



**4030 PEMBROKE RD
HOLLYWOOD, FL 33021**
2025-CONSTRUCTED 5-SUITE RETAIL ASSET
VALUE-ADD VACANCY + 60K VPD

Rare opportunity to acquire a newly constructed retail asset at 4030 Pembroke Rd, completed in 2025 and comprised of five retail suites of approximately 850 SF each. The property features ample on-site parking and 15-foot ceiling heights, offering flexible layouts, strong visibility, and suitability for a wide range of retail and service users. Four units are currently leased, with one vacant space providing immediate upside through lease-up. All leases include 3% annual rent escalations, with CAM included and tenants responsible for water, electricity, and sewer. Pro forma gross operating income is projected at approximately \$180,000. Located along Pembroke Road—one of the busiest commercial corridors in the area with nearly 60,000 vehicles per day—the property benefits from exceptional exposure, strong traffic drivers, and excellent accessibility. Seller financing available, making this a compelling and flexible investment opportunity in a high-demand retail market.

PRICE: \$2,250,000

Lot Size: 12,685 SF

Building Size: 4,250 SF

Zoning: TOC 2

Year Built: 2025

Spaces: 5 Units

INCOME	CURRENT	PRO- FORMA
Rental Income	\$144,000	\$180,000
GOI	\$144,000	\$180,000
EXPENSES		
Property Tax	\$34,000.00	\$40,000.00
Insurance	\$3,000.00	\$3,000.00
Water	\$4,800.00	\$4,800.00
Waste	\$2,880.00	\$2,880.00
TOTAL EXPENSES	\$44,680.00	\$50,680.00
NOI	\$99,320.00	\$129,320.00

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