



FOR SALE

SINGLE TENANT NET LEASE

**633 PEMBROKE RD
HALLANDALE BCH, FL 33009**



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

ADRIANO SALUCCI

Commercial Advisor

305 340 3584

Adriano@apexcapitalrealty.com

MIGUEL PINTO

CEO /Managing Broker

305 632 2575

Miguel@apexcapitalrealty.com

OFFERING SUMMARY

633 PEMBROKE RD, HALLANDALE BEACH, FL

Lot Size	33,354 SF (0.77 Acres)
Building Size	8,254 SF
Year Built	2015
Frontage	322'
Zoning	West RAC (Regional Activity Center)
Traffic Count	35,000 AADT
NOI	\$187,786.08
CAP Rate	5.1%
Asking Price	\$3,675,000

APEX Capital Realty is excited to offer an exclusive opportunity to acquire a single tenant net lease (STNL) property encompassing an entire city block along a prominent thoroughfare East of I-95 in Hallandale Beach, FL. Positioned in Hallandale Beach, a burgeoning sub-market nestled between Aventura and Hollywood



INCOME ANALYSIS

10 YEAR CASH FLOW

	Y1 (2024)	Y2 (2025)	Y3 (2026)	Y4 (2027)	Y5 (2028)	Y6 (2029)	Y7 (2030)	Y8 (2031)	Y9 (2032)	Y10 (2033)
NOI	\$187,786.08	\$187,786.08	\$187,786.08	\$187,786.08	\$187,786.08	\$206,656	\$206,656	\$206,565	\$206,565	\$206,565
CAP % RATE	5.08%	5.08%	5.08%	5.08%	5.08%	5.58%	5.58%	5.58%	5.58%	5.58%

**CURRENT
NOI**

\$22.75 PSF / NNN

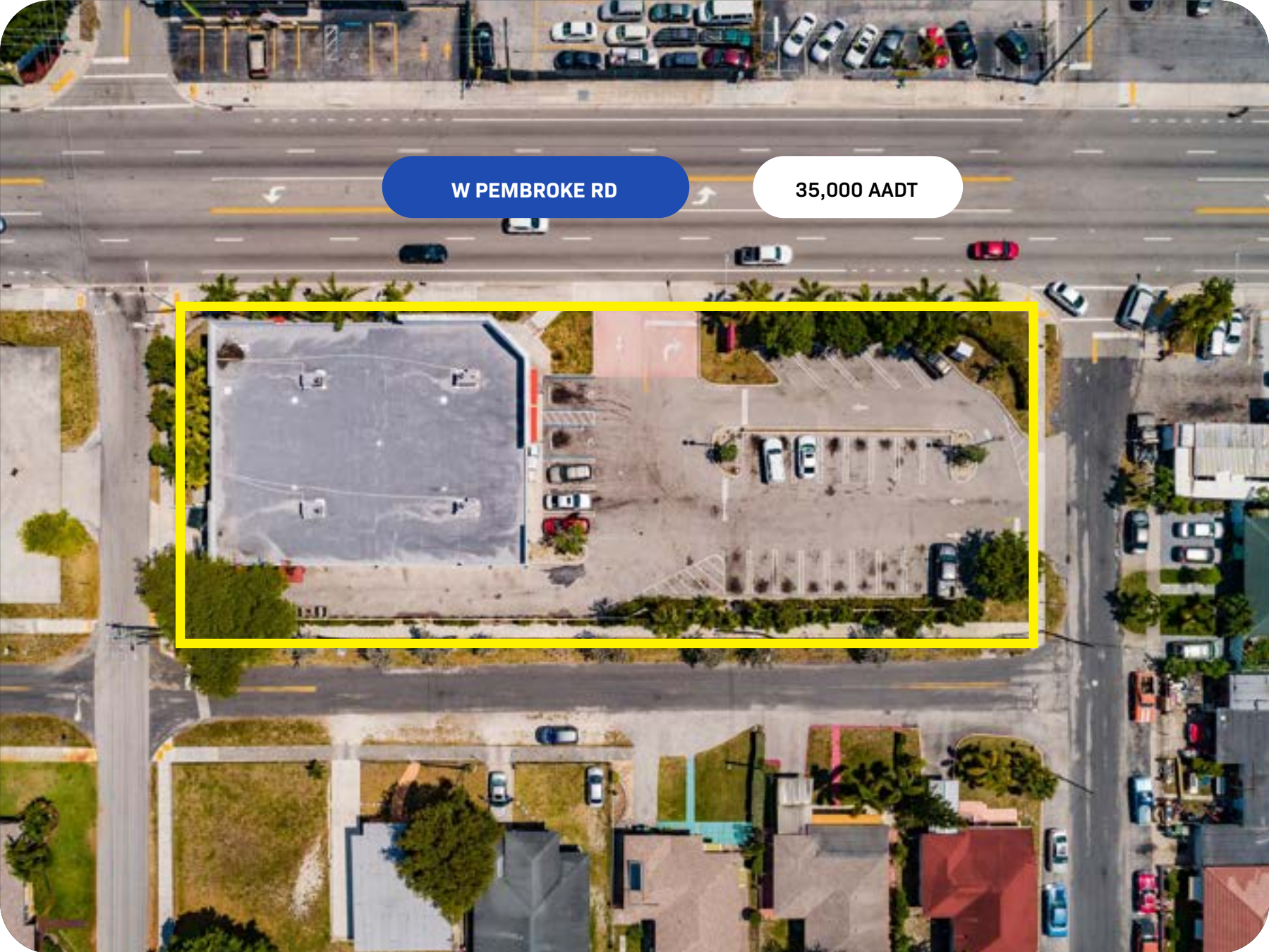
\$187,786.08 Annually



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC.

ADRIANO SALUCCI | COMMERCIAL ADVISOR | 305 340 3584
MIGUEL PINTO | CEO / MANAGING BROKER | 305 632 2575

BIRD'S EYE VIEW



EAST VIEW

HOLLYWOOD BEACH

3.8 MILES AWAY

THREE ISLAND

2.2 MILES AWAY



PEMBROKE RD



PEMBROKE RD





ADRIANO SALUCCI

Commercial Advisor

305 340 3584

Adriano@apexcapitalrealty.com

MIGUEL PINTO

CEO /Managing Broker

305 632 2575

Miguel@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com