

PROPERTY DETAILS

LOCATION: 199 N. Ocean Blvd., Pompano Beach, Fl. 33062

BUILDING TYPE: Freestanding, former branch bank building with drive-thru's. Two story building with mezzanine.

BUILDING SIZE: 9,841 SF with 6,008 SF +/- on first floor

PROPERTY SIZE: 1.39 acres (60,548 SF)

PARKING: 74 spaces on site.

TYPE LEASE: Ground lease or building lease

BASE RENT: \$345,000 per year NNN (\$35 PSF)

PASS-THRU'S: 2023 RE Taxes were \$77,701 (\$7.89 PSF). Tenant to maintain premises and property and fully insure building and land.

LEASE TERM: TBD

ADDITIONAL INFO: Zoned B-2 in the City of Pompano Beach in the Atlantic Overlay Corridor.

PROPERTY STATUS: Available

MARKET HIGHLIGHTS: Located on the Southwest Corner of SR A1A & NE 2 St, a traffic lit intersection just 1 block west of the beach and directly across from the newly developed Pompano Beach Fishing Village with its mix of hotel, restaurants and retail and a 663 public parking garage. The development includes a dual branded, 150 room Hilton (90 room Home 2 & 60 room Tru); and beachfront restaurants such as Pompano Beach House (\$13M volume), Oceanic Grill (\$5.5M volume), and Lucky Fish (\$7.5M volume).

This is the beachside community of Pompano Beach which has large hi-rise condominium buildings surrounding the property and new high end developments under construction, or planned, less than 1 mile to the south including the Ritz Carlton & Waldorf Astoria. In addition and the new 24 tower hotel/condo to be built by the Related Group will be located 1 block to the south and will include 77 luxury condominium apartments and 301 hotel rooms. This beachside market area pulls from communities to the south including Ft. Lauderdale and Lauderdale by the Sea; and to the north and west including Pompano Beach, Lighthouse Point, Coconut Creek and Coral Springs. Pompano's beach is one of the best beaches in all of South Florida and draws families from all over to swim, fish, picnic and dine.

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-------------------------|---------------|---------------|---------------|
| Est. Pop. (2024) | 17,091 | 93,837 | 222,008 |
| Projected Pop (2029) | 18,788 | 100,711 | 234,345 |
| Avg. HH Income (2024) | \$134,319 | \$126,469 | \$123,082 |
| Med.HH Income (2024) | \$84,682 | \$79,847 | \$77,933 |
| Retail Expenditures | \$321.52 M | \$1.512 B | \$3.37 B |
| Restaurant Expenditures | \$99.78 M | \$469.84 M | \$1.05 B |
| Some College/BA Degree | 52.4% | 49.9% | 48% |