

Two Vacant Land Parcels on Federal Hwy.

For Sale \$1,900,000
309 SE22 Ave.
& Federal Hwy.
Pompano Beach, FL 33062



FOR SALE/ LEASE	13,186 Sq. Ft. 50' Frontage on Federal Hwy			
DESCRIPTION	Two adjacent vacant land parcels on Federal Hwy. with 50' frontage on US-1 in the heart of Pompano Beach. New Transit Oriented EOD zoning would permit a variety of uses including boat sales and rentals, multi-family residential, day care, schools, medical office, church, veterinarian, animal grooming, travel agency, bar/ restaurant, bank, dry cleaning, drug store/ pharmacy, and consignment shop. Perfect for the buyer or tenant seeking high traffic counts and income demographics. Also available for ground lease.			
LOCATION	Just 3 Blocks South of Atlantic Blvd on Federal Highway on East Side of the Street.			
PARKING/ YEAR BUILT	https://www.youtube.com/embed/FuBc_AHa1To?rel=0			
PRICING	For Sale \$1,900,000 or \$144/ sq. ft..			
TRAFFIC COUNT	39,444 Federal Hwy.			
ZONING/ FOLIO	TO-EOD Folios 4843-31-06-0060 & 4843-31-06-0070			
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile	5 mile
	HH Population:	18,219	97,844	231,038
	Average HH Income:	\$90,474	\$89,813	\$88,331

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)

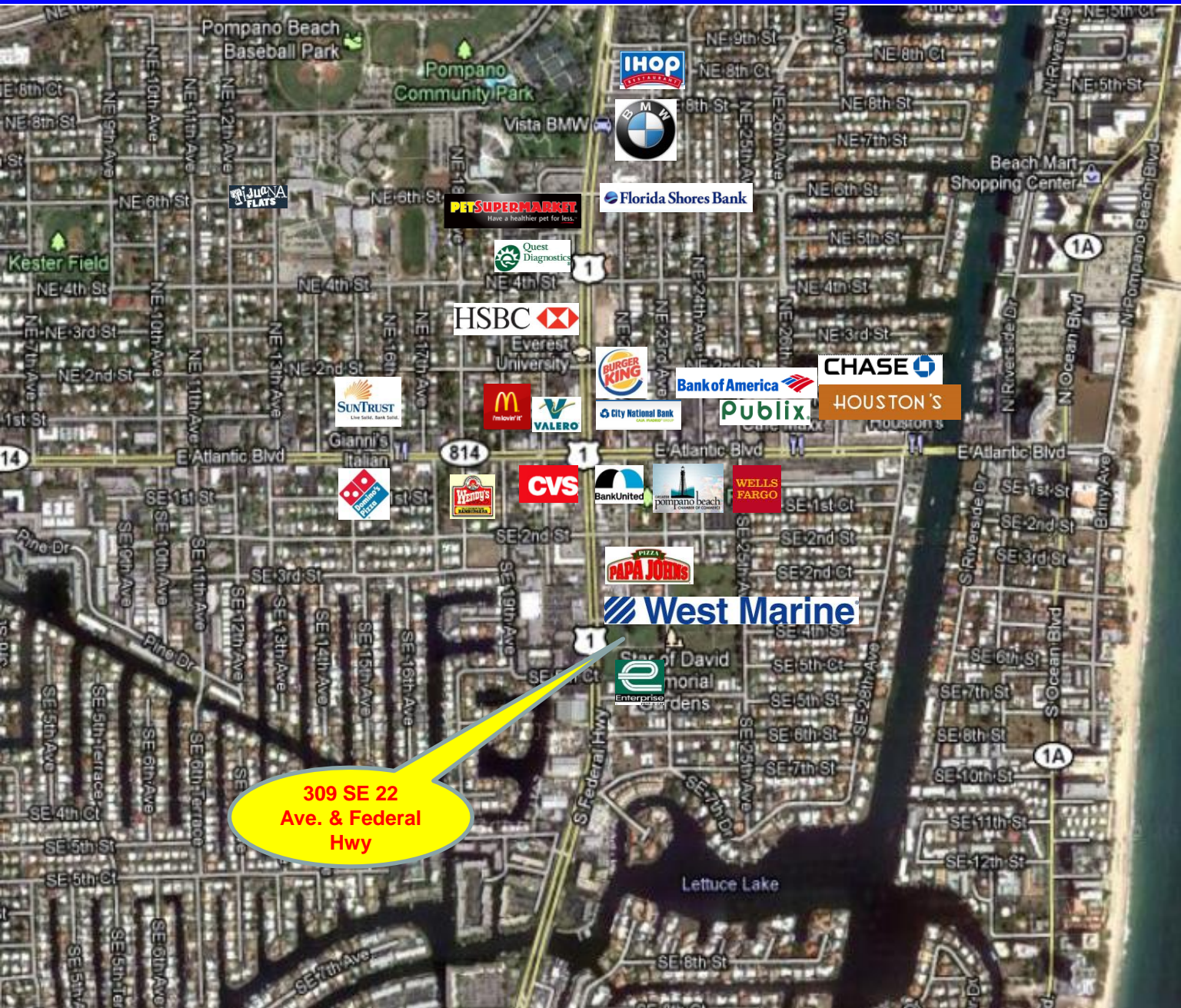
www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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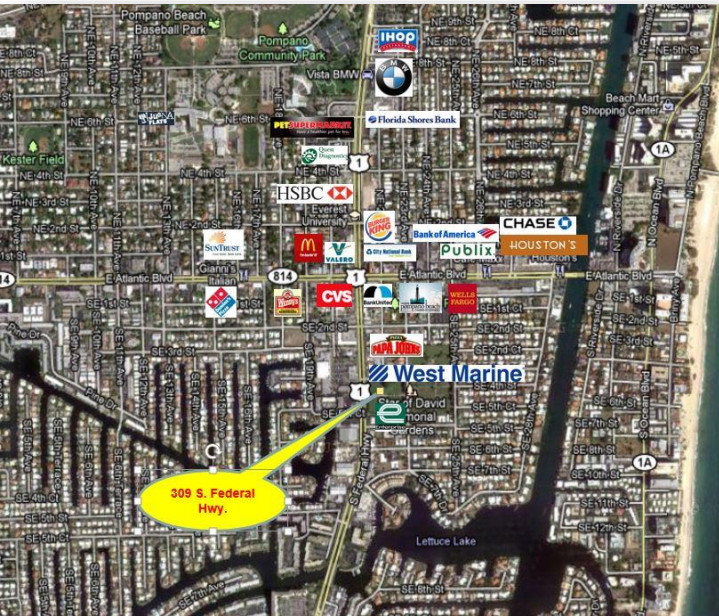
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Additional Photos

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Street View



Zoning Aerial



Rear View



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