

For Sale

Multi-Tenant Retail Investment Opportunity

3870-3890 Southwest 2nd Court, Plantation, FL 33312

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Property Summary

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PROPERTY DESCRIPTION

CMV Commercial – The Martinez Team is pleased to exclusively present the opportunity to acquire 3870–3890 SW 2nd Court, a multi-tenant retail investment property located in the East end of Plantation, Florida.

Positioned on a visible corner parcel within an established neighborhood retail corridor, the property consists of approximately 4,056 square feet and offers investors the opportunity to acquire a stabilized income-producing asset in one of Broward County's most desirable submarkets. The property benefits from frontage along SW 2nd Court and SW 38th Terrace, providing excellent accessibility and convenient customer parking.

The asset is currently configured for multiple tenants, creating diversified income potential and flexibility for future leasing strategies. With approximately \$80,930 in annual gross income, the property presents a compelling opportunity for investors seeking stable cash flow with long-term upside potential through lease-up, rental growth, or future repositioning.

Surrounded by dense residential neighborhoods and established local businesses, the property benefits from consistent neighborhood traffic and strong demand for service-oriented retail and professional uses. Plantation continues to attract both residents and businesses due to its central Broward County location, strong demographics, and proximity to major transportation corridors including Interstate 95, Interstate 595, and Florida's Turnpike.

The site's corner positioning, accessibility, and functional layout create a highly desirable neighborhood retail environment within a supply-constrained market. This offering is well suited for private investors, owner-users, and 1031 exchange buyers seeking a well-located retail asset with in-place income and future upside in South Florida.



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PROPERTY HIGHLIGHTS

- Corner parcel with frontage on SW 2nd Court & SW 38th Terrace
- Stable in-place income with value-add potential
- Approximately \$80,930 annual gross income
- Tenants pay prorated share of RE Taxes
- Landlord currently pays for Property Ins and there are No CAM fees
- On-site parking for tenants and customers
- Located within established Plantation residential trade area
- Strong neighborhood retail and service corridor
- Convenient access to I-95, I-595 & Florida's Turnpike
- Ideal opportunity for private investors and 1031 exchange buyers

OFFERING SUMMARY

Asking Price:	\$1,000,000 (\$247 PSF)
Lot Size:	9,930 SF
Building Size:	4,056 SF
CAP Rate:	5.9%
NOI:	\$59,200
Year Built:	1965

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,297	56,199	165,979
Total Population	17,405	166,177	425,863
Average HH Income	\$78,634	\$81,327	\$92,334



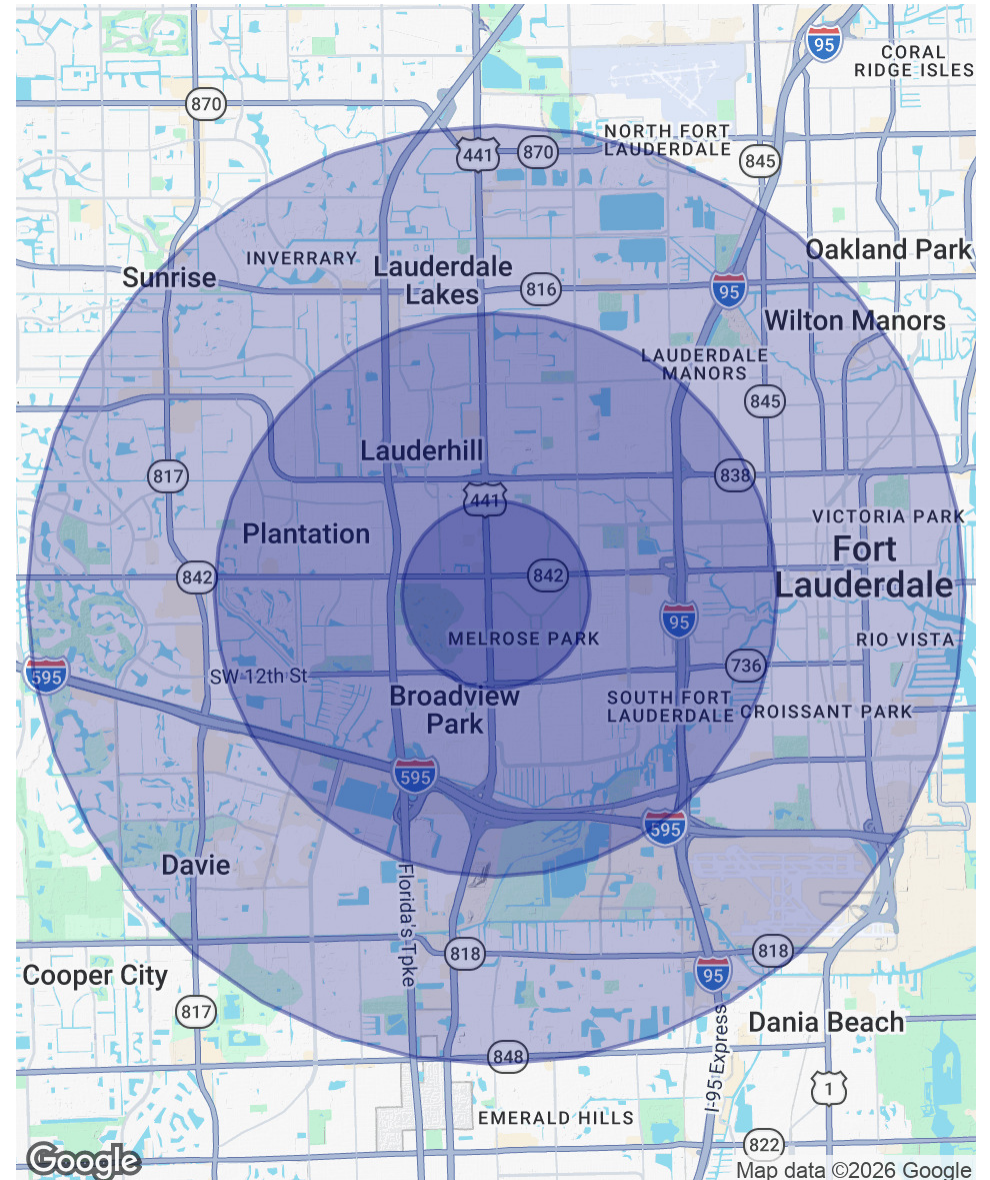
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,405	166,177	425,863
Average Age	38.5	37.0	39.5
Average Age (Male)	36.1	35.1	38.2
Average Age (Female)	41.3	38.4	40.3

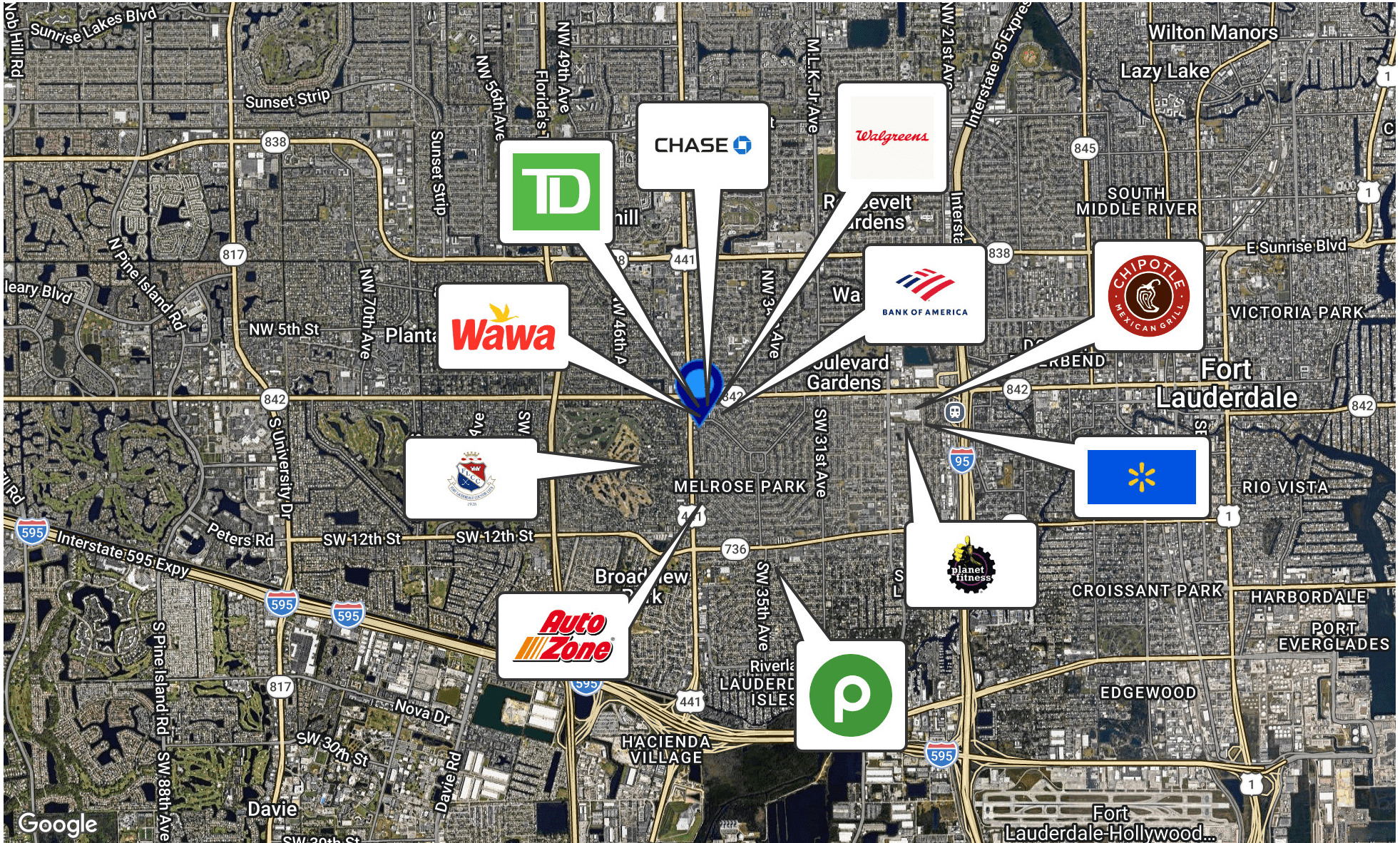
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,297	56,199	165,979
# of Persons per HH	3.3	3.0	2.6
Average HH Income	\$78,634	\$81,327	\$92,334
Average House Value	\$346,058	\$362,894	\$380,715

2023 American Community Survey (ACS)



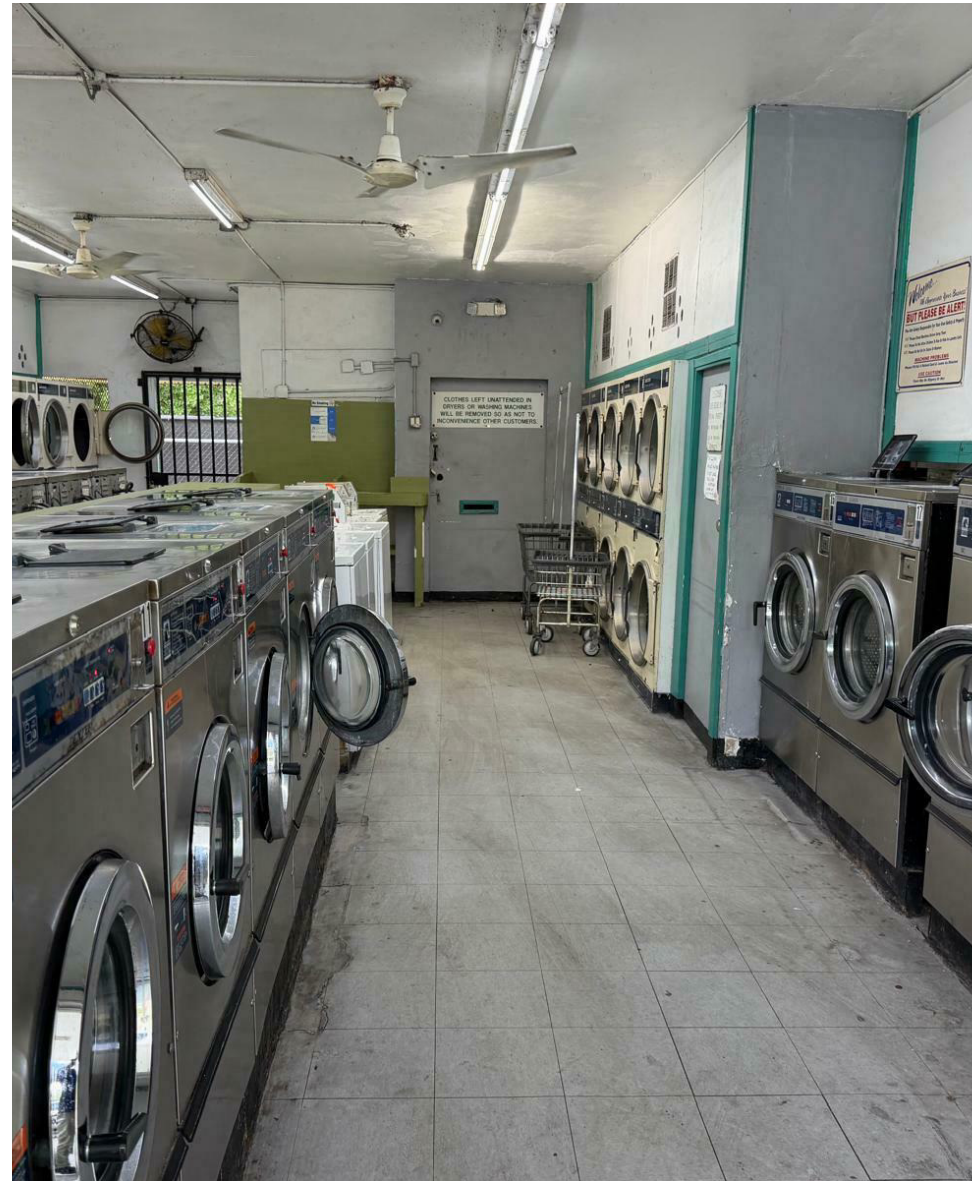
Retailer Map

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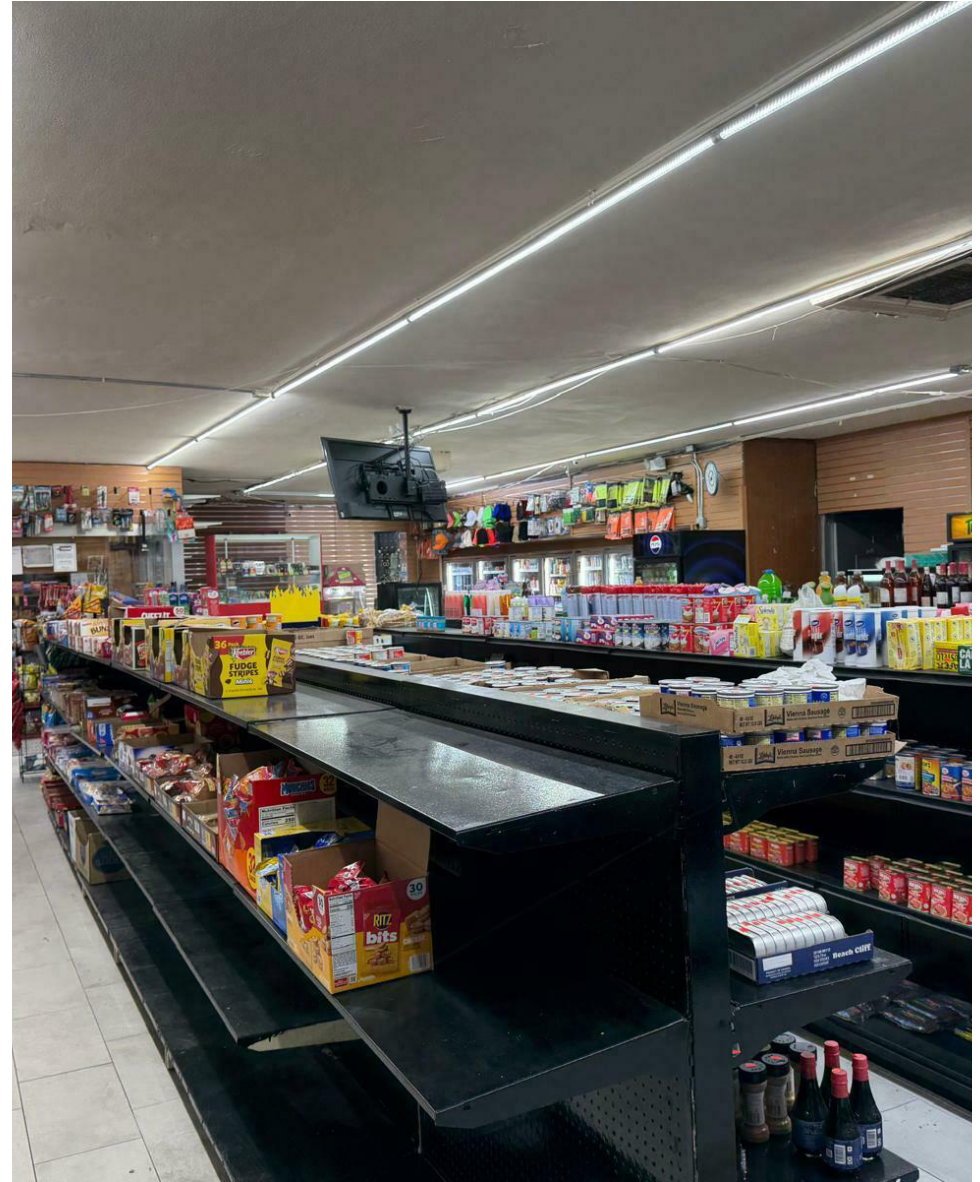
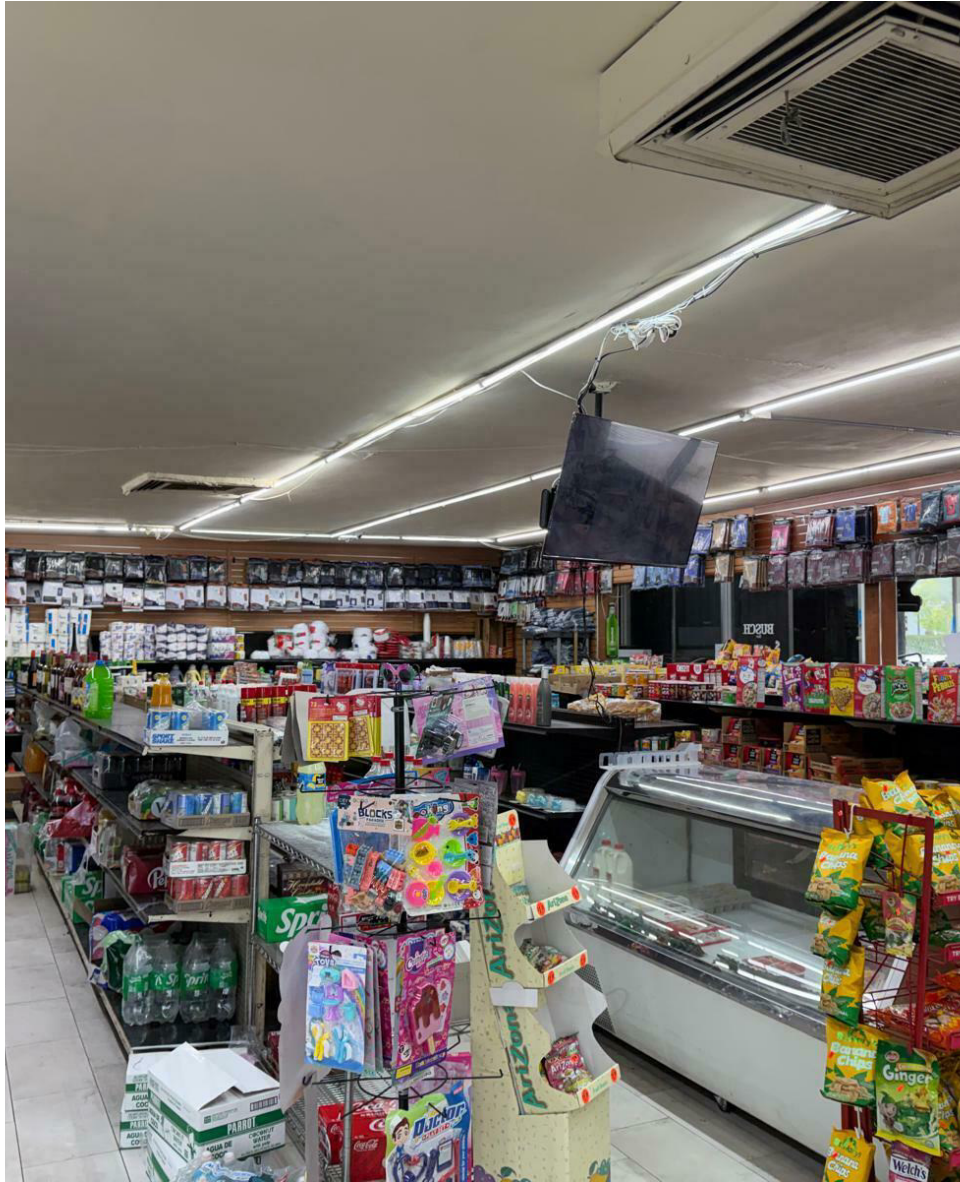
Coin Laundry Interior Pics

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Convenient Store Interior Pics

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Exterior Photos

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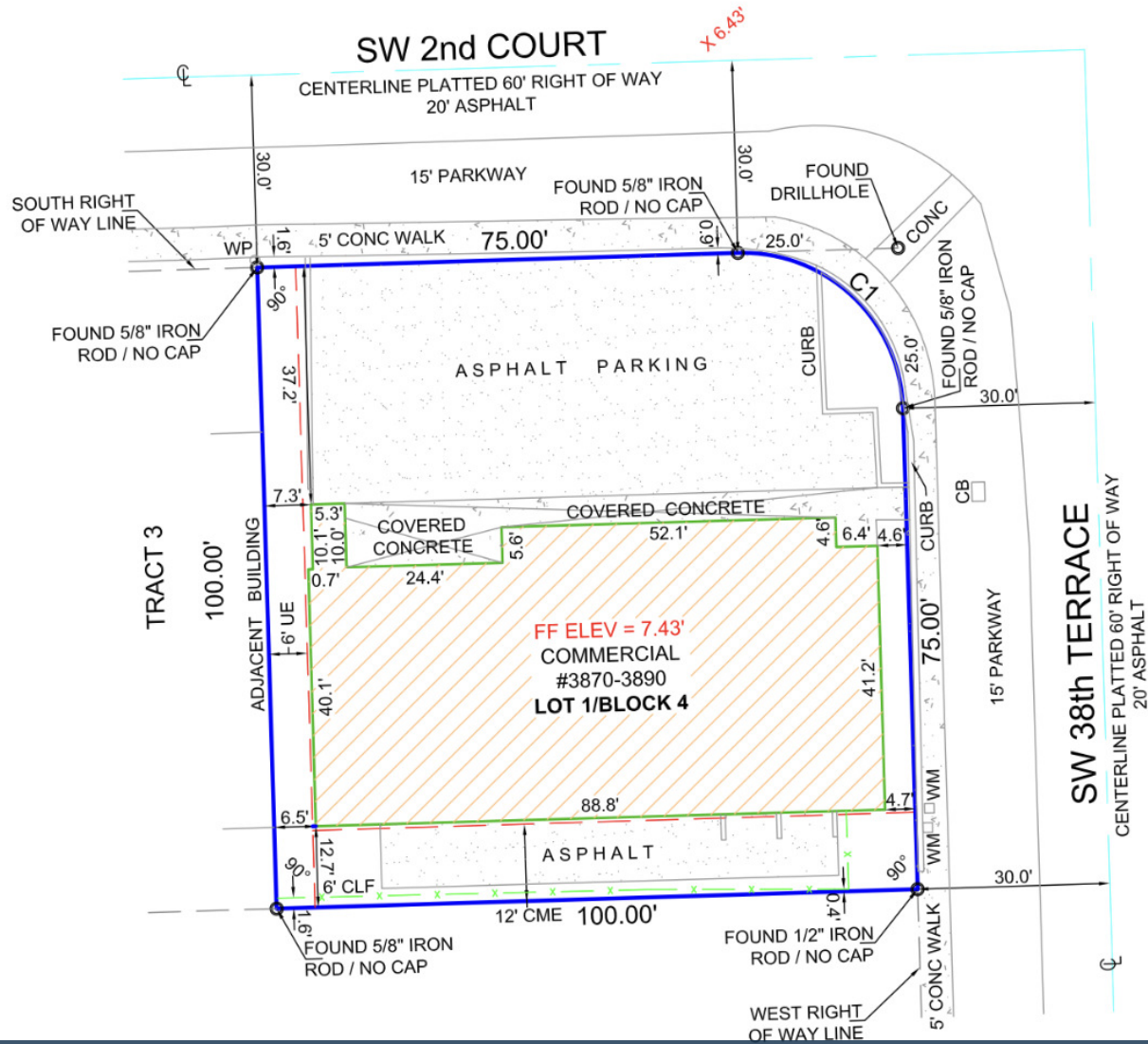
C-Store & Laundry Multi-Unit Income Analysis

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Assumptions/Values	
Purchase Price	\$1,000,000
Annual Operating Income	\$80,930
Annual Operating Expenses	\$21,730
Down Payment (as a % of purchase price)	30%
Annual Loan Payments	\$0
Down Payment (in dollars)	\$300,000
Annual Net Operating Income	\$59,200
Annual Cash Flow	\$59,200
Capitalization Rate	5.9%
Cash On Cash Return	19.7%
Gross Rent Multiplier	12.4

Property Survey

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Only the yellow building. Please refer to the survey for reference.

