



**FOR SALE**

SINGLE TENANT NET LEASE

**633 PEMBROKE RD  
HALLANDALE BCH, FL 33009**



**APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### ADRIANO SALUCCI

Commercial Advisor

305 340 3584

[Adriano@apexcapitalrealty.com](mailto:Adriano@apexcapitalrealty.com) [Miguel@apexcapitalrealty.com](mailto:Miguel@apexcapitalrealty.com)

### MIGUEL PINTO

CEO /Managing Broker

305 632 2575

# OFFERING SUMMARY

633 PEMBROKE RD, HALLANDALE BEACH, FL

<b>Lot Size</b>	33,354 SF (0.77 Acres)
<b>Building Size</b>	8,254 SF
<b>Year Built</b>	2015
<b>Frontage</b>	322'
<b>Zoning</b>	West RAC (Regional Activity Center)
<b>Traffic Count</b>	35,000 AADT
<b>NOI</b>	\$187,786.08
<b>CAP Rate</b>	5.25%
<b>Asking Price</b>	\$3,575,999

APEX Capital Realty is excited to offer an exclusive opportunity to acquire a single tenant net lease (STNL) property encompassing an entire city block along a prominent thoroughfare East of I-95 in Hallandale Beach, FL. Positioned in Hallandale Beach, a burgeoning sub-market nestled between Aventura and Hollywood.



# INCOME ANALYSIS

## 10 YEAR CASH FLOW

	Y1 (2024)	Y2 (2025)	Y3 (2026)	Y4 (2027)	Y5 (2028)	Y6 (2029)	Y7 (2030)	Y8 (2031)	Y9 (2032)	Y10 (2033)
NOI	\$187,786.08	\$187,786.08	\$187,786.08	\$187,786.08	\$187,786.08	\$206,656	\$206,656	\$206,565	\$206,565	\$206,565
CAP % RATE	5.08%	5.08%	5.08%	5.08%	5.08%	5.58%	5.58%	5.58%	5.58%	5.58%

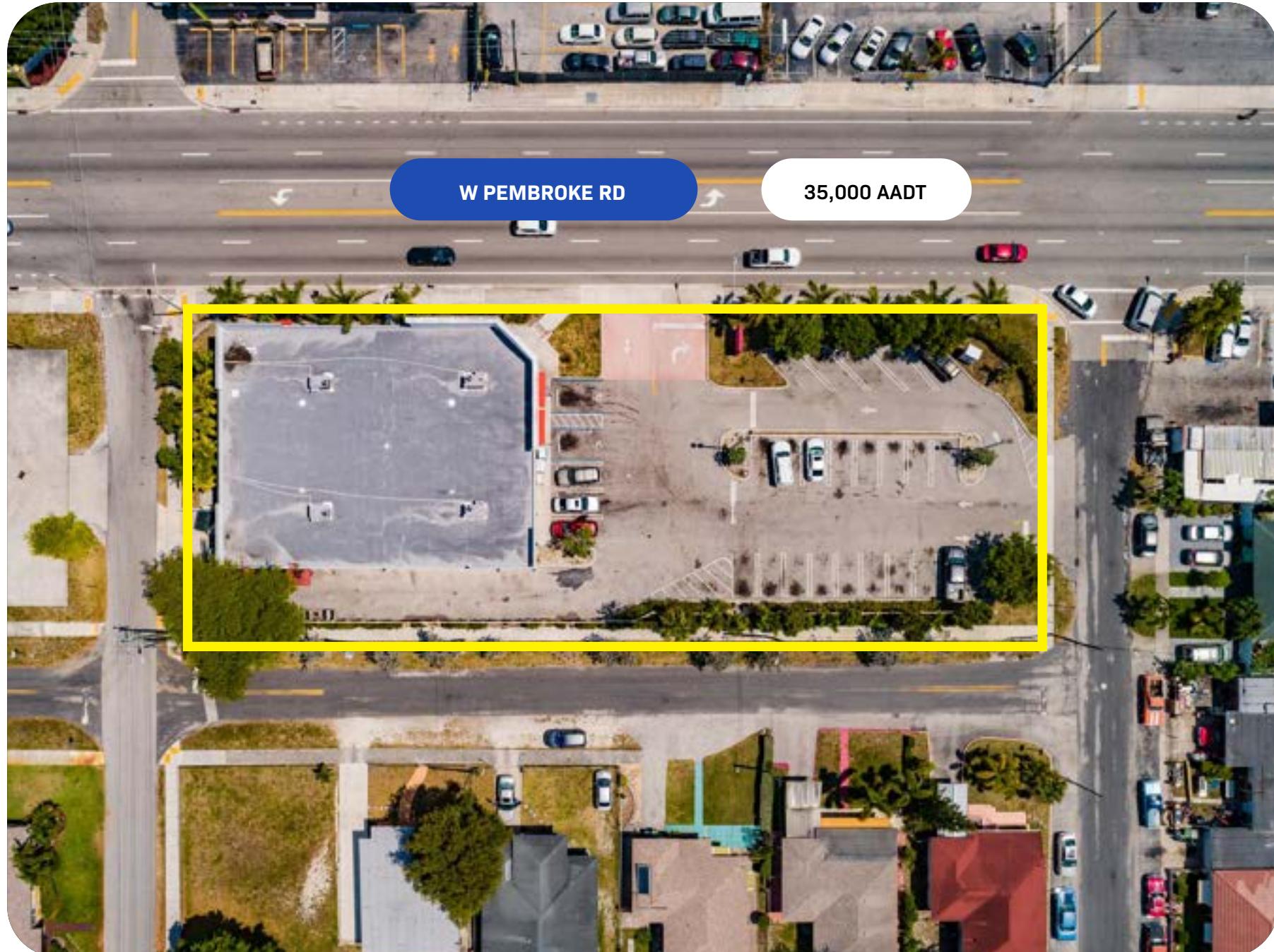
**CURRENT  
NOI**

\$22.75 PSF / NNN

---

\$187,786.08 Annually

# BIRD'S EYE VIEW



# EAST VIEW

HOLLYWOOD BEACH

3.8 MILES AWAY

THREE ISLAND

2.2 MILES AWAY



PEMBROKE RD



PEMBROKE RD





**ADRIANO SALUCCI**

Commercial Advisor  
305 340 3584

[Adriano@apexcapitalrealty.com](mailto:Adriano@apexcapitalrealty.com)

**MIGUEL PINTO**

CEO /Managing Broker  
305 632 2575  
[Miguel@apexcapitalrealty.com](mailto:Miguel@apexcapitalrealty.com)

561 NE 79 ST, Suite 420  
Miami, FL 33138  
305 570 2600  
[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)