

Presenting:

4040 SW 69th Ave

Miramar, FL 33023



13,013 SF Class C Freestanding Building

Built in 1988

Property is for sale at \$4,000,000 (\$307.38/SF)

For Sale: 4040 SW 69th Ave - Shoppes of Woodscape

Miramar, FL 33023 (Broward County) - Hallandale Submarket



Retail

For Sale Summary

Asking Price	\$4,000,000 (\$307.38/SF)	Investment Type	Core
Status	Active	Land	1.23 AC
Cap Rate	6.3%	Built	1988
Net Operating Income	\$251,882	On Market	246 Days
Sale Type	Investment or Owner User	Last Update	July 21, 2025



Sale Notes

EXCELLENT PLAZA FULLY LEASED WITH LONG TERM TENANTS. LOCATED DIRECTLY ON COUNTY LINE ROAD BY TURNPIKE ENTRANCE. PARKING LOT RESTRIPPED. ROOF WAS RECENTLY WORKED ON. NEAR MANY SINGLE-FAMILY RESIDENCES AND COMMUNITIES.

Property Summary

Center Type	Strip Center	Parking Spaces	50 (3.84/1,000 SF)
GLA (% Leased)	13,013 SF (100%)	Frontage	232' on SW 68th Ln
Built	1988	Frontage	230' on Woodscape Cir
Tenancy	Multiple		

Property Detail

Land Area	1.23 AC (53,622 SF)	Zoning	PUD
Building FAR	0.24	Parcel	51-41-26-23-0210

Amenities

- Air Conditioning
- Corner Lot
- Monument Signage
- Restaurant
- Wheelchair Accessible

Property Notes

100% occupied. Strip center. Local tenants. For sale by owner. 50+ parking spaces.

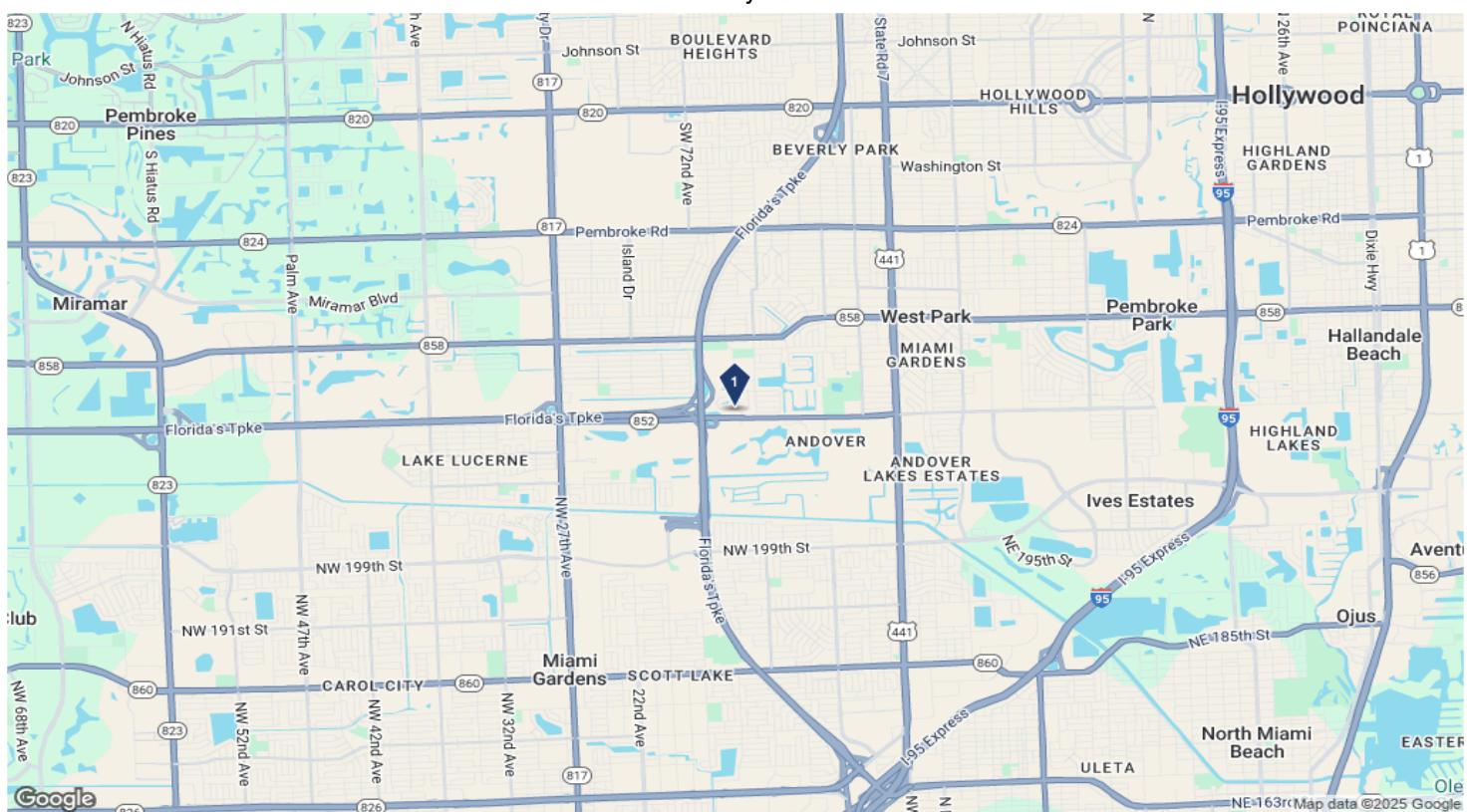
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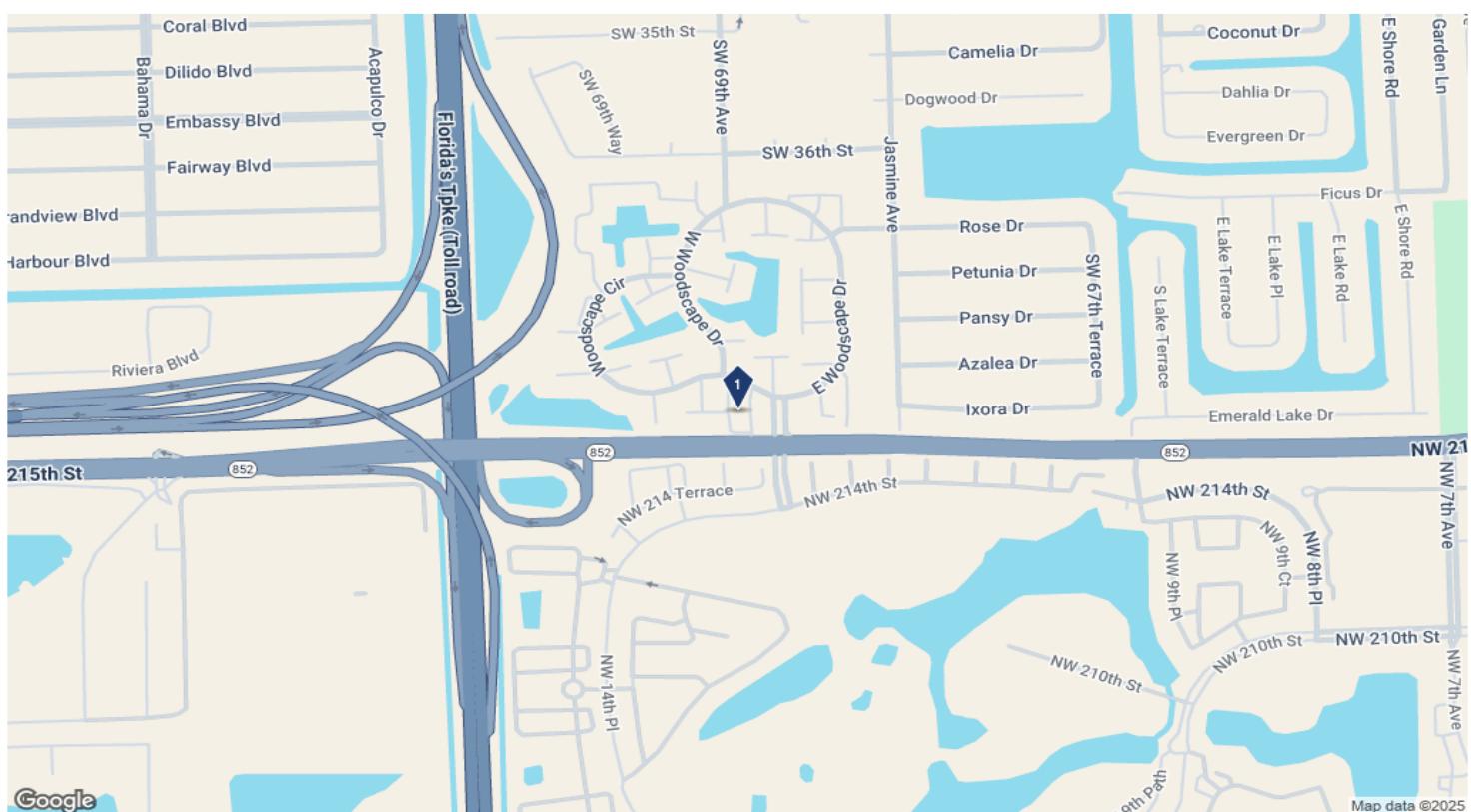


Retail

City



Street



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Retail

Location

Postcode	33023	Market	South Florida
County	Broward	Submarket	Hallandale
State	Florida	Submarket Cluster	Hallandale

Nearby Sale Comparables

★ 4040 SW 69th Ave

Asking Price	\$4,000,000 (\$307.38/SF)	Investment Type	Core	Retail ★★★★★
Status	Active	Land	1.23 AC	
Cap Rate	6.3%	Built	1988	
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4400 Hollywood Blvd

Sold	12/11/2023	Sale Comp Status	Research Complete	Retail ★★★★★
Sale Price	\$3,800,000 (\$385.55/SF)	Sale Comp ID	6600861	
GLA (% Leased)	9,856 SF (0%)	Parcel Numbers	51-42-07-05-0120	
Price Status	Confirmed	Sale Conditions	High Vacancy Property	
Built	1994	Distance	3.48 Mi from subject	
Land Area	0.83 AC/36,155 SF			



Golden Corral - 9045 Pines Blvd

Sold	5/14/2024	Actual Cap Rate	7.60%	Retail ★★★★★
Sale Price	\$4,500,000 (\$441.13/SF)	Sale Comp Status	Research Complete	
GLA	10,201 SF	Sale Comp ID	6849278	
Price Status	Confirmed	Parcel Numbers	51-41-17-26-0020	
Built	2002	Distance	3.57 Mi from subject	
Land Area	2.19 AC/95,396 SF			



CVS - 900 S State Road 7

Sold	5/14/2024	Actual Cap Rate	6.63%	Retail ★★★★★
Sale Price	\$2,550,000 (\$218.81/SF)	Sale Comp Status	Research Complete	
GLA (% Leased)	11,654 SF (100%)	Sale Comp ID	6738753	
Price Status	Confirmed	Parcel Numbers	51-41-24-14-0010	
Built	1998	Sale Conditions	Investment Triple Net	
Land Area	1.20 AC/52,316 SF	Distance	2.31 Mi from subject	



690 NW 183rd St

Sold	6/10/2024	Land Area	1.59 AC/69,182 SF	Retail ★★★★★
Sale Price	\$3,250,000 (\$276.22/SF)	Sale Comp Status	Research Complete	
GLA	11,766 SF	Sale Comp ID	6759025	
Price Status	Confirmed	Parcel Numbers	34-2112-015-0010	
Built	2000	Distance	2.29 Mi from subject	



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Retail

Nearby Sale Comparables (Continued)

Walgreens - 8001 Miramar Pky

Sold	6/28/2024	Actual Cap Rate	5.00%
Sale Price	\$7,060,000 (\$449.20/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	15,717 SF (100%)	Sale Comp ID	6776116
Price Status	Confirmed	Parcel Numbers	51-41-28-21-0010
Built	2006	Distance	1.54 Mi from subject
Land Area	1.78 AC/77,707 SF		

Retail



6301 Taft St

Sold	8/30/2024	Land Area	2.43 AC/105,842 SF
Sale Price	\$7,850,000 (\$327.79/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	23,948 SF (100%)	Sale Comp ID	6846984
Price Status	Full Value	Parcel Numbers	51-41-12-28-3392 +2
Built	1958	Distance	3.68 Mi from subject

Retail



4790 Hallandale Beach Blvd

Sold	9/16/2024	Actual Cap Rate	6.21%
Sale Price	\$2,375,402 (\$242.76/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	9,785 SF (100%)	Sale Comp ID	6857802
Price Status	Confirmed	Parcel Numbers	51-42-30-09-0493
Built	2014	Sale Conditions	1031 Exchange
Land Area	1.57 AC/68,389 SF	Distance	2.30 Mi from subject

Retail



Sunoco - 18575 NW 27th Ave

Sold	9/26/2024	Land Area	0.87 AC/37,897 SF
Sale Price	\$3,700,000 (\$549.29/SF)	Sale Comp Status	Research Complete
GLA	6,736 SF	Sale Comp ID	6919617
Price Status	Confirmed	Parcel Numbers	34-2103-012-0030
Built	1967	Distance	2.38 Mi from subject

Retail



CVS - 19800 NW 2nd Ave

Sold	10/25/2024	Actual Cap Rate	12.63%
Sale Price	\$4,450,600 (\$356.79/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	12,474 SF (100%)	Sale Comp ID	6921836
Price Status	Confirmed	Parcel Numbers	34-2101-013-3720
Built	2001	Sale Conditions	Investment Triple Net
Land Area	2.17 AC/94,525 SF	Distance	1.63 Mi from subject

Retail



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Nearby Sale Comparables (Continued)

1301-1381 N Palm Ave

Sold	10/31/2024	Actual Cap Rate	5.74%
Sale Price	\$6,000,000 (\$269.25/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	22,284 SF (100%)	Sale Comp ID	6928450
Price Status	Confirmed	Parcel Numbers	51-41-08-13-0030
Built	1983	Distance	4.65 Mi from subject
Land Area	2.32 AC/101,059 SF		

Retail



1595 NW 89th Ter

Sold	11/8/2024	Land Area	0.95 AC/41,382 SF
Sale Price	\$1,700,000 (\$239.13/SF)	Sale Comp Status	Research Complete
GLA	7,109 SF	Sale Comp ID	6944727
Price Status	Confirmed	Parcel Numbers	51-41-08-01-0071
Built	1977	Distance	4.23 Mi from subject

Retail



3131 W Hallandale Beach Blvd

Sold	12/17/2024	Land Area	2.31 AC/100,541 SF
Sale Price	\$4,850,000 (\$461.73/SF)	Sale Comp Status	Research Complete
GLA	10,504 SF	Sale Comp ID	6982456
Price Status	Full Value	Parcel Numbers	51-42-29-00-0091
Built	1976	Distance	3.59 Mi from subject

Retail



1200-1214 Ali Baba Ave

Sold	2/25/2025	Land Area	0.23 AC/9,975 SF
Sale Price	\$2,220,000 (\$326.81/SF)	Sale Comp Status	Research Complete
GLA	6,793 SF	Sale Comp ID	7105101
Price Status	Full Value	Parcel Numbers	08-2121-002-1750 +3
Built	1946	Distance	4.97 Mi from subject

Retail



Family Dollar - 3465 NW 183 St

Sold	2/28/2025	Actual Cap Rate	7.25%
Sale Price	\$2,475,000 (\$297.48/SF)	Sale Comp Status	Research Complete
GLA (% Leased)	8,320 SF (100%)	Sale Comp ID	7081854
Price Status	Confirmed	Parcel Numbers	34-2104-050-0030
Built	2015	Sale Conditions	Investment Triple Net
Land Area	1.10 AC/47,916 SF	Distance	3.04 Mi from subject

Retail



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Retail

Nearby Sale Comparables (Continued)

Miramar Shoppes - 8800-8880 Miramar Pky

Retail

Sold	4/24/2025	Actual Cap Rate	5.55%
Sale Price	\$5,000,000 (\$270.69/SF)	Sale Comp Status	Research Complete
GLA	18,471 SF	Sale Comp ID	7142963
Price Status	Confirmed	Parcel Numbers	51-41-28-22-0010
Built	2007	Distance	2.32 Mi from subject
Land Area	2.30 AC/100,188 SF		



1701 N University Dr

Retail

Sold	4/29/2025	Sale Comp Status	Research Complete
Sale Price	\$3,350,000 (\$287.16/SF)	Sale Comp ID	7155770
GLA (% Leased)	11,666 SF (0%)	Parcel Numbers	51-41-10-17-0021
Price Status	Confirmed	Sale Conditions	High Vacancy Property +1
Built	2001	Distance	3.82 Mi from subject
Land Area	1.55 AC/67,518 SF		



14566 NW 22nd Ave

Retail

Sold	7/17/2025	Land Area	0.21 AC/9,148 SF
Sale Price	\$1,250,000 (\$170.21/SF)	Sale Comp Status	In Progress
GLA	7,344 SF	Sale Comp ID	7256870
Price Status	Confirmed	Sale Conditions	Redevelopment Project
Built	1950	Distance	4.59 Mi from subject



Key Tenants

Tenant Name	Industry	Floor	SF Occupied	Employees	Move Date	Expiration
Phyl's Academy of Miramar	Educational Services	1	5,420	35	Dec 2024	Dec 2029
Poohchello's	Accommodation and Food Services	1	2,000	10	Dec 2018	-
Countyline Shop & Save	Retailer	1	1,971	6	May 2016	May 2026
Iglesia Pentecostal	Services	1	1,376	9	Mar 2022	Mar 2026
Happy Years	Services	1	1,218	-	Jul 2025	Jul 2030

Showing 5 of 5 Tenants