



# HALLANDALE AREA 29,309 SQFT WAREHOUSE FOR SALE

2801 S. PARK ROAD  
PEMBROKE PARK FL 33009

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# HALLANDALE AREA 29,309 SQFT WAREHOUSE FOR SALE

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*Offered By:*



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WWW.COMMONCAPITAL.NET

01 Executive Summary  
Investment Summary

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## OFFERING SUMMARY

ADDRESS	2801 S. PARK ROAD PEMBROKE PARK FL 33009
MARKET	BROWARD COUNTY
SUBMARKET	SOUTH FLORIDA
BUILDING SF	29,309 SF
LAND ACRES	1.03
LAND SF	44,963 SF
YEAR BUILT	1968/1975
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$10,000,000
PRICE PSF	\$341.19

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	13,455	208,537	488,420
2023 Median HH Income	\$39,931	\$53,148	\$56,807
2023 Average HH Income	\$53,639	\$82,177	\$88,860

- ✓ High ROI Potential: This industrial property at 2801 S. Park Road is a golden opportunity for savvy investors seeking a high return on investment. With its prime location and versatile layout, this property offers endless possibilities for profit.

Whether you're looking to lease to a thriving business or develop it into a lucrative venture, the potential for a substantial ROI is within your grasp.

- ✓ Strategic Location: Situated in a highly sought-after area, this industrial property enjoys the advantage of being in close proximity to major transportation hubs and key business districts. Its convenient access to major highways, ports and airports ensures seamless connectivity for suppliers, distributors, and customers alike.

This prime location not only enhances the property's value but also guarantees a steady stream of potential tenants or buyers, maximizing in either your products/services or ROI potential.

- ✓ Versatile Layout: This industrial property makes it an ideal investment for a variety of industries. Boasting ample square footage and customizable spaces, it can accommodate light manufacturing facilities, warehousing operations, or even a combination of both. The versatility of this property allows you to attract a diverse range of tenants or buyers, ensuring a higher likelihood of securing a profitable deal in your future.

- ✓ Strong Rental Demand: With the growing demand for industrial spaces in the area, this property presents an excellent opportunity for passive income through leasing.

Its location in a thriving business community, coupled with its modern amenities and functional design, makes it highly desirable for businesses looking to expand or establish a presence in the area.

By capitalizing on the strong rental demand, you can generate a steady cash flow and enjoy a consistent ROI.

- ✓ Potential for Value Appreciation: Investing in this industrial property not only offers immediate ROI potential but also promises long-term value appreciation. As the surrounding area continues to develop and attract more businesses, the demand for industrial spaces is expected to rise. By acquiring this property now, you position yourself to benefit from future market growth, ensuring a substantial return on your investment in the years to come.

In conclusion, this industrial property at 2801 S. Park Road presents a compelling investment opportunity with its high ROI potential, strategic location, versatile layout, strong rental demand, and potential for value appreciation.

Don't miss out on the chance to capitalize on this lucrative investment and secure your financial future. Contact us today to explore the possibilities and make this property a part of your portfolio.



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02

Property Description

Property Features

Parcel Map

Business logos Map

Parcel Map

Survey

Additional Map

Property Images

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## PROPERTY FEATURES

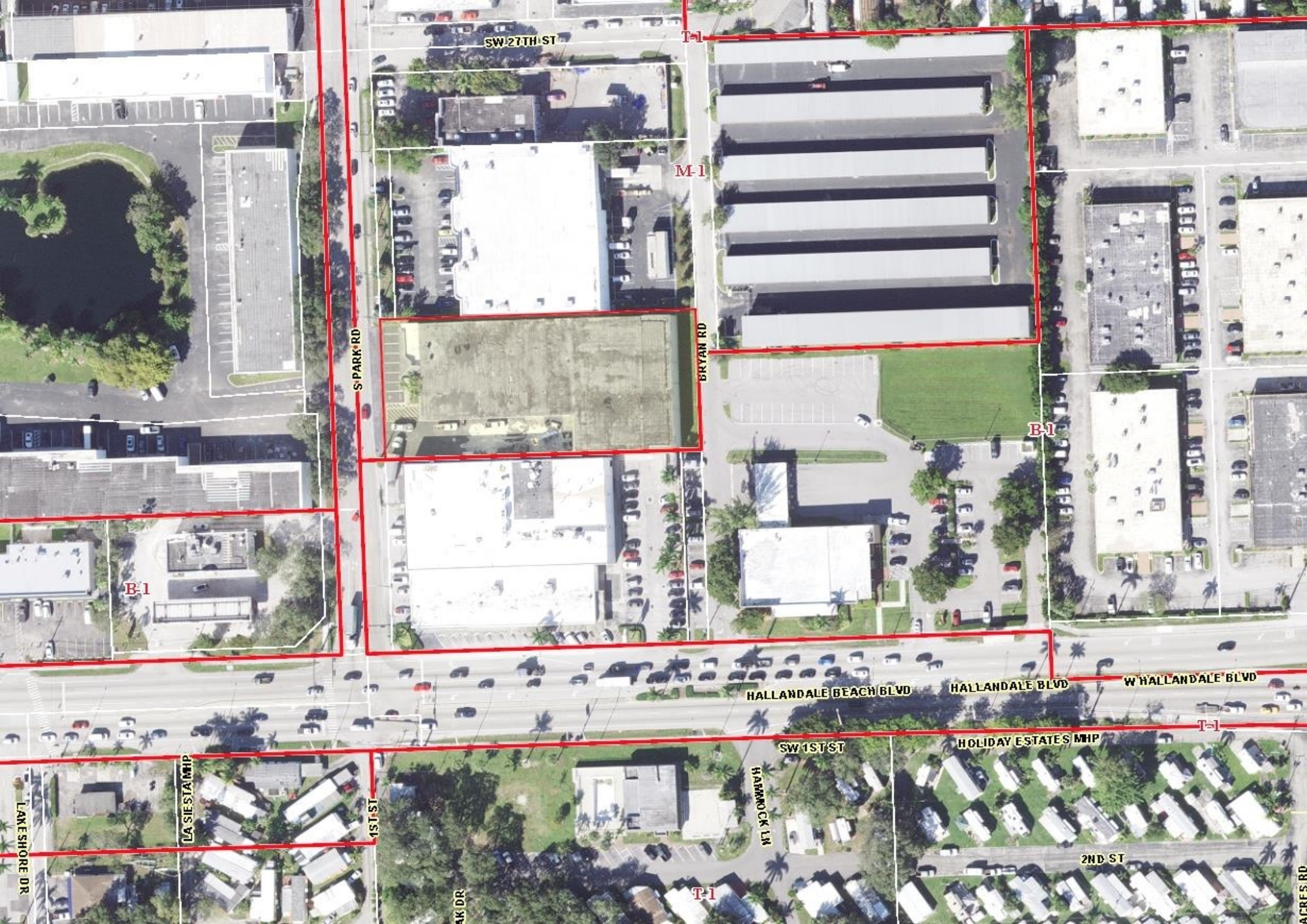
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NUMBER OF UNITS	1
BUILDING SF	29,309
LAND SF	44,963
LAND ACRES	1.03
YEAR BUILT	1968/1975
# OF PARCELS	1
ZONING TYPE	M-1 INDUSTRIAL
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	145 X 310.09
NUMBER OF PARKING SPACES	8
CEILING HEIGHT	18
DOCK HIGH DOORS	4
FENCED YARD	YES
OFFICE AREA "A" SF	859
WAREHOUSE AREA "B" SF	15,000
WAREHOUSE AREA "C" SF	13,444



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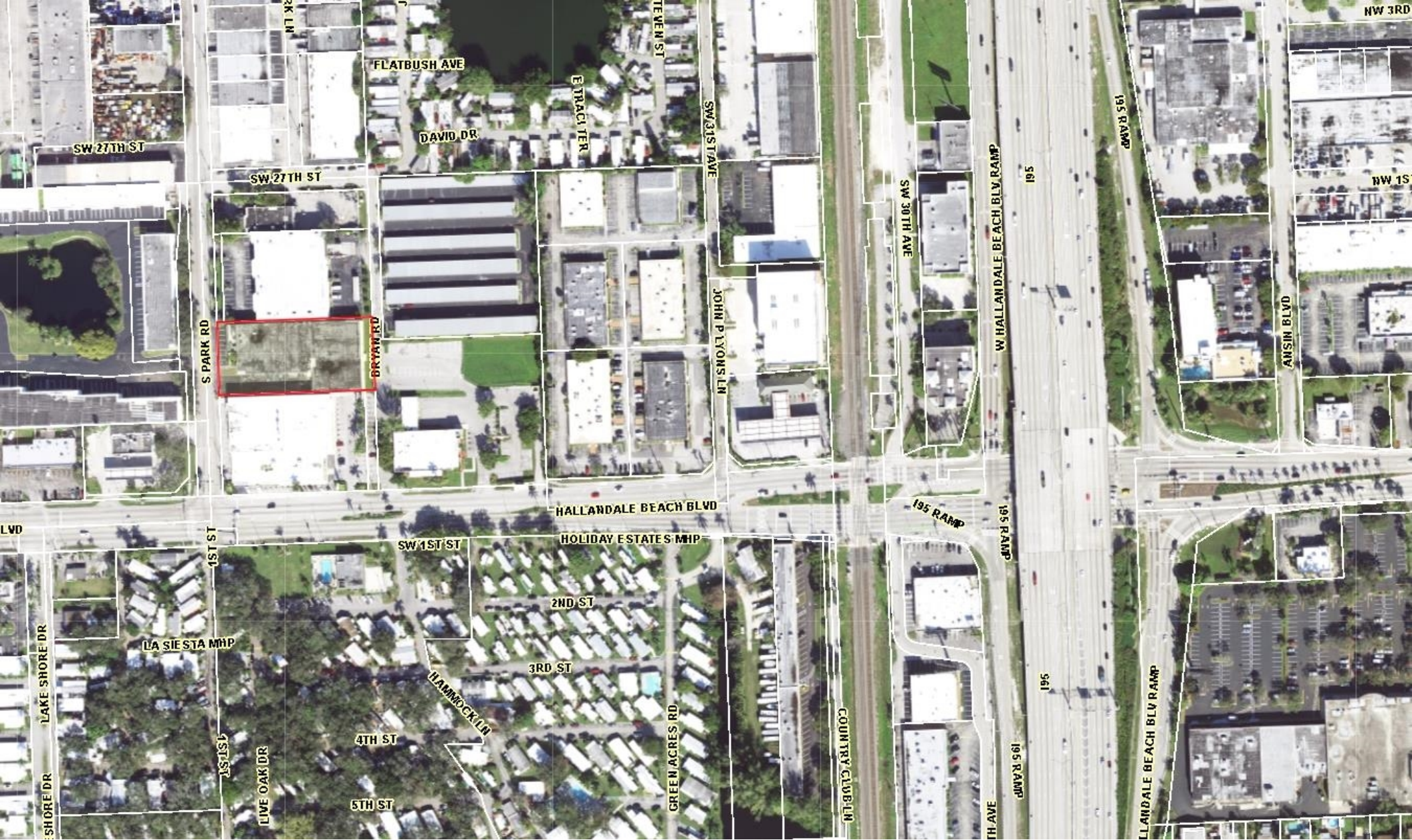
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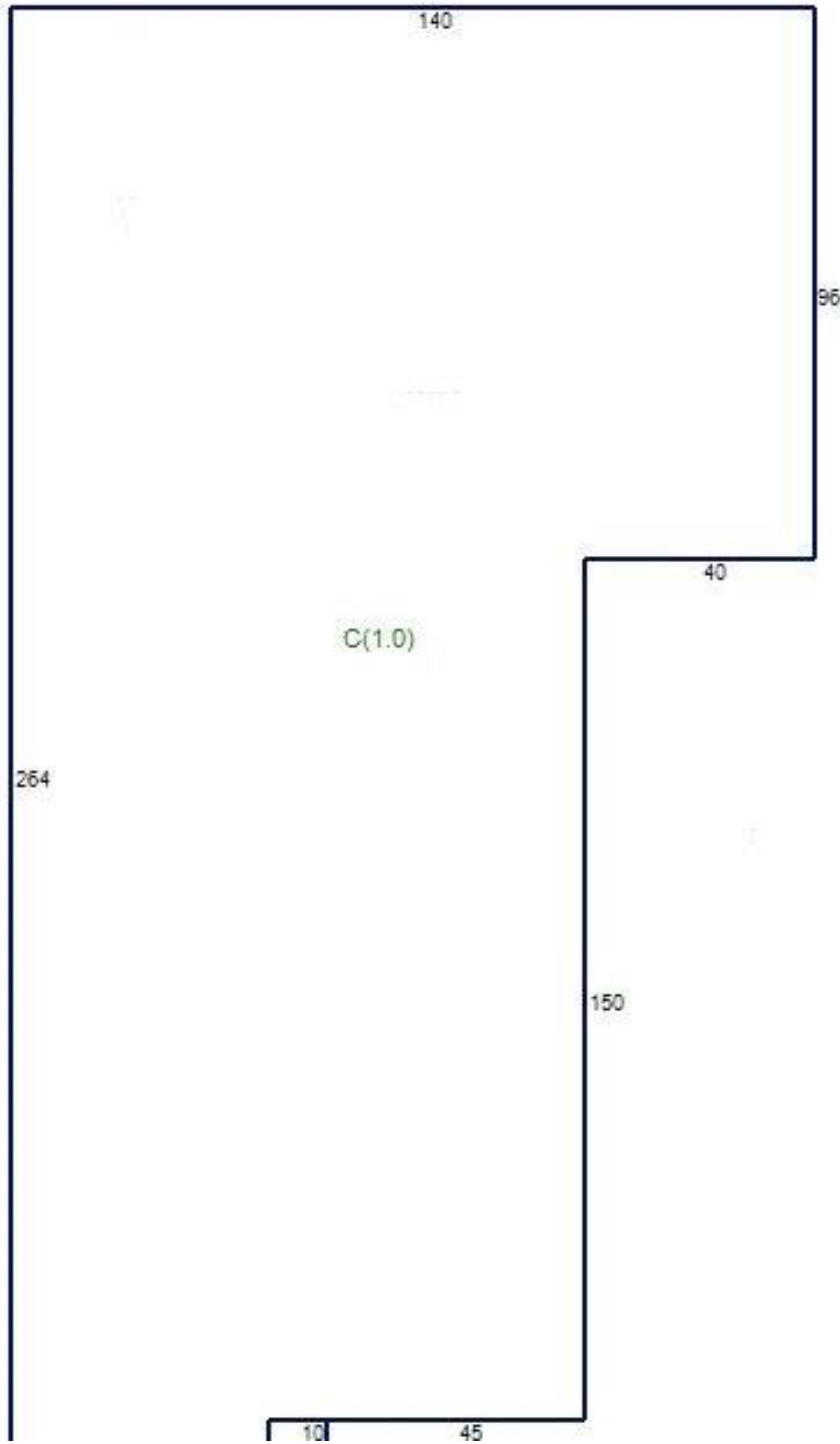
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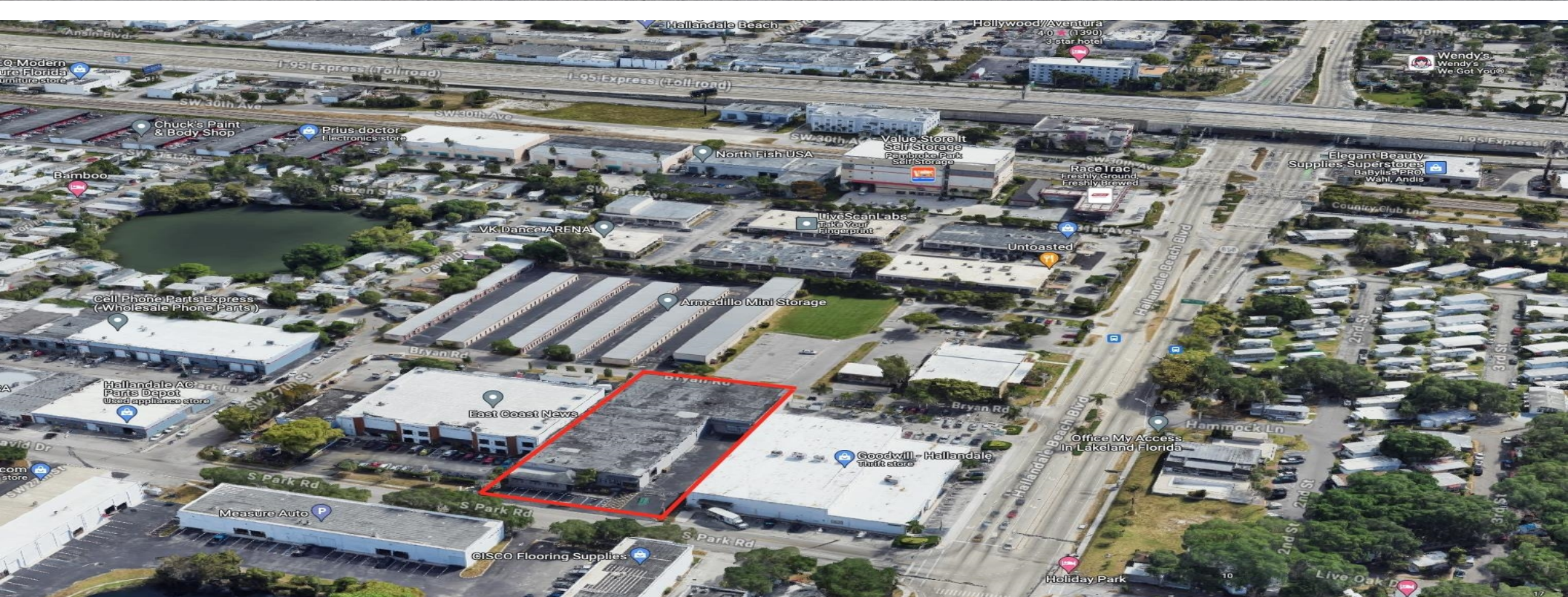
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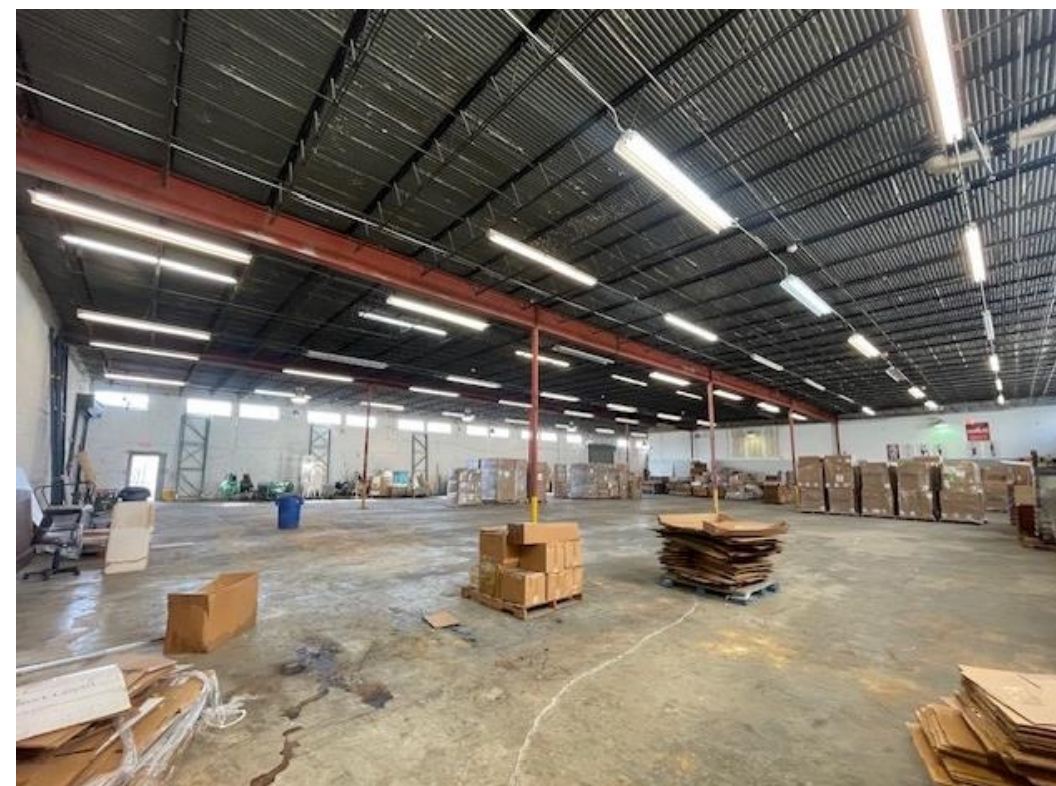
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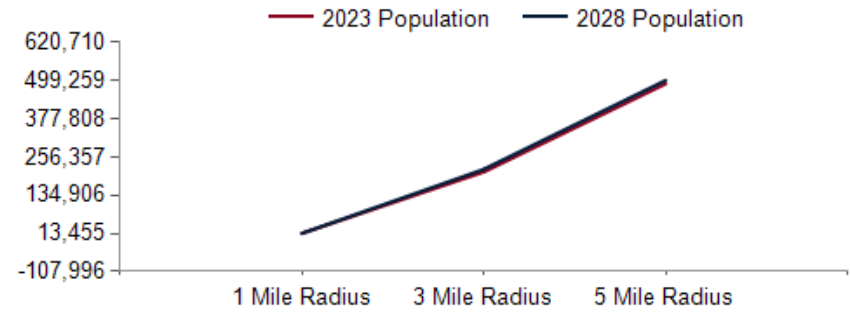
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Demographics

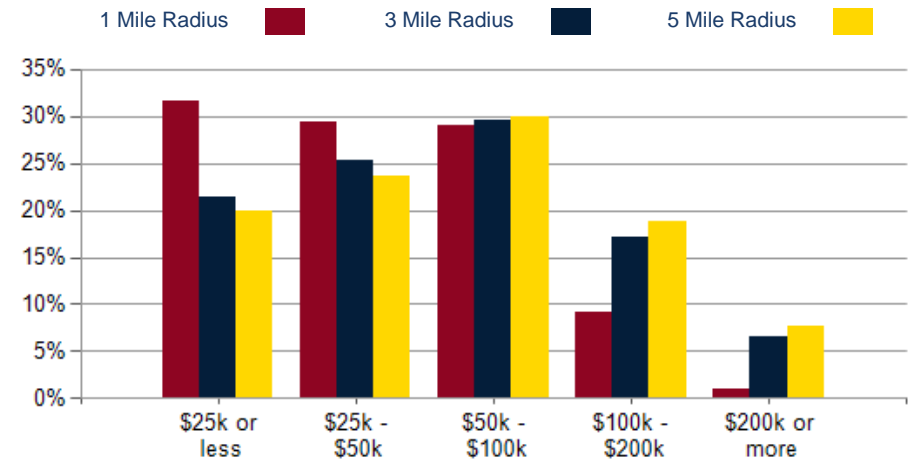
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,034	168,679	413,170
2010 Population	12,610	183,011	443,080
2023 Population	13,455	208,537	488,420
2028 Population	13,478	217,034	499,259
2023 African American	5,140	60,091	150,447
2023 American Indian	86	967	2,740
2023 Asian	243	4,859	11,530
2023 Hispanic	6,196	83,539	178,736
2023 Other Race	2,034	22,461	46,737
2023 White	3,072	73,284	173,785
2023 Multiracial	2,876	46,780	102,985
2023-2028: Population: Growth Rate	0.15%	4.00%	2.20%

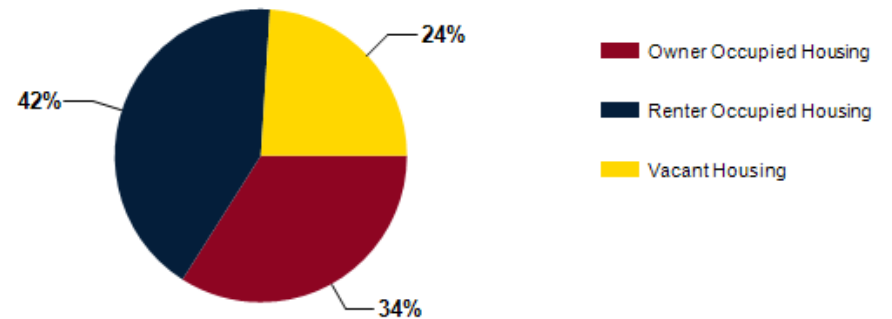
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	972	10,439	22,094
\$15,000-\$24,999	604	7,616	15,852
\$25,000-\$34,999	539	8,819	18,694
\$35,000-\$49,999	927	12,600	26,462
\$50,000-\$74,999	879	15,235	34,065
\$75,000-\$99,999	567	9,637	22,825
\$100,000-\$149,999	363	10,798	26,014
\$150,000-\$199,999	99	3,687	9,956
\$200,000 or greater	50	5,550	14,550
Median HH Income	\$39,931	\$53,148	\$56,807
Average HH Income	\$53,639	\$82,177	\$88,860



### 2023 Household Income



### 2023 Own vs. Rent - 1 Mile Radius

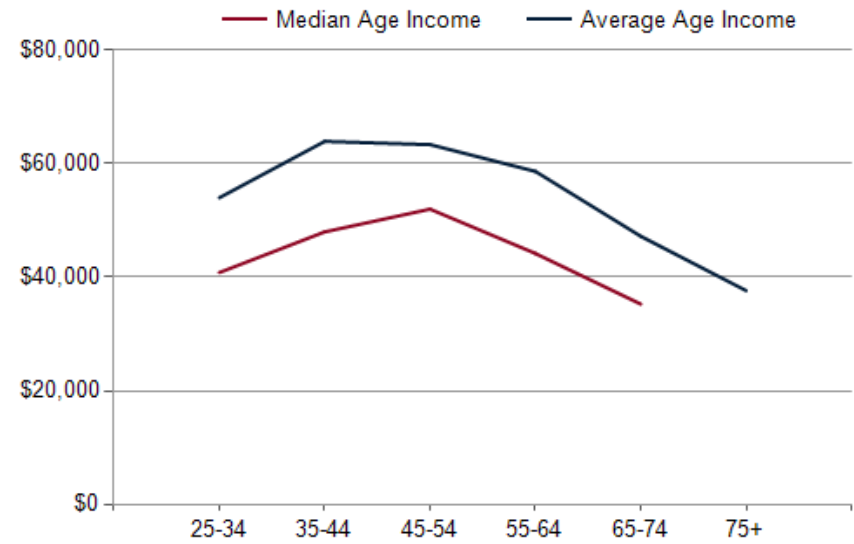
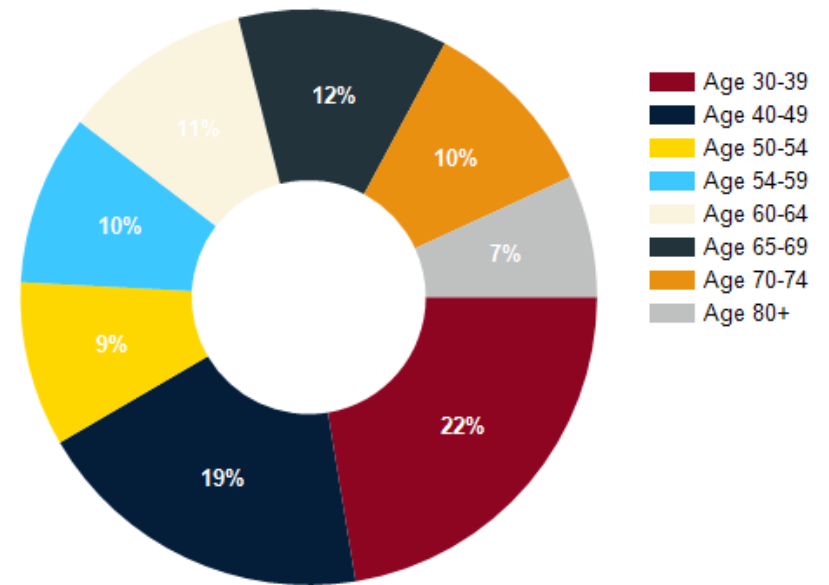


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	930	14,220	33,916
2023 Population Age 35-39	843	13,620	31,645
2023 Population Age 40-44	813	13,466	30,726
2023 Population Age 45-49	705	12,507	28,739
2023 Population Age 50-54	733	13,140	30,571
2023 Population Age 55-59	759	13,459	31,365
2023 Population Age 60-64	843	13,964	32,830
2023 Population Age 65-69	931	13,076	30,432
2023 Population Age 70-74	816	11,394	26,286
2023 Population Age 75-79	543	7,971	18,795
2023 Population Age 80-84	318	5,390	12,720
2023 Population Age 85+	231	5,702	13,098
2023 Population Age 18+	10,584	168,051	392,555
2023 Median Age	40	42	42
2028 Median Age	41	43	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$40,807	\$54,946	\$57,887
Average Household Income 25-34	\$54,000	\$78,116	\$83,021
Median Household Income 35-44	\$47,974	\$66,627	\$72,198
Average Household Income 35-44	\$63,925	\$98,690	\$105,661
Median Household Income 45-54	\$51,986	\$68,410	\$75,053
Average Household Income 45-54	\$63,350	\$101,064	\$108,757
Median Household Income 55-64	\$44,175	\$57,433	\$62,159
Average Household Income 55-64	\$58,635	\$88,409	\$95,498
Median Household Income 65-74	\$35,260	\$44,083	\$48,738
Average Household Income 65-74	\$47,203	\$70,162	\$78,649
Average Household Income 75+	\$37,630	\$56,889	\$62,290

Population By Age



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Additional Information

Permitted Uses

Broward Property Record

Sec. 28-211. - Intent and definitions.

The M-1 Industrial District is intended for industrial uses not in conflict with any ordinance of the Town regulating nuisances and for such uses not involving the use of materials, processes or machinery likely to cause undesirable effects upon neighboring or adjacent residential or business property. The M-1 Industrial District may directly abut a residential or business district and the activities allowed in an M-1 Industrial District are intended to be such as may be compatible with such neighboring districts under the requirements provided in this division to minimize conflict, and to preserve the M-1 Industrial District for its primary purpose, to wit: industrial development. Residential uses are not allowed therein.

For purposes of the regulations of the M-1 Industrial District "Residential" shall be deemed to include not only single-family residences, but multifamily residential use and mobile home park use in addition thereto; furthermore, "residential zoning" shall also be deemed to include zoning classifications where single-family residences, multi-family residences, or mobile home park use is allowed.

For purposes of applying the regulations of the M-1 Industrial District in Sections 28-212, 28-213, 28-214, and the regulations of the M-1 Zoning District as applicable to non-conforming uses and structures, the word "expand" or "expansion" shall not be limited to an increase in floor area of a building's interior, but shall also include an increase in utilization of existing floor area, an increase in the utilization of land area (e.g. particularly, some uses and activities in this M-1 Industrial District are allowed to take place outside of buildings and structures), an increase vehicle trips generated for the site, an increase in off-street parking requirements for the site, an intensification to the activity taking place on the site, and any alteration of activity that is reasonably likely to generate a discernible increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic, public safety, or like adverse effects.

(Ord. No. 15-02-03, § 1, 2-11-15)

Sec. 28-211.5. - Permitted uses.

Except as provided in Section 28-212 and Section 28-213, no building or structure, or part thereof, shall be erected, altered, occupied or used, or land or water area occupied or used, in whole or in part, in the M-1 Industrial District for other than one (1) or more of the following permitted uses:

- (a) Manufacture and distribution of:
  - Aerospace composites;
  - Apparel related products;
  - Assembled paper products;
  - Aviation technology;

Ceramics;

Computer components;

Cosmetics;

Electronic and electrical equipment, systems, components, instruments, and peripherals;

Finished wood products;

Food packaging and distribution;

Footwear;

Furniture and fixtures;

Image recognition devices;

Jewelry;

Leather products;

Machinery;

Manufacturing technology;

Medical equipment and supplies;

Musical instruments;

Optics;

Pharmaceuticals and medicines;

Robotics; and,

Transportation parts and equipment.

- (b) Development or distribution of artificial intelligence or computer and telecommunications software.
- (c) Medical and biomedical educational or scientific research, testing, or development facilities (not schools) or laboratories.
- (d) Warehouse and storage buildings associated with manufacturing, assembly and distribution of goods and equipment, including self-storage facilities; provided however, that in addition to all other requirements of the Town, adequate areas are available for the storage of trucks used in

the operation so that they are not parked in streets, driveways, automobile parking spaces or landscaped areas.

(e) Storage in bulk within warehouse and storage buildings of: brick, building materials, cement, clay products, concrete products, contractors' equipment, cotton, grain, gravel, hay, lead, plaster, pipe, lumber, machinery, roofing materials, rope, sand, stone, terra cotta, timber, wood or wool.

(f) The following service and trade establishments:

Bakery;

Boat repair;

Bookbinding;

Cheese making;

Cleaning and dyeing establishments;

Communication - information/data processing;

Cutting or blending of liquor;

Diaper service;

Drapery and blind fabrication and service;

Egg storage, handling or processing;

Electroplating;

Exterminating;

Food catering;

Glass and mirror shop;

Janitorial;

Laundry;

Linen supply;

Machinery repair;

Magazine wholesale agency;

Manufacture of powder blends, potting compounds and plastisols;

TV/Motion picture studio/recording studio;

Pattern making;

Plumbing or electrical shop;

Printing, publishing, lithography and engraving; and,

Buildings for telecommunications and utility operations (except communications towers which are regulated elsewhere under this Code).

- (g) Employee-based offices that do not serve the general public including but not limited to the following use categories (subject to applicable restrictions on and limitations as may be provided in the Town's Comprehensive Plan):

Medical billing and processing;

Data processing;

Computer software development and technical support;

Mail order (no walk-up retail sales);

Burglar alarm monitoring services;

Pest control services;

Land surveying operations; and,

Property management or landscape maintenance services.

- (h) Exercise and gym and sport training facilities that are noise controlled.

- (i) The following repair and shop uses:

Awning and canvas;

Carpenter and cabinet;

Contractor shop;

Electronic equipment repair;

Furniture repair;

Home appliance repair;

Lawn mower and motorcycle repair;

Locksmith;

Sharpening and grinding;

Upholstering shop; and,

Automotive, truck, motorcycle or boat engine repair, maintenance or testing (no body work, frame repairs, or painting unless approved pursuant to Sec. 28-212 of this Code).

(j) Blacksmith and welding.

(k) Carpet and rug cleaning.

(1) Wholesale meat, poultry, and fish distribution.

(Ord. No. 15-02-03, § 2, 2-11-15)

Sec. 28-212. - Uses requiring approval by special exception.

(a) Except as provided in subsection (b), the following uses may be allowed on property located within the M-1 Industrial District, provided such uses (and every subsequent alteration or expansion or relocation thereof) are approved by Special Exception in accordance with the provisions contained in Division 6 of this Chapter:

- (1) Manufacture and/or storage of cement, lime, plaster, asphalt, brick, tile, concrete or products thereof;
- (2) Packing plants, or canning plants;
- (3) Petroleum storage or transfer;
- (4) Fabrication of Metal Products, excluding foundry and drop forging, but including stamping, dieing, shearing or punching;
- (5) Paint or varnish manufacture;
- (6) Open air storage in bulk of brick, building materials, butane, cement, clay products, concrete products, contractors' equipment, cotton, fuel, gasoline, grain, gravel, hay, lead, lime, plaster, pipe, lumber, machinery, propane, roofing materials, rope, sand, stone, terra cotta, timber, wood or wool;
- (7) Use of automatic screw machines;
- (8) Motor freight terminals;
- (9) Manufacturing of chemicals which are not prohibited under the provisions of Section 28-219;
- (10) Automobile, boat, motorcycle or truck body work, frame repairs or painting;
- (11) Taxidermy;

- (12) Any manufacturing or chemical process that regularly involves the use or storage of any one chemical quantities greater than fifty (50) gallons per day;
  - (13) Recovered Materials Processing Facilities which meet the conditions of Fla. Stat. §403.7045 (1)(e) (2014), as amended (and which therefore are not solid waste management facilities), and which do not accept or process household waste or putrescible waste; and
  - (14) Uses and activities clearly accessory to a use allowed by Special Exception.
- (b) The Town Commission may approve, or conditionally approve, by granting a Special Permit, any use (or the alteration or expansion or relocation thereof) which is listed in this Section, provided such use and the alteration or expansion or relocation thereof: takes place in a fully enclosed building, involves no more than two thousand five hundred square feet (2,500 SF) of floor area, does not materially increase vehicle trips generated for the site or materially increase off-street parking requirements for the site, does not involve a material intensification to the activity taking place on the site, and is not reasonably likely to generate any discernible and material increase in adverse secondary effects in terms of noise, vibration, objectionable odors, air or water pollution, light, traffic, public safety, or like adverse effects. The process and procedure applicable to Special Permits in the M-1 Industrial District is set forth in Sec. 28-214 of this Code. Should the Town Commission determine not to grant a Special Permit under this subsection (b), a Special Exception shall be required in order to allow such use, or the alteration, expansion, or re-location thereof.

(Ord. No. 15-02-03, § 3, 2-11-15)

#### Sec. 28-219. - Prohibited uses.

The following uses shall be prohibited in the M-1 Industrial District:

- (a) Manufacturing of cleaning, solvent, exterminating, or disinfecting chemicals, or other hazardous substances as defined by the National Fire Protection Association;
- (b) Manufacture or storage of explosives;
- (c) Petroleum products refining;
- (d) Stock or slaughter yards;
- (e) Rendering plant or glue works;
- (f) Pulp mills, saw mills, or paper mills;
- (g) Oil compounding, manufacturing, or barreling;
- (h) Open air storage in bulk of asphalt, coal, grease, liquor, tar, tarred or creosoted products, or wine. This prohibition does not apply to storage of these materials in warehouses;
- (i) Insecticide manufacturing;

- (j) Storage, sale, salvage, transfer, or disposal of junk, scrap, garbage or used parts;
- (k) Except where otherwise listed in Section 28-211.5 or 28-212, the use of any material not environmentally neutral and which can cause noxious odors when emitted to the air;
- (l) Manufacture or storage of explosives;
- (m) Retail stores, sales or service unless specifically listed as a permitted use;
- (n) Amusement enterprises;
- (o) Sale or leasing of automobiles, trucks, boats, or recreational vehicles;
- (p) Bars, cocktail lounges, or night clubs;
- (q) Grocery store and meat markets;
- (r) Fertilizer manufacturing (excluding mixing and packaging, and sale of in-bag inorganic fertilizer);
- (s) Foundries;
- (t) Rock and sand crushing plants;
- (u) Tannery and slaughterhouse;
- (v) Airport;
- (w) Adult day care;
- (x) Bus storage or repair facilities;
- (y) Hospitals, sanitariums, orphanages and similar institutions for the care or treatment of persons;
- (z) Hotels, motels, apartment hotels, rooming, boarding or lodging houses, except if granted commercial flex and approved by the Town Commission;
- (aa) Institution for the housing of sick, indigent, aged or minor persons.
- (bb) Residential uses including mobile homes and recreational vehicles, except for one accessory manager's/security quarters per complex not exceeding 400 square feet;
- (cc) Pharmacies, drug treatment centers, pain centers or clinics;
- (dd) Cultivation, growing, processing or distribution of medical or prescription drugs or substances;
- (ee) Assembly uses for persons, including but not limited to convention and meeting centers, auditoriums, and convention centers;
- (ff) Penal or correctional institutions, jails, detention centers, temporary or transitional housing or shelters, or treatment centers or facilities for disorders, addictions, or other health or social problems;
- (gg) Solid waste management facilities as defined by State law (and therefore including but not limited to Materials Recovery Facilities); and
- (hh) The following types of solid waste related uses and operations are prohibited anywhere within

this District: landfills, incinerators, pulverizers, compactors, composters or composting, solid waste disposal facilities, hazardous waste facilities, hazardous waste management facilities, and transfer stations.

(Ord. No. 15-02-03, § 10, 2-11-15)



<b>Site Address</b>	<b>2801 S PARK ROAD, PEMBROKE PARK FL 33009</b>	<b>ID #</b>	5142 29 00 0101
<b>Property Owner</b>		<b>Millage</b>	0613
<b>Mailing Address</b>		<b>Use</b>	48-01
<b>Abbr Legal Description</b>	29-51-42 N 145 OF S 395 OF W1/2 OF SW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	\$449,630	\$3,489,740	\$3,939,370	\$3,939,370	
2024	\$449,630	\$3,489,740	\$3,939,370	\$3,834,360	
2023	\$314,740	\$3,171,050	\$3,485,790	\$3,485,790	\$75,248.47

2025 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$3,939,370	\$3,939,370	\$3,939,370	\$3,939,370
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$3,939,370	\$3,939,370	\$3,939,370	\$3,939,370
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$3,939,370	\$3,939,370	\$3,939,370	\$3,939,370

Sales History			
Date	Type	Price	Book/Page or CIN
11/1/2019	WD-Q	\$3,350,000	116152085
1/22/2009	JQT-T		45939 / 1108
2/27/2007	SD-D	\$533,000	43696 / 1929
3/4/1999	WD	\$740,000	29307 / 263
9/1/1985	WD	\$650,000	12845 / 18

Land Calculations		
Price	Factor	Type
\$10.00	44,963	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		29309
<b>Eff./Act. Year Built: 1975/1968</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
29309								

# HALLANDALE AREA 29,309 SQFT WAREHOUSE FOR SALE

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Common Capital Partners, Inc. and it should not be made available to any other person or entity without the written consent of Common Capital Partners, Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Common Capital Partners, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Common Capital Partners, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Common Capital Partners, Inc. has not verified, and will not verify, any of the information contained herein, nor has Common Capital Partners, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Offered By:*



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