

Federal Highway Portfolio

580 S. Federal Hwy
Pompano Beach, FL 33062



\$4,500,000

For Sale

FEATURES

4 Parcels
.664 Acres+/-

- **28,991 SF Land**
- **US1 Frontage**
- **Contiguous**
- **4,909+/- BSF**
- **Cape Rate 3.66%**



Prime eastside location in the quickly changing Pompano Beach market provides an ideal location for re-development or for an owner-user.

These contiguous parcels feature three B-3 US1 frontage lots totaling 17,991 SF and one 11,000 SF RM-20 site. The 2 buildings (3,229 SF and 1,680 SF) are occupied by 4 active tenants. B-3 zoning has a multitude of uses such as medical, auto sales, boat sales, gas station, mixed use etc.

Zoning: B-3 and RM-20

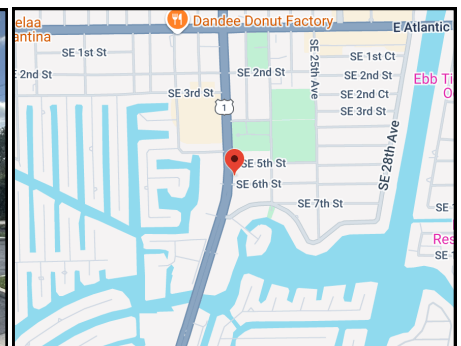
Use: See attached Permitted Uses

Tax IDs: 4943-06-09-0010, 4943-06-09-0021, 4943-06-09-0030, 4943-06-07-0080

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SHAW AND COMPANY

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520-580 S. Federal Highway
Pompano Beach, FL

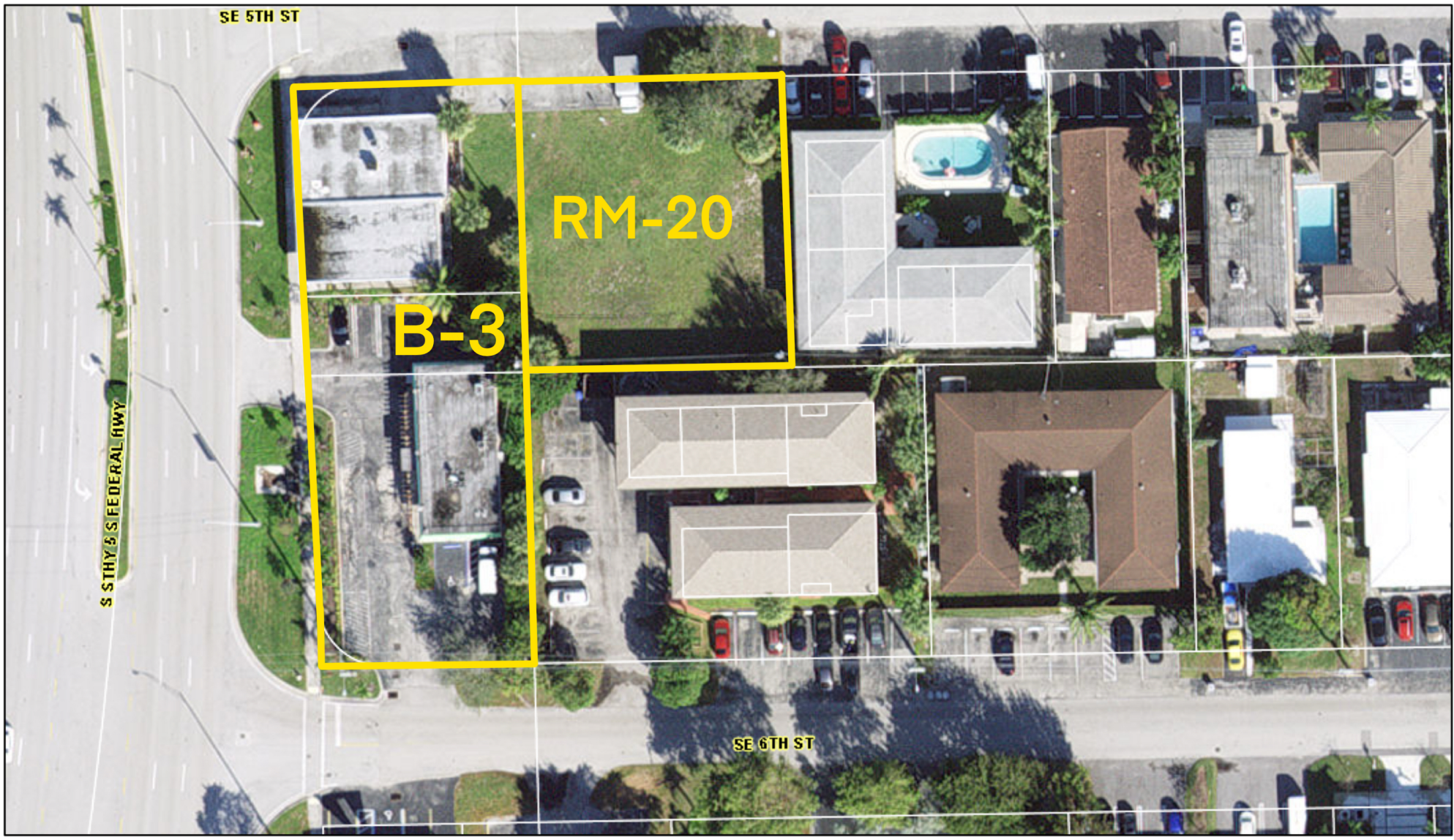
SE 5TH ST

S 5TH & S FEDERAL HWY

B-3

RM-20


SE 6TH ST



580 S Federal Hwy

Pompano Beach, FL

Legend

 580 S Federal Hwy

RM-20

B-3

580 S Federal Hwy

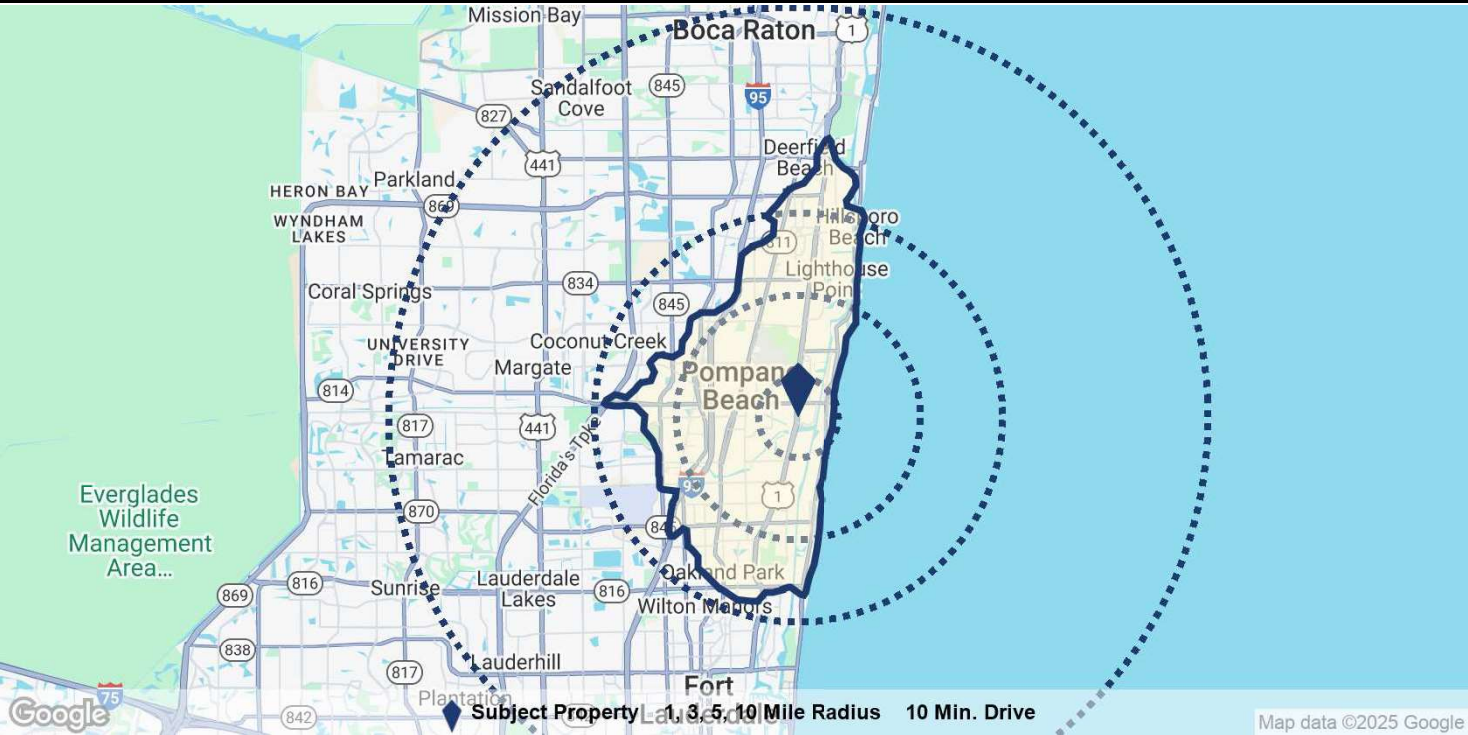
Google Earth

Image Landsat / Copernicus

60 ft



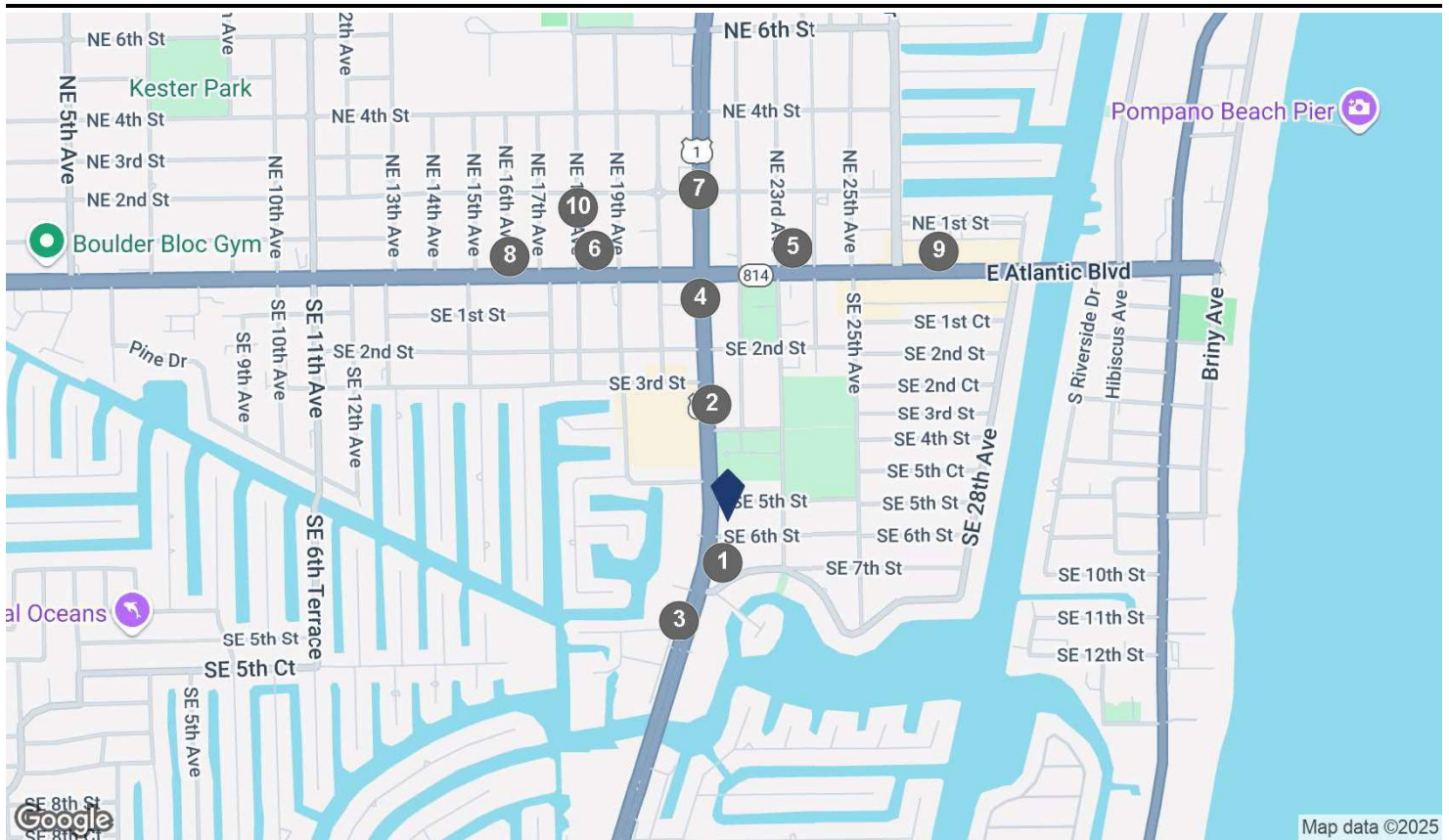
DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	19,979	107,706	250,028	1,001,591	199,244
5 Yr Growth	3.4%	2.0%	1.6%	1.2%	2.4%
Median Age	56	50	48	43	49
5 Yr Forecast	57	51	49	44	50
White / Black / Hispanic	73% / 8% / 15%	59% / 18% / 20%	52% / 20% / 24%	41% / 33% / 22%	56% / 18% / 22%
5 Yr Forecast	73% / 8% / 15%	59% / 18% / 20%	52% / 20% / 24%	41% / 33% / 22%	56% / 18% / 22%
Employment	9,595	69,147	182,041	597,780	99,404
Buying Power	\$761.7M	\$3.4B	\$7.3B	\$25.7B	\$6.2B
5 Yr Growth	5.0%	3.4%	3.2%	2.0%	4.4%
College Graduates	40.4%	36.9%	35.0%	32.2%	41.7%
Household					
Households	10,412	50,376	112,217	416,797	90,788
5 Yr Growth	3.3%	2.1%	1.8%	1.3%	2.7%
Median Household Income	\$73,154	\$67,068	\$64,837	\$61,617	\$67,969
5 Yr Forecast	\$74,345	\$67,911	\$65,742	\$62,006	\$69,071
Average Household Income	\$97,543	\$94,614	\$92,654	\$87,622	\$96,429
5 Yr Forecast	\$98,476	\$95,608	\$93,955	\$88,574	\$97,824
% High Income (>\$75K)	49%	45%	44%	42%	46%
Housing					
Median Home Value	\$528,903	\$470,348	\$404,215	\$342,713	\$453,481
Median Year Built	1972	1971	1973	1977	1971
Owner / Renter Occupied	62% / 38%	60% / 40%	61% / 39%	58% / 42%	62% / 38%




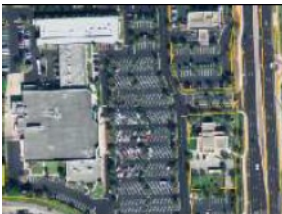
TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 SE 7th St	Cir Dr - SW	1,745	2022	0.10 mi
2 Federal Highway	SE 4th St - S	39,444	2022	0.15 mi
3 S Federal Hwy	SE 7th St - N	43,064	2022	0.20 mi
4 S Federal Hwy	SE 2nd St - S	35,881	2022	0.32 mi
5 E Atlantic Blvd	NE 23rd Ave - W	30,910	2018	0.41 mi
6 E Atlantic Blvd	NE 18th Ave - W	38,041	2022	0.44 mi
7 N Federal Hwy	NE 2nd St - N	40,948	2018	0.49 mi
8 East Atlantic Boulevard	NE 16th Ave - N	34,399	2022	0.51 mi
9 East Atlantic Boulevard	NE 27th Ave - NE	24,158	2022	0.51 mi
10 NE 18th Ave	NE 2nd St - N	2,813	2022	0.51 mi

155.3304. GENERAL BUSINESS (B-3)

A. Purpose		Typical Building Type
A. Purpose		Typical Building Type
<p>The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/ entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations, marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools, health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to high-density multifamily development (either stand-alone or mixed with commercial development), community residences, and recovery communities.</p>		
B. Use Standards		
<p>See Appendix A : Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.</p>		
C. Intensity and Dimensional Standards ¹		
Lot area, minimum (sq ft)	10,000 ²	Typical Lot Pattern
Lot width, minimum (ft)	100 ²	
Density, maximum (du/ac)	46 ^{2,3}	
Lot coverage, maximum (% of lot area)	60	
Pervious area, minimum (% of lot area)	20	
Height, maximum (ft)	105 ⁴	
Front yard setback, minimum (ft)	0	
Street side yard setback, minimum (ft)	0 ^{2,5}	
Setback from a waterway or canal, minimum (ft)	15	
Setback from the historic dune vegetation line, minimum (ft)	25	
Interior side yard setback, minimum (ft)	0 ^{2,5}	
Rear yard setback, minimum (ft)	30 ⁵	
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.	

NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre]

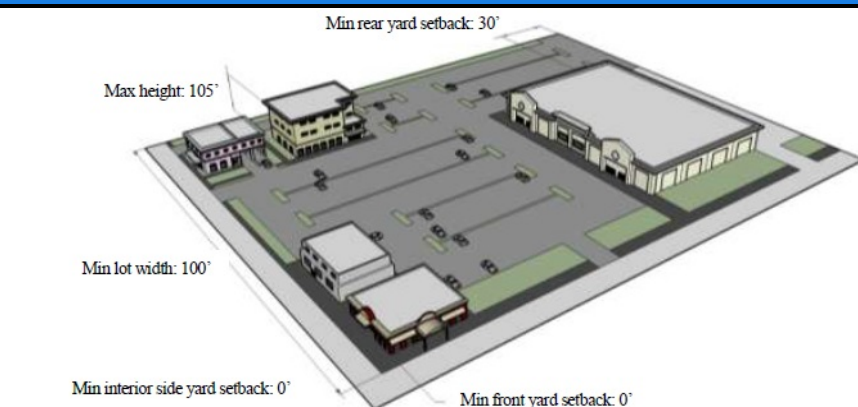
1. See measurement rules and allowed exceptions/variations in Article 9: Part 4.
2. For townhouse development, applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. Residential development on land classified as Commercial by the Land Use Plan is subject to allocation of flex or reserve units in accordance with Chapter 154, Planning or the allocation of residential units in accordance with County Affordable Housing Policy 2.16.3 (if less than 10-acres) or Policy 2.16.4 and Article 3, Use Standards.
4. Structures within the Air Park Overlay (APO) zoning district must also comply with the height limits in Section 155.3707.
5. Those portions of a structure extending above a height of 50 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 50 ft.

D. Intensity and Dimensional Standards for Free-Standing Residential Buildings

Free-standing Residential Buildings shall comply with the following dimensional standards. Standards not listed below, including lot coverage, pervious area, and building height, shall be as required in Section 155.3304.C above.


Lot area, maximum (acre)	5	
Lot area, maximum (acre) for properties within the NWCRA or AOD	10	
Floor area per dwelling unit, minimum (sq ft)	Efficiency	500 – habitable living space
	1 Bedroom	650 – habitable living space
	Additional Bedroom	100 – habitable living space
Interior side yard setback, minimum (ft)	10	
Rear yard setback, minimum (ft)	10	

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2018-60](#), passed 6-12-18; Am. Ord. [2020-40](#), passed 2-11-20; Am. Ord. [2022-36](#), passed 3-22-22; Am. Ord. [2023-44](#), passed 3-28-23)

155.3210. MULTIPLE-FAMILY RESIDENCE 20 (RM-20)

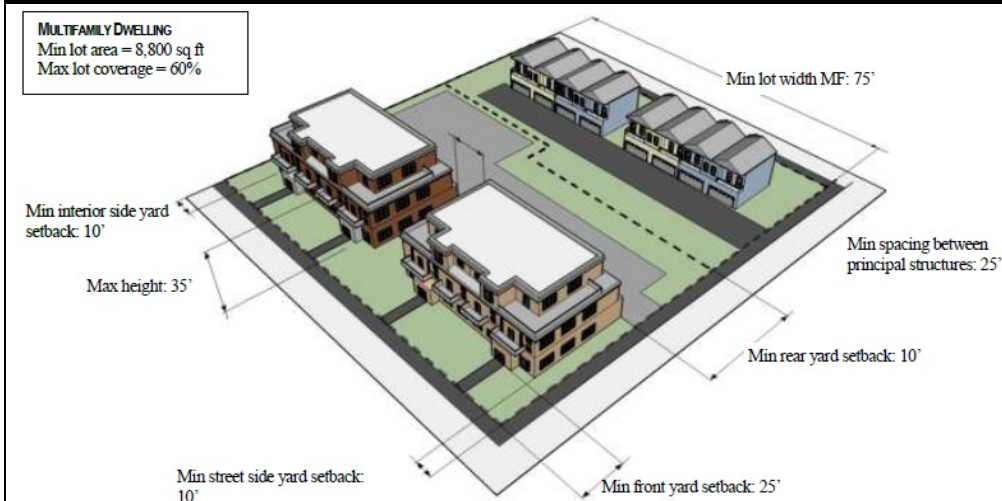
A. Purpose		Typical Building Type		
A. Purpose				Typical Building Type
The Multiple-Family Residence 20 (RM-20) district is established and intended to accommodate primarily multifamily dwellings (including townhouse development) including community residences and recovery communities at moderate densities. The district also accommodates single-family and two-family dwellings, zero-lot-line development, and continuing care retirement communities. Limited neighborhood-serving nonresidential uses, as well as office buildings, financial institutions, hotels/motels, and condo hotels, are allowed as Special Exceptions.				
B. Use Standards				
See Appendix A: Consolidated Use Table, and use-specific standards inArticle 4: Use Standards.				
C. Intensity and Dimensional Standards ¹				
Lot area, minimum (sq ft)	SF: 7,000	2F: 8,000	MF: 8,800 ²	Typical Lot Pattern
Lot width, minimum (ft)	SF: 60	2F: 70	MF: 75 ²	
Density, maximum (du/ac)	20 ^{2,3}			
Floor area per dwelling unit, minimum (sq ft)	SF	950		
	2F	750		
	MF	Efficiency units: 500 Other units: 650 + 100 per BR>1		
Lot coverage, maximum (% of lot area)	60 ²			
Pervious area, minimum (% of lot area)	25 ²			
Height, maximum (ft)	35			
Front yard setback, minimum (ft)	25			
Street side yard setback, minimum (ft)	10 ^{2,4}			
Setback from a waterway or canal, minimum (ft)	25			
Setback from the historic dune vegetation line, minimum (ft)	25			
Interior side yard setback, minimum (ft)	10 ^{2,4,5}			
Rear yard setback, minimum (ft)	10 ⁴			
Spacing between principal structures, minimum (ft)	25			
Required Front Yard, Pervious Area, minimum (% of Required Front Yard)	50 (for Single Family Dwelling only)			
Dimensional Standards for Accessory Structures	See Accessory Use -Specific standards in Article 4: Part 3.			



NOTES: [sq ft = square feet; ft = feet; du/ac = dwelling units/acre; SF = single-family dwelling ; 2F = two-family dwelling ; MF = multifamily dwelling ; BR = bedroom]

1. See measurement rules and allowed exceptions/variations in Article 9:Part 4.
2. For townhouse development , applies only to the development site as a whole, provided individual townhouse lots have a minimum area of 1,800 sq ft and a minimum width of 18 ft.
3. On land classified Residential by the Land Use Plan , maximum gross residential density may not exceed that established for the particular land use classification.
4. Those portions of a structure extending above a height of 20 feet shall be set back an additional 1 ft for each 4 ft (or major fraction thereof) the height of the portion of the structure exceeds 20 ft.
5. For developments with zero-lot-line single-family dwellings, 0 ft along the zero lot line and 15 ft for the opposite interior side lot line.

Typical Development Configuration



(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2017-28](#), passed 2-28-17; Am. Ord. [2018-60](#), passed 6-12-18; Am. Ord. [2020-40](#), passed 2-11-20)