



## EXECUTIVE SUMMARY

Property Type	Office/Flex
Lease Rate	+/- \$17 NNN
Available Areas	+/- 4,400 SF
Units	104 & 204
Zoning	I-1
Frontage Street	S. Andrews Ave
Traffic Count	25,500 VPD

## ANDREWS PLAZA

470-480 S. Andrews Avenue, Pompano FL, 33069

## SPACE DESCRIPTION

This is a newer industrial building that was fit out as a standard office. Roof was completely replaced in 2021, and the parking here is a phenomenal 4.13/1,000 ratio. Current zoning is Pompano Beach I-1 which permits a wide variety of industrial uses as well as most office and retail. There is a lot of existing infrastructure that will save future tenants time and cost on their build-out.

- Suite 203 - 4,400 SF

## HIGHLIGHTS

- Parapet wall for excellent signage
- Lots of Parking (75 spaces on site)
- 14' - 18' Ceilings
- Fully Air Conditioned
- <1 mi from I-95
- Industrial zoning built as office

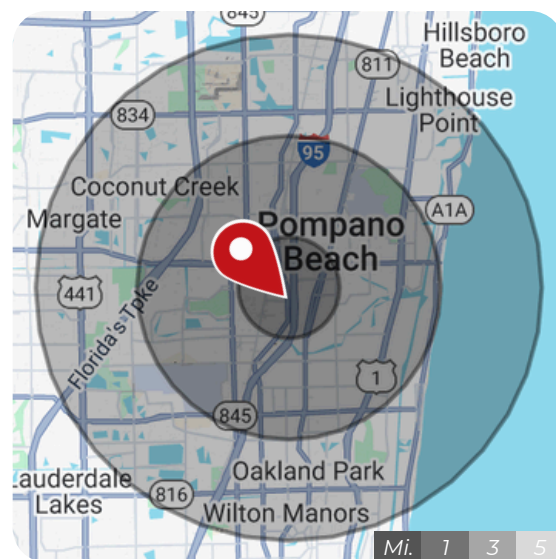
## DEMOGRAPHICS

Within 3 mi Radius

	\$ 79,812
	Avg. Household Income
	\$ 1.4B
	Consumer Spending
	117,914
	Residential Population
	106,489
	Daytime Workforce
	75 Parking
	Ample surface parking

## LOCATION DESCRIPTION

Property is located immediately on S Andrews Ave. and offers close proximity to major thoroughfare access. This location is 0.6 miles to I-95, 0.8 miles to Dixie Highway, and 3 miles to both US1 and Florida Turnpike.





# ANDREWS PLAZA

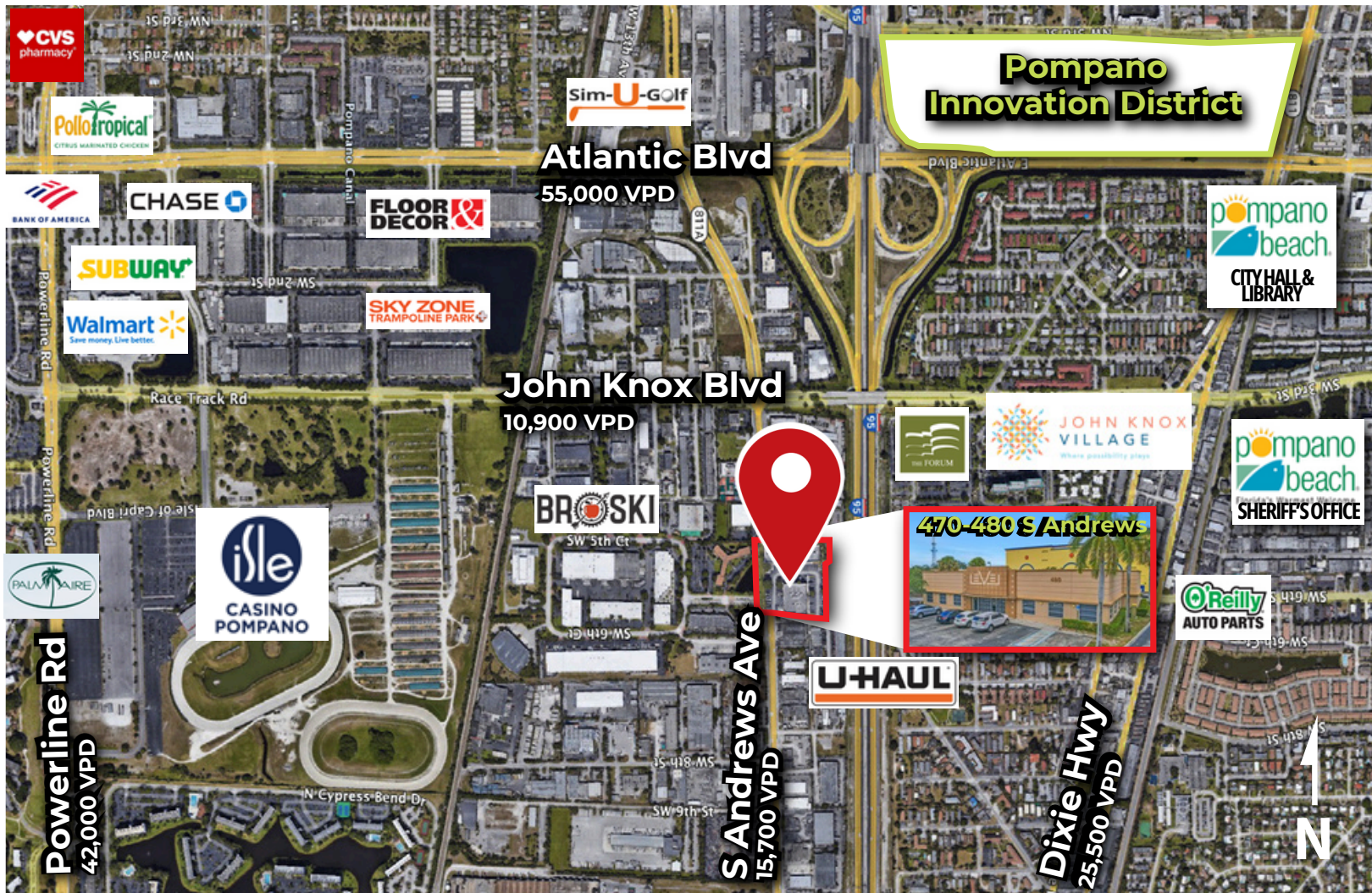
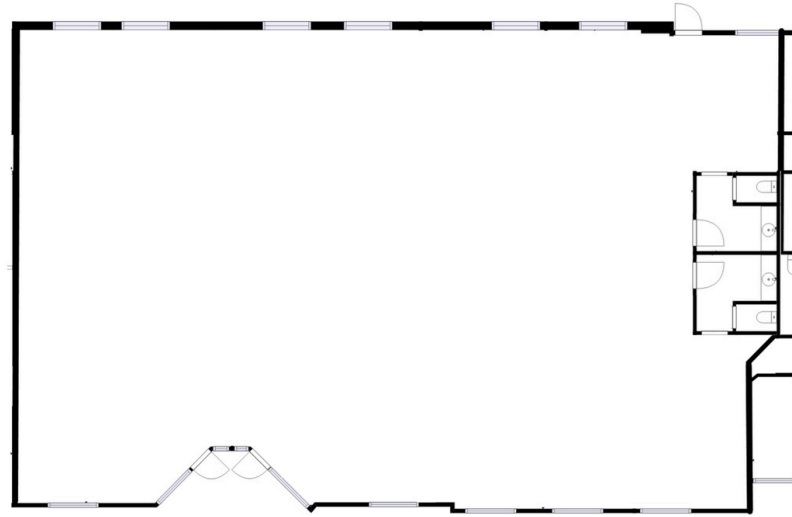


470-480 S. Andrews Avenue  
Pompano FL, 33069

SUITE 203| TOTAL AREA: 4,400 SF



SUITE 204| PROPOSED LAYOUT



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*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*

