



PROPERTY DESCRIPTION

Well-maintained, free-standing building on half an acre directly on Pembroke Rd. Zoning allows for a multitude of mixed-use and commercial uses. Great redevelopment potential. Additional land can be made available if needed. There are several redevelopment projects that are currently under construction or planned in the immediate area.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	0.49 Acres
Building Size:	2,844 sq ft

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	2,262	11,131
Total Population	1,735	6,805	26,862
Average HH Income	\$56,855	\$61,528	\$71,047

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Location Description

FOR SALE



LOCATION DESCRIPTION

Great visibility directly on Pembroke Rd. Easy access to I-95 and Federal Hwy.

- Three blocks from the Parks at Hallandale. A brand new 398-unit mixed-use project consisting of market-rate and workforce housing with 6,500 square feet of retail.
- Five blocks from the Big Easy Casino. Featuring simulcast racing, poker thrills, slot machines, dining delights and the Magnolia Room.
- Five minutes from Gulfstream Park. Gulfstream Park is an open-air retail, dining, and entertainment destination, anchored by the legendary Gulfstream Park Racetrack and Casino. There are multiple fashion boutiques, home accessory stores, signature restaurants, entertainment and nightclubs.
- Less than 10 minutes to downtown Hollywood and Young's Circle
- Less than 20 minutes to both downtown Ft Lauderdale and downtown Miami.

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Additional Photos

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Additional Photos

FOR SALE



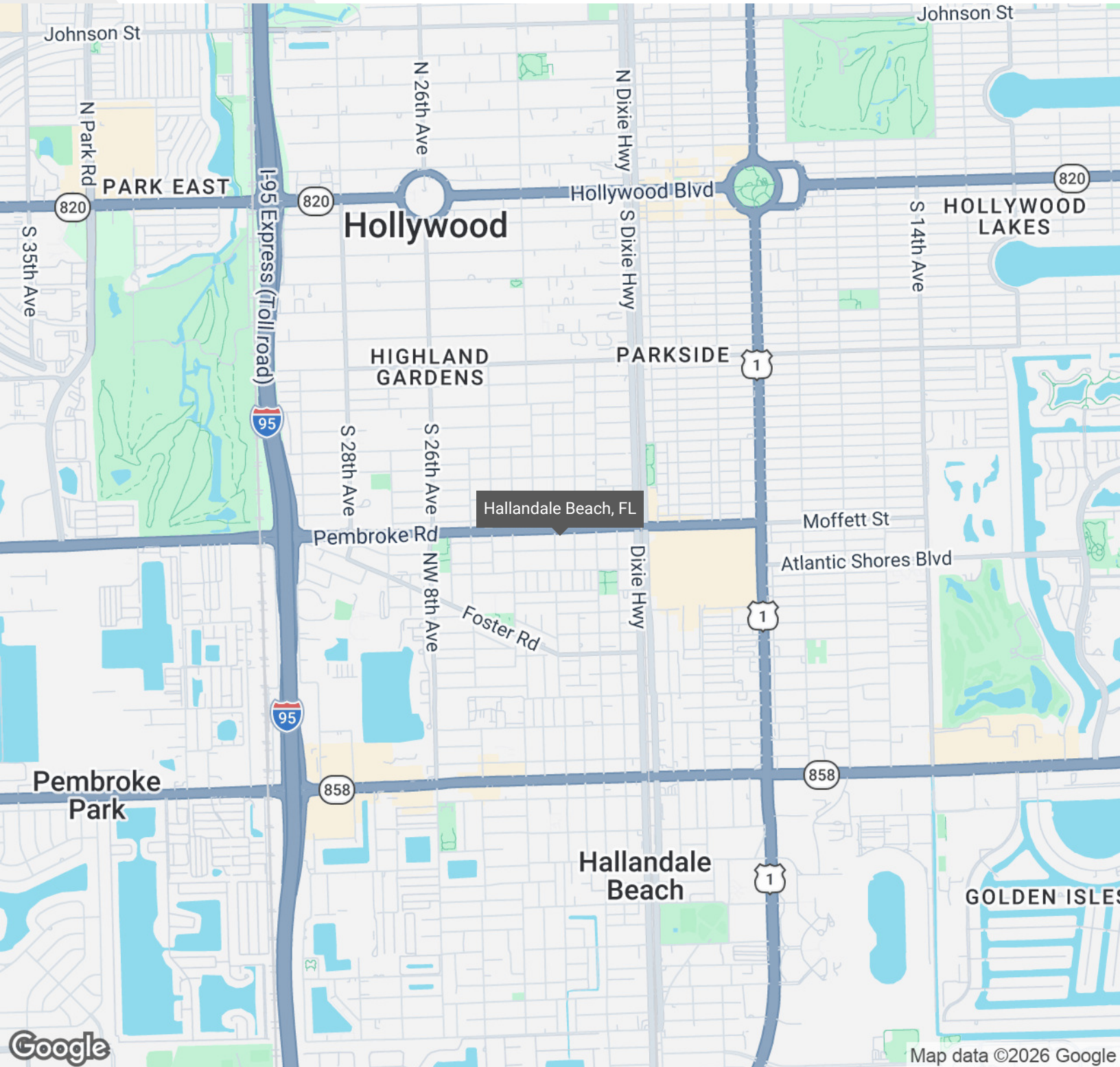
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Regional Map

FOR SALE



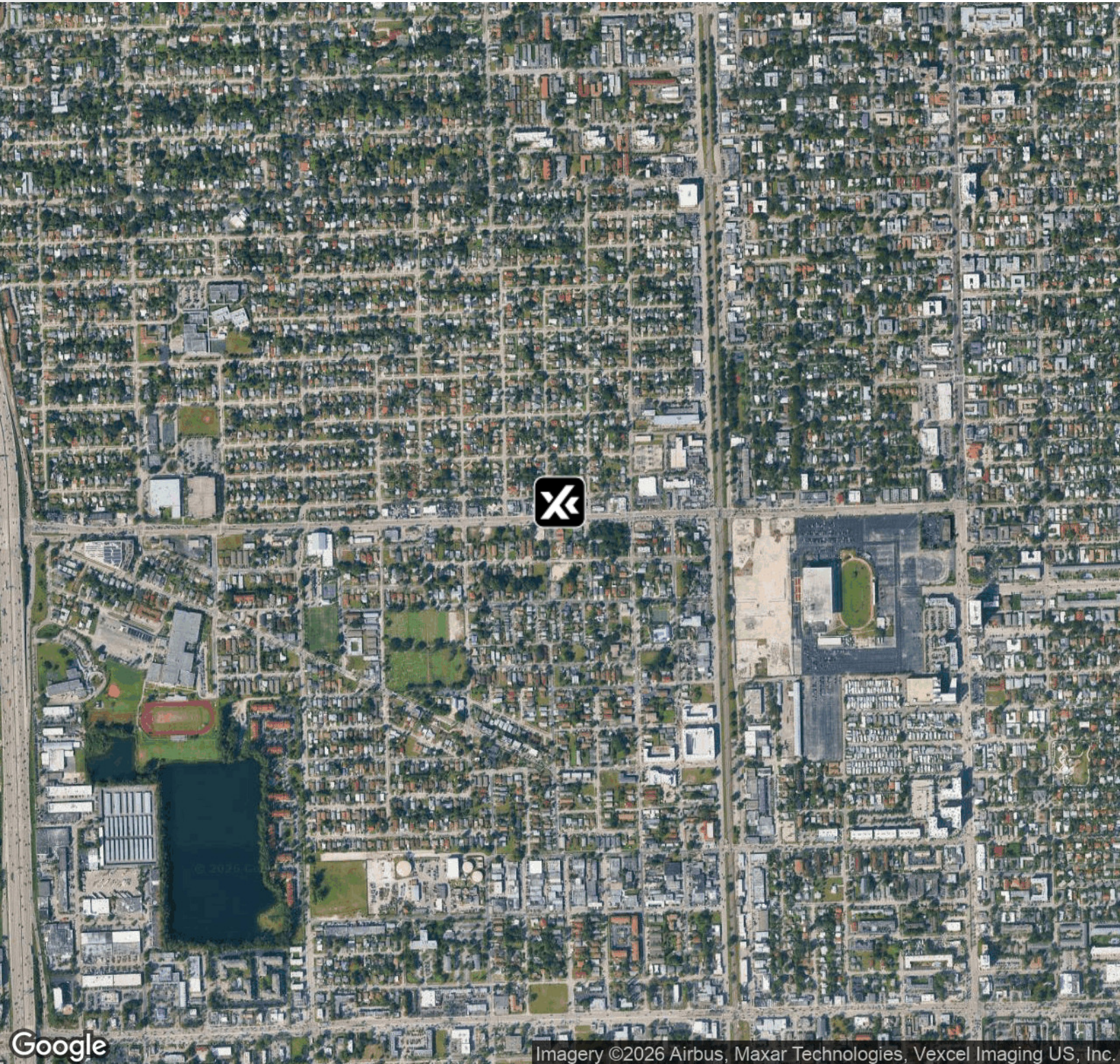
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Aerial Map

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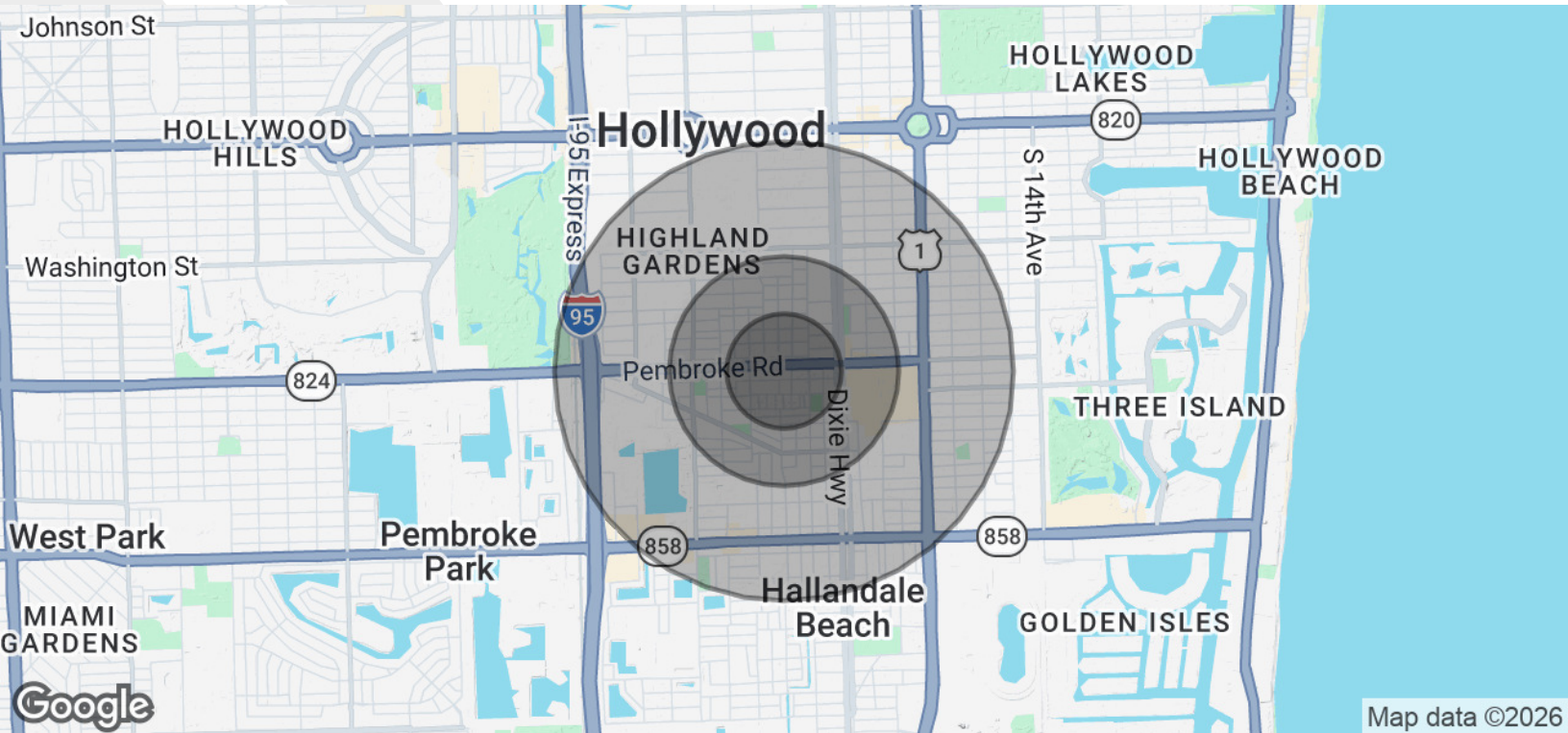
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Demographics Map & Report

FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,735	6,805	26,862
Average Age	35.3	36.7	39.2
Average Age (Male)	24.6	30.0	36.4
Average Age (Female)	40.4	40.9	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	2,262	11,131
# of Persons per HH	3.5	3.0	2.4
Average HH Income	\$56,855	\$61,528	\$71,047
Average House Value	\$181,061	\$220,914	\$293,145

2023 American Community Survey (ACS)

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