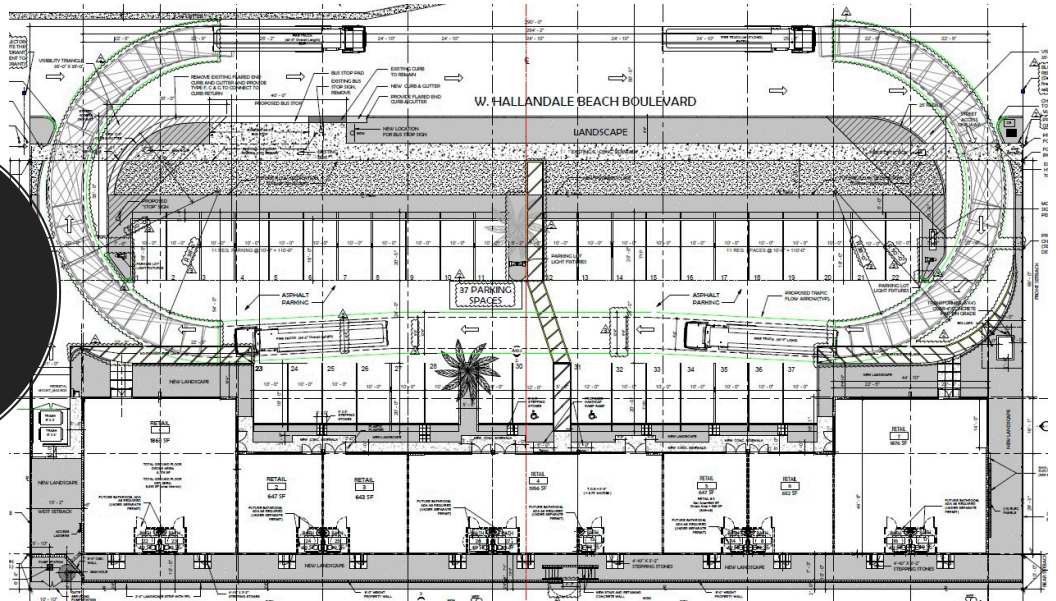


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# Financials & Rent Roll

\*Triple Net

Building Unit	Sqft	Monthly Rent	Pro Forma
1	1961	0	3,620
2	696	1,512.61	1,512.61
3	692	1,570.08	1,570.08
4	2103	3,785.61	3,785.61
5	696	1,652.46	1,652.46
6	701	0	1,660
7	1974	3,587.50	3,587.50
Advertising		2,419	2,419
Total Monthly		14527.26	19,807
Total Annually		174327.12	237687.12



# Comparables

Address	Year Built	Date	# Sqft	Sold	Price Sqft
<a href="#">12 - 20 W HALLANDALE BEACH BOULEVARD HA</a>	1991	03/23/2023	4,020.0	\$3,000,000	\$746
<a href="#">136 S FEDERAL HIGHWAY HALLANDALE BEACH</a>	1957	09/12/2022	3,783.0	\$2,400,000	\$634
<a href="#">4400 W HALLANDALE BEACH BOULEVARD PEM</a>	1959	06/26/2023	6,456.0	\$2,675,000	\$414
1560 NE 205 ST, Miami	1974	05/16/2024	5,720.0	\$2,000,000	\$350
<a href="#">721 - 723 S 21 AVENUE HOLLYWOOD, 33020</a>	1954	02/08/2024	2,639.0	\$1,125,000	\$426
<a href="#">4250 W HALLANDALE BEACH BOULEVARD PEM</a>	2022		9,422.0	\$4,750,000	\$504

# Lease Terms Conditions

- **3-5 Years on first term**
- **3-5 Year Renewal Option**
- **Personal Guaranty is a must**
- **Business Tax Return (2 Years)**
- **2.5-3% or CPI yearly increase on base rent**
- **2-month security deposit**
- **Bank Reference and/or copy of 3 month state**
- **Commercial Reference**
- **Current landlord recommendation letter**

## Traffic Count Report

**Building Type:** General Retail  
**Secondary:** Storefront Retail/Office  
**GLA:** 8,676 SF  
**Year Built:** 2020  
**Total Available:** 8,676 SF  
**% Leased:** 0%  
**Rent/SF/Yr:** \$23.96

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SW 48th Ave	SW 31st Dr	0.07 N	2020	7,750	MPSI	.37
2 Southwest 40th Avenue	SW 31st Dr	0.06 S	2020	10,244	MPSI	.40
3 Southwest 23rd Street	SW 40th Ave	0.00 NE	2020	9,327	MPSI	.43
4 West Hallandale Beach Boulevard	SW 36th Ave	0.03 S	2020	45,698	MPSI	.45
5 Southwest 48th Avenue	SW 36th St	0.01 N	2020	6,829	MPSI	.50
6 West Hallandale Beach Boulevard	SW 52nd Ave	0.01 W	2020	30,633	MPSI	.56
7 SW 40th Ave	SW 39th St	0.05 S	2020	6,200	MPSI	.61
8 SW 52nd Ave	SW 39th St	0.07 W	2020	6,829	MPSI	.62

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