



REAL ESTATE SALE

**1.35± Acre Fuel Service Facility
with Retail Building and
Outdoor Storage**

Pompano Beach, Florida

Offering at
\$3,800,000

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OVERVIEW

REAL ESTATE SALE

Fisher Auction Company is pleased to present a prime 1.35± Acre Fuel Service Facility with Retail Building and Outdoor Storage in the Heart of Pompano Beach, Florida.

PROPERTY HIGHLIGHTS

- Prime Investment or User Property with Diesel Fuel Service, Retail Building and Outdoor Storage
- Large 1.35± Acre Site adjacent to the busy Pompano State Farmers Market
- Compliant Fuel Tanks with Recent Test Results
- Income Generating Outdoor Storage with Upside Potential
- Close Proximity to I-95, Florida Turnpike, and the Planned Billion Dollar Pompano Beach New Downtown Site
- Central Location to Employment Centers with attractive commute times that include 45 Minutes to West Palm Beach and One Hour to Miami
- 3,242± Square Foot 2 Story Retail Building can be utilized for Multiple Purposes
- 2024 Phase 1 Environmental Site Assessment and Active Monitor Wells
- Pompano Beach is experiencing Rising Growth, a Healthy Jobs Market and Steady Development



OVERVIEW

REAL ESTATE SALE

PROPERTY DETAILS

- **Address:** 1126 Dr MLK Jr Blvd., Pompano Beach, Florida 33069
- **Location:** South Side of Dr MLK Jr Blvd between I-95 Overpass and N Andrews Avenue
- **Directions:** From Florida Turnpike Exit # 67. Go East on Dr MLK Jr Blvd to address. From I-95 Exit # 36 onto Atlantic Blvd. Go West to N Andrews Avenue. Turn right and go to NW 16 Avenue. Turn left and go to Dr MKL Jr Blvd. Turn left and proceed to address
- **Access:** 3 Curb Cuts along Dr MLK Jr Blvd
- **Building Size:** 3,242± Gross Square Feet
- **Land Area:** 58,765± Square Feet / 1.35± Acres
- **Current Use:** Fuel Service Facility with Retail Building and Outdoor Storage
- **Year Built:** 1958, Recent Improvements
- **Frontage:** 425± Feet along Dr MLK Blvd
- **Zoning:** I-1 General Industrial. See the Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2024 Total - \$21,855.23
- **Parcel ID No.:** 482434001030
- **Flood Zone:** Zone AH. FIRM Panel No. 12011C0357J
- **Utilities:** Municipal Water and Sewer
- **Electric:** Florida Power & Light
- **Parking:** Ample Service Parking with 27,000± SF (.62±Acres) of Outdoor Storage Space
- **Construction:** Concrete Block Construction, Single Pane Glass Windows, Built-Up Flat Roofing
- **Annual Average Daily Traffic:** 21,500



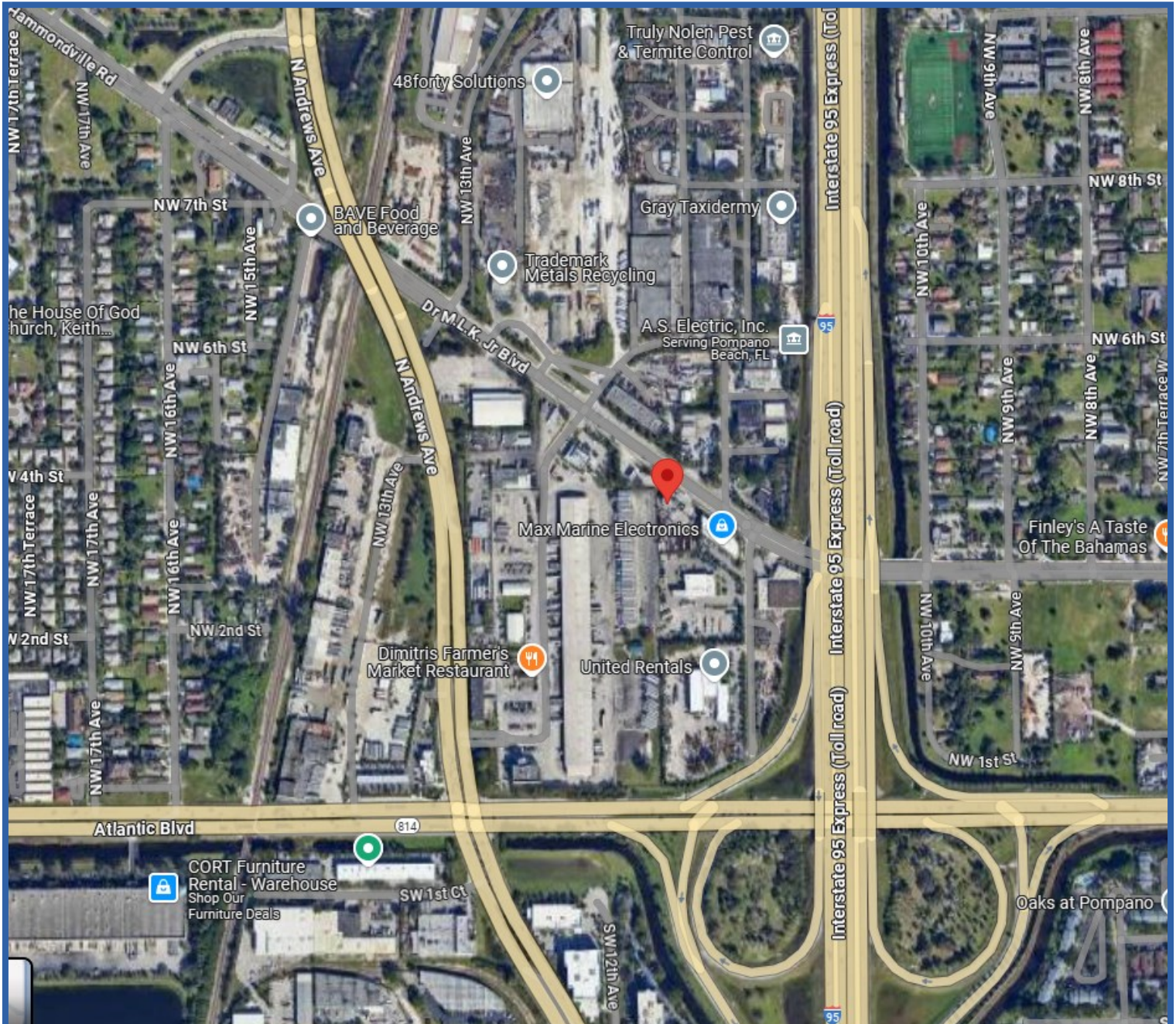
PROPERTY PHOTOGRAPHS



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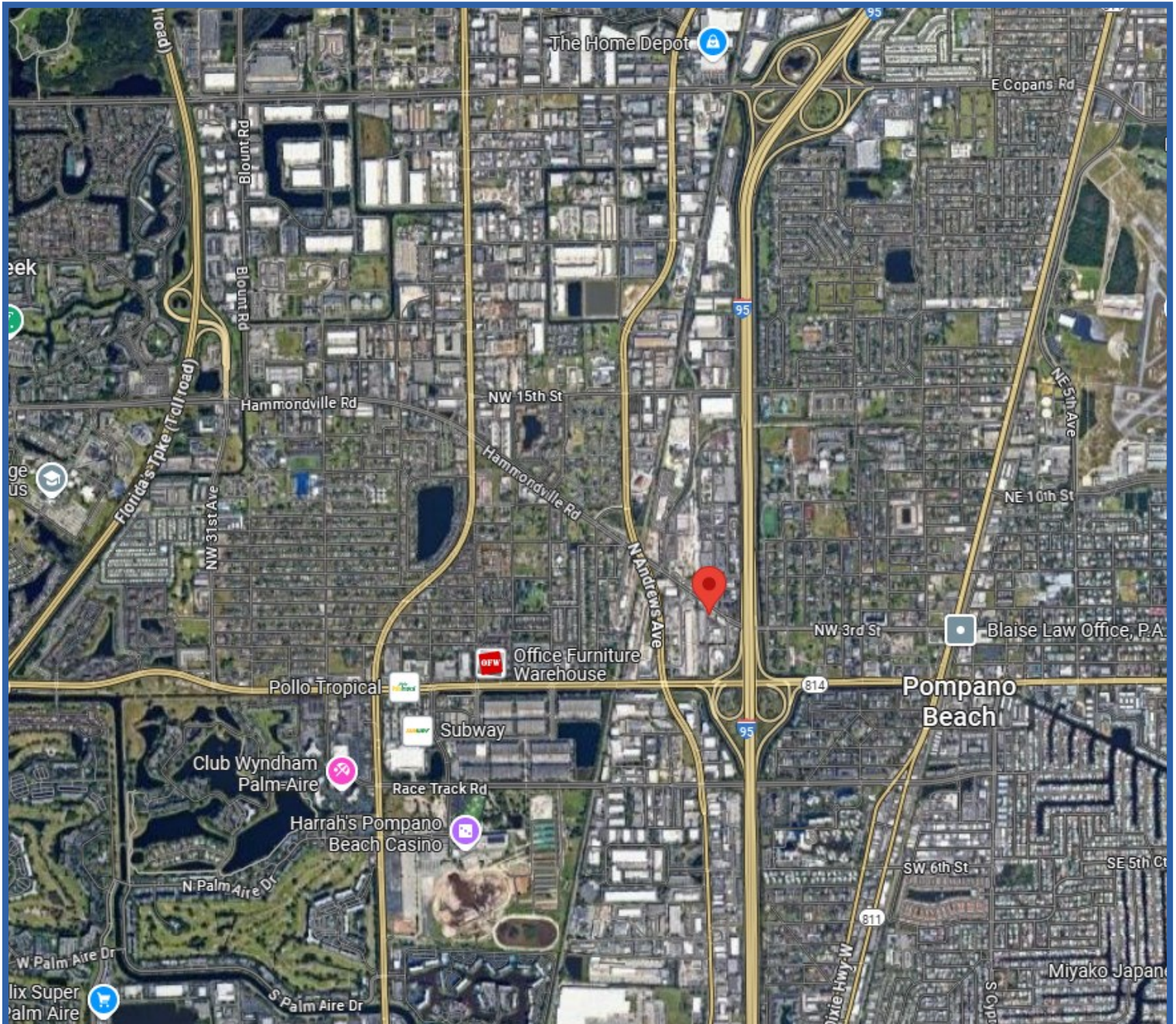


LOCATION MAP

REAL ESTATE
SALE

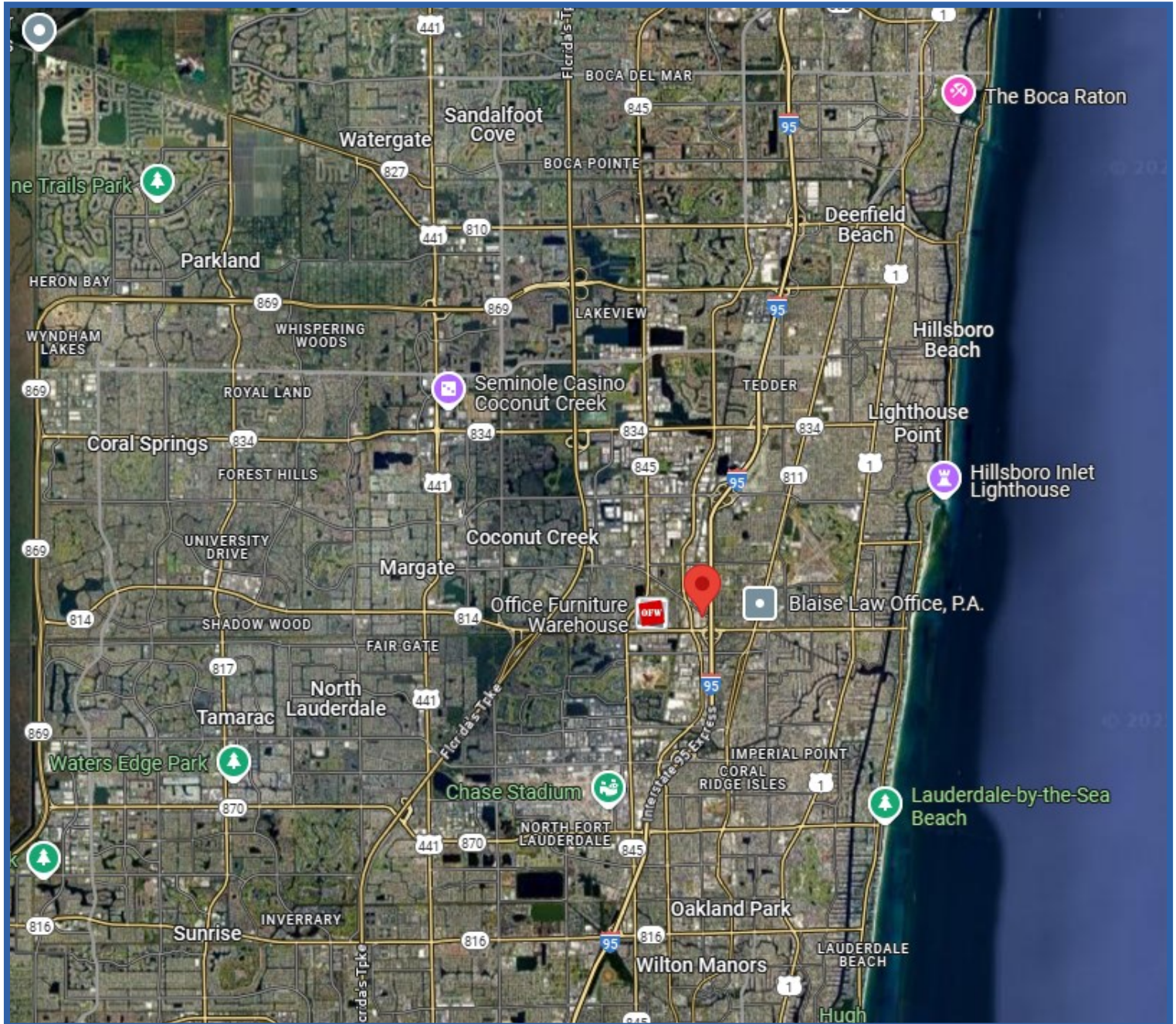
LOCATION MAP

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LOCATION MAP

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SALE



AREA OVERVIEW

REAL ESTATE SALE

Pompano Beach offers tremendous transportation links by air, sea, rail and ground – located minutes from the Fort Lauderdale Hollywood International Airport and Port Everglades and within an hour of two other international air and seaports in Miami and Palm Beach. The City also provides direct access to I-95, Florida's Turnpike and two major railway systems including Tri-Rail and the new Brightline fast track service train.

Pompano Beach is Broward County's largest industrial / warehouse / distribution submarket because of these transit links and our business-friendly attitude. With over 28 million square feet of industrial space, Pompano Beach houses two Amazon distribution centers and well-known defense contractors Precision Metal Industries and Point Blank Enterprises. Many other successful businesses call Pompano Beach home with manufacturing, marine, tourism, and entertainment industries leading our economy. Pompano Beach is also home to the Pompano State Farmers Market.

The City's vision for smart growth is becoming reality and has positioned Pompano Beach's current and future businesses for success. Continuing this growth will be the development of the New Downtown – a 70-acre walkable smart city hub designed for innovation - integrating residential, commercial, cultural and cutting- edge industries.

*INFORMATION OBTAINED FROM <https://www.pompanobeachfl.gov/government/economic-development>

DEMOGRAPHIC

	POMPANO BEACH, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	112,212	183,032	1.95M
MEDIAN HH INCOME	\$63,832	\$79,935	\$74,534
MEDIAN AGE	41.7	42.9	41.3
MEDIAN PROPERTY VALUE	\$321,900	\$455,600	\$380,400

*INFORMATION OBTAINED FROM DATAUSA.IO



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with Retail Building and
Outdoor Storage**

Pompano Beach, Florida



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FISHER
AUCTION COMPANY