

# 1601 E Sample Rd

POMPANO BEACH, FLORIDA 33064



ONE COMMERCIAL  
REAL ESTATE



## For those ready for what's next

3,500,000

ASKING PRICE (\$)

5.6%

GENERAL RETAIL  
MARKET CAP RATE

17,116 SF

LOT  
SIZE

9,256 SF

GROSS LEASABLE  
AREA (GLA)

1968

YEAR  
BUILT

### OFFICE LOCATION

3250 Mary Street, Suite 520  
Coconut Grove, FL 33133

ONE Commercial Real Estate is pleased to present this opportunity to acquire an existing retail with prime frontage on East Sample Boulevard. This commercial corridor offers an excellent variety of business, shopping, dining, entertainment and access to beaches.

**Central Location.** The site is located on the East Sample Rd business corridor which benefits from connecting the affluent neighborhoods of Hillsboro Beach and Lighthouse Point, where the average household income exceeds \$100,000 within a 1-mile radius.

**Versatile Retail Space.** The space is well positioned for high visibility ground floor retail. The space has been delivered vacant and is readily available for new tenancy and business operations.

**Key Performance Indicators.** The Pompano Beach retail submarket currently holds a low vacancy rate of 2.2% for general retail buildings. Rents have increased 4.6% in the past 12 months and are currently averaging \$35.00/SF.

With its exceptional location and versatility in configuration, this opportunity is well positioned for new tenants or business operations in the heart of East Sample Road's Business District.



Tiara Saint

VICE PRESIDENT & MANAGING BROKER,  
ONE COMMERCIAL REAL ESTATE

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# We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL  
REAL ESTATE



## **CAPITAL MARKETS - DEBT & EQUITY**

Our analysis of opportunities can provide a variety of finance options.



## **INVESTMENT SALES & ACQUISITIONS**

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## **DEVELOPMENT ASSISTANCE**

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## **WEALTH MANAGEMENT ADVISORY**

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## **TENANT REPRESENTATION**

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## **LANDLORD REPRESENTATION**

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



## **ASSET MANAGEMENT**

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

# Are you ready for what's next?

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