

QSR BUILDING
+ DRIVE THRU

POMPANO BEACH, FL
BROWARD COUNTY

750 W SAMPLE RD
POMPANO BEACH, FL 33064-2760

2,114 SF BLDG
28,143 SF LOT
NEXT TO MCDONALDS
W OF I-95 EXIT
RETAIL FOR LEASE

Representative Photo

ARNALDO CANTERO III
Founder | Managing Principal
(305) 763-8150
acantero@c-3realestate.com
CQ1071716, Florida

C-3

TABLE OF CONTENTS

ARNALDO CANTERO III
FOUNDER | MANAGING PRINCIPAL
O: (305) 763-8150
C: (305) 967-0557
acantero@c-3realestate.com
CQ1071716, Florida

Property Description	3
Property Summary	4
Available Spaces	5
Business Map	6
Property Photos	7
Location Maps	13
Aerial Map	14
Regional Map	15
Demographics	16
Detailed Demographics	17
Disclaimer	19
Professional Bio	20

PROPERTY DESCRIPTION

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



750 W Sample Road,

750 West Sample Road is a 2,114-square-foot freestanding quick-service restaurant with drive-thru situated on a 28,143-square-foot parcel just west of I-95 in Pompano Beach. The property sits directly next to a double drive-thru McDonald's along one of Broward County's busiest corridors, West Sample Road (56,000+ VPD). Existing QSR infrastructure includes a full drive-thru lane, curb cut access, and ample surface parking. Zoned B-2 (General Business), the site offers excellent visibility, strong surrounding demographics, and is ideal for QSR, bank, or retail conversion in a proven high-traffic location.

PROPERTY SUMMARY

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



Property Summary

Lease Rate:	Negotiable
Lease Term:	Long Term
Available SF:	2,114 SF
Lot SF:	28,143 SF
Frontage:	115 Feet on W Sample Road
Lot (Acres):	0.64 Acres

Property Overview

The property consists of a single story, 2,114-square-foot building designed for quick service restaurant operations, featuring a drive thru lane, pylon signage, and 115 feet of frontage along W. Sample Road. The parcel totals 28,143 square feet (0.64 Acres)

Location Overview

Located just west of I-95 in Pompano Beach. The property sits directly next to a double drive-thru McDonald's along one of Broward County's busiest corridors, West Sample Road (56,000+ VPD). Existing QSR infrastructure includes a full drive-thru lane, curb cut

AVAILABLE SPACES

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3

COMMERCIAL
FOR LEASE



Highlights

- 2,114 SF freestanding quick-service restaurant with existing drive-thru
- 28,143 SF (0.65 AC) parcel directly west of I-95 on W Sample Road
- Adjacent to a high-performing double drive-thru McDonald's
- Over 56,000 vehicles per day on West Sample Road
- Strong visibility with 43' of frontage and full curb-cut access
- Ample surface parking – 25 spaces (6.9/1,000 SF)
- Zoned B-2 (General Business) – flexible for restaurant, bank, or retail use
- Surrounded by national retailers: Publix, Walmart, CVS, AutoNation, and major QSR brands
- Dense trade area with 126,000 residents and 76,000 daytime employees within 3 miles
- Ideal for owner-user, investor, or national QSR conversion

Space	Size	Rate	Use	Available
	2,114	\$0 /yr		

Nearby Places

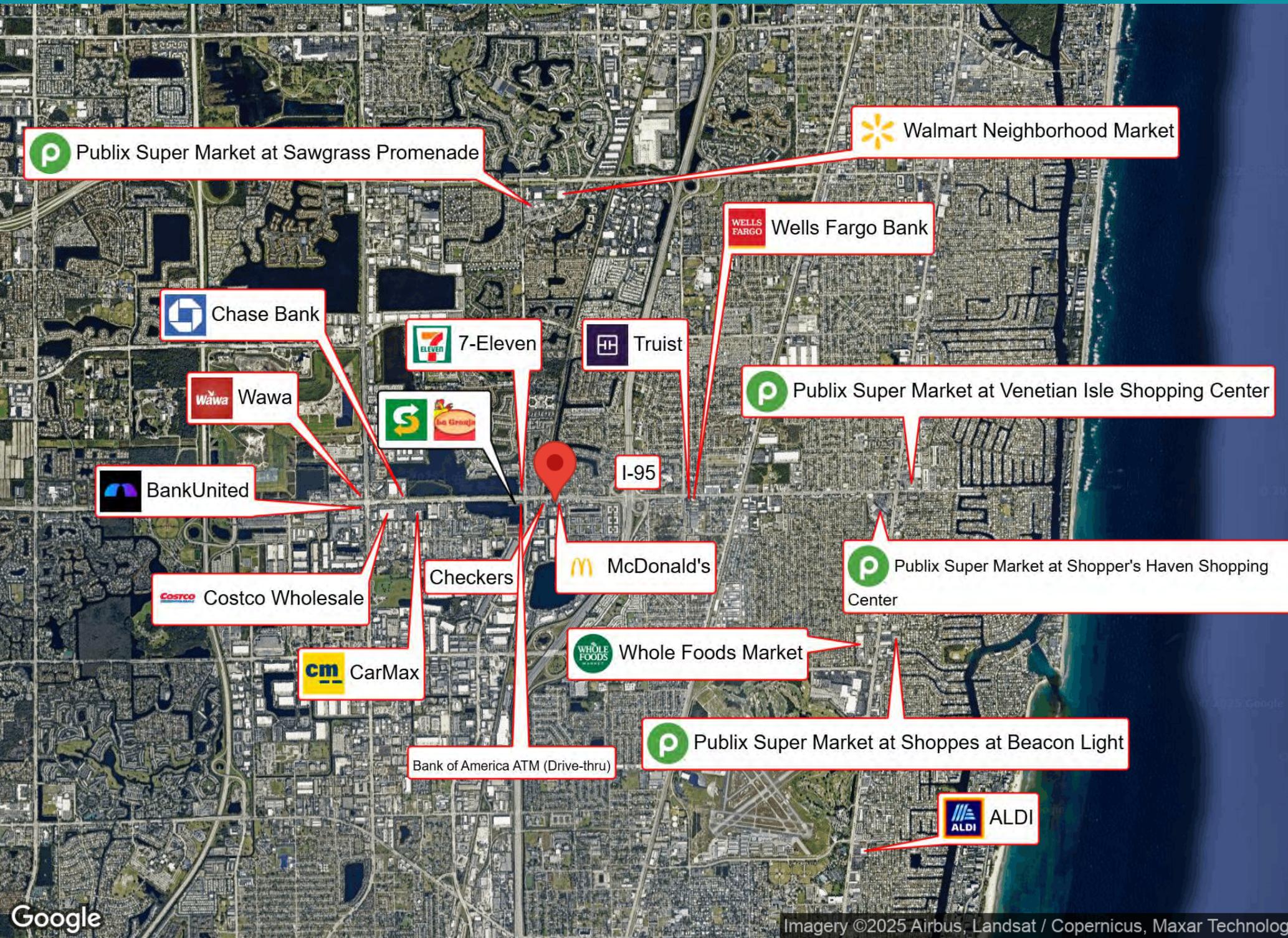
- McDonald's, Checkers, Chase Bank, Wells Fargo, Bank United, Costco, Car Max, WAWA, Publix, CVS, and national QSRs nearby

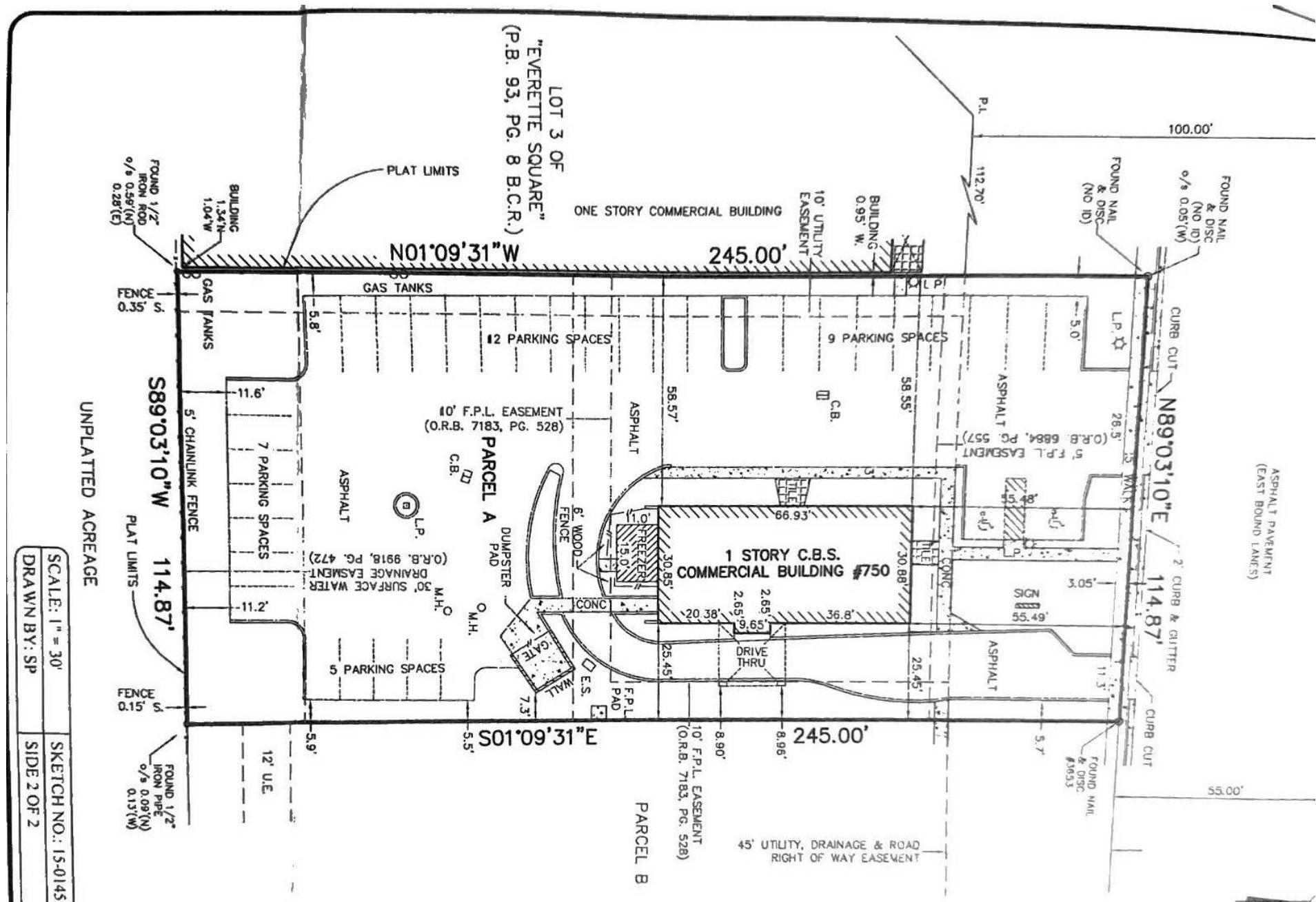
BUSINESS MAP

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3





ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

PROPERTY PHOTOS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

PROPERTY PHOTOS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

09

PROPERTY PHOTOS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

PROPERTY PHOTOS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

PROPERTY PHOTOS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3

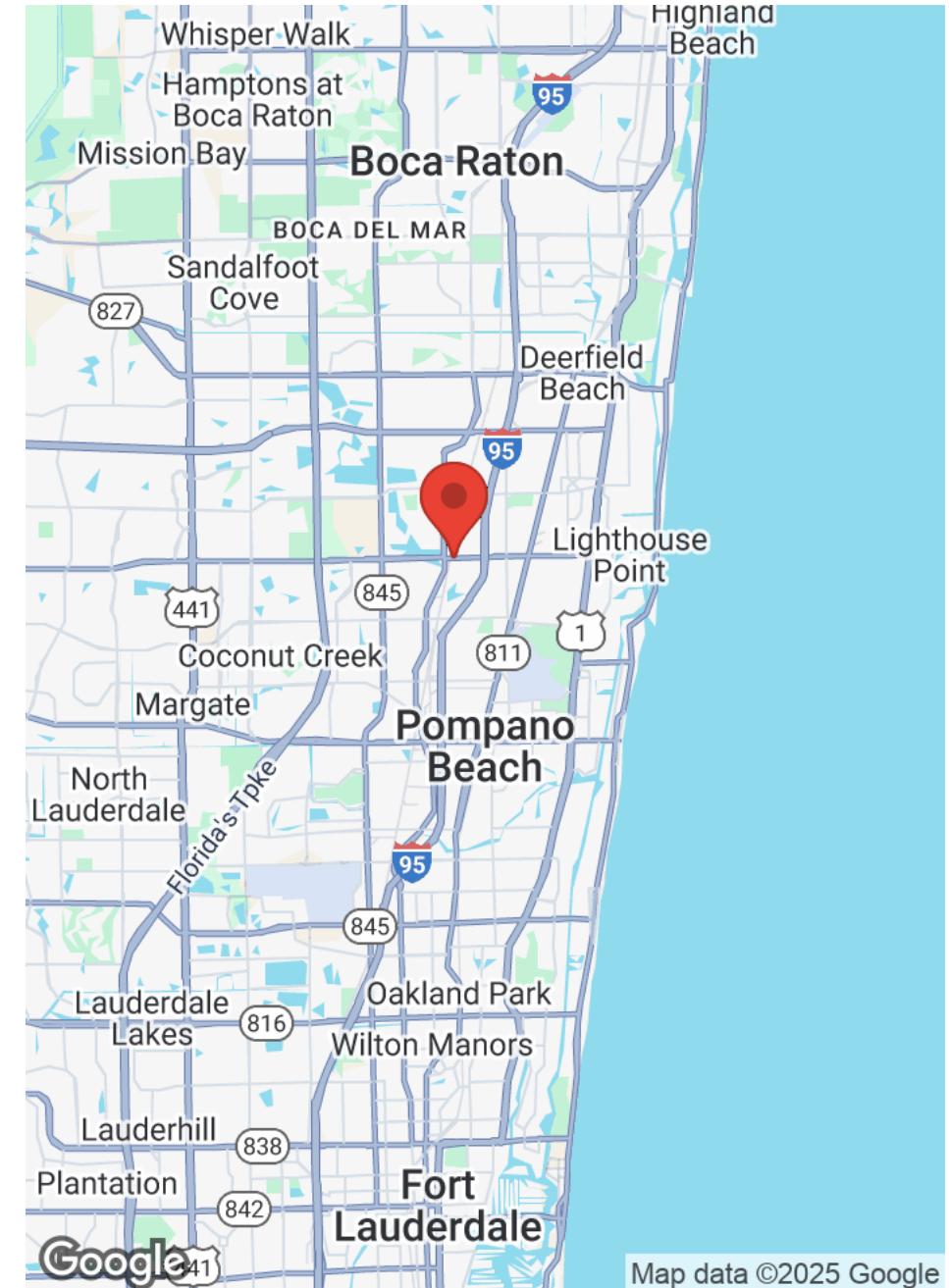
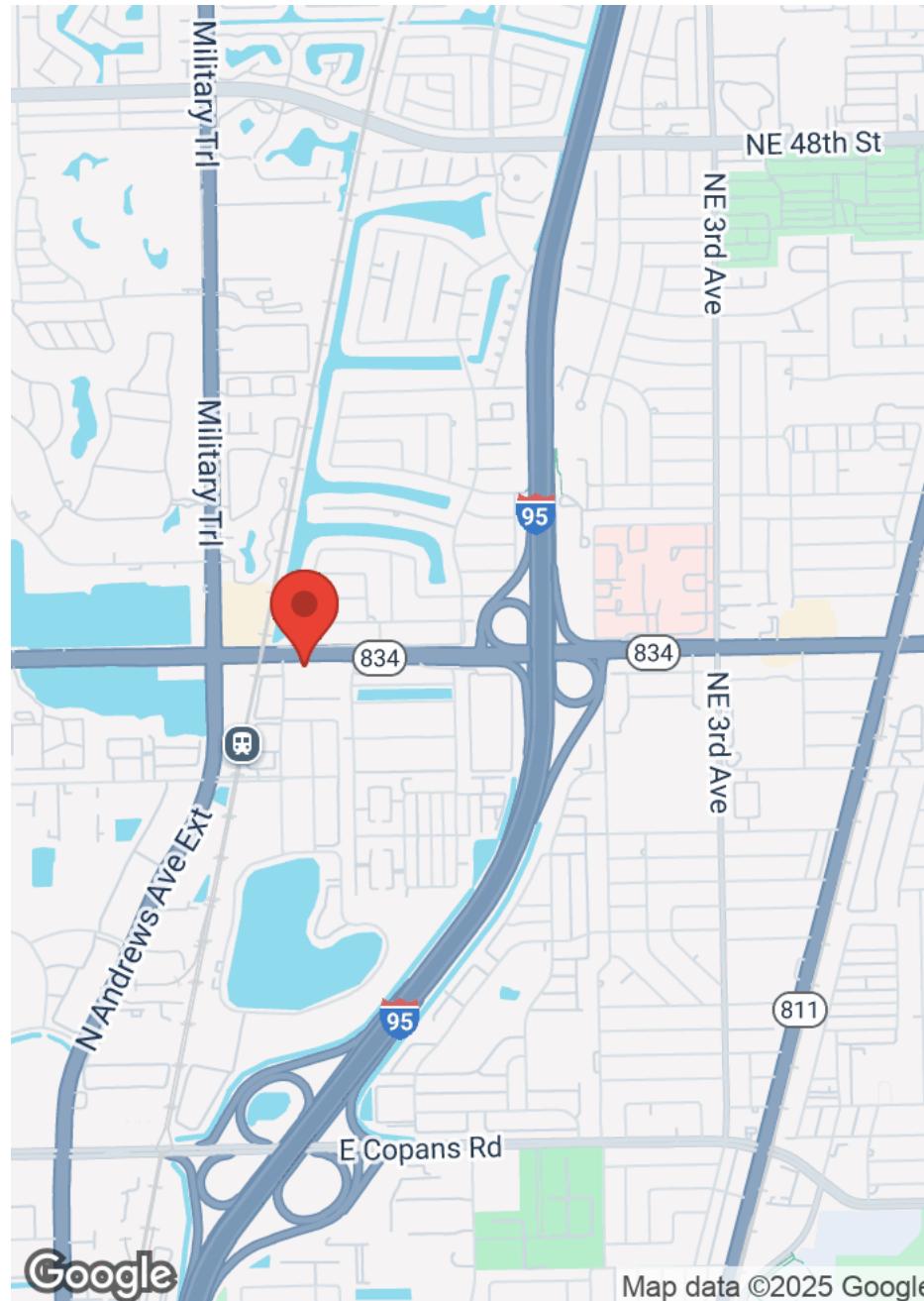


LOCATION MAPS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3

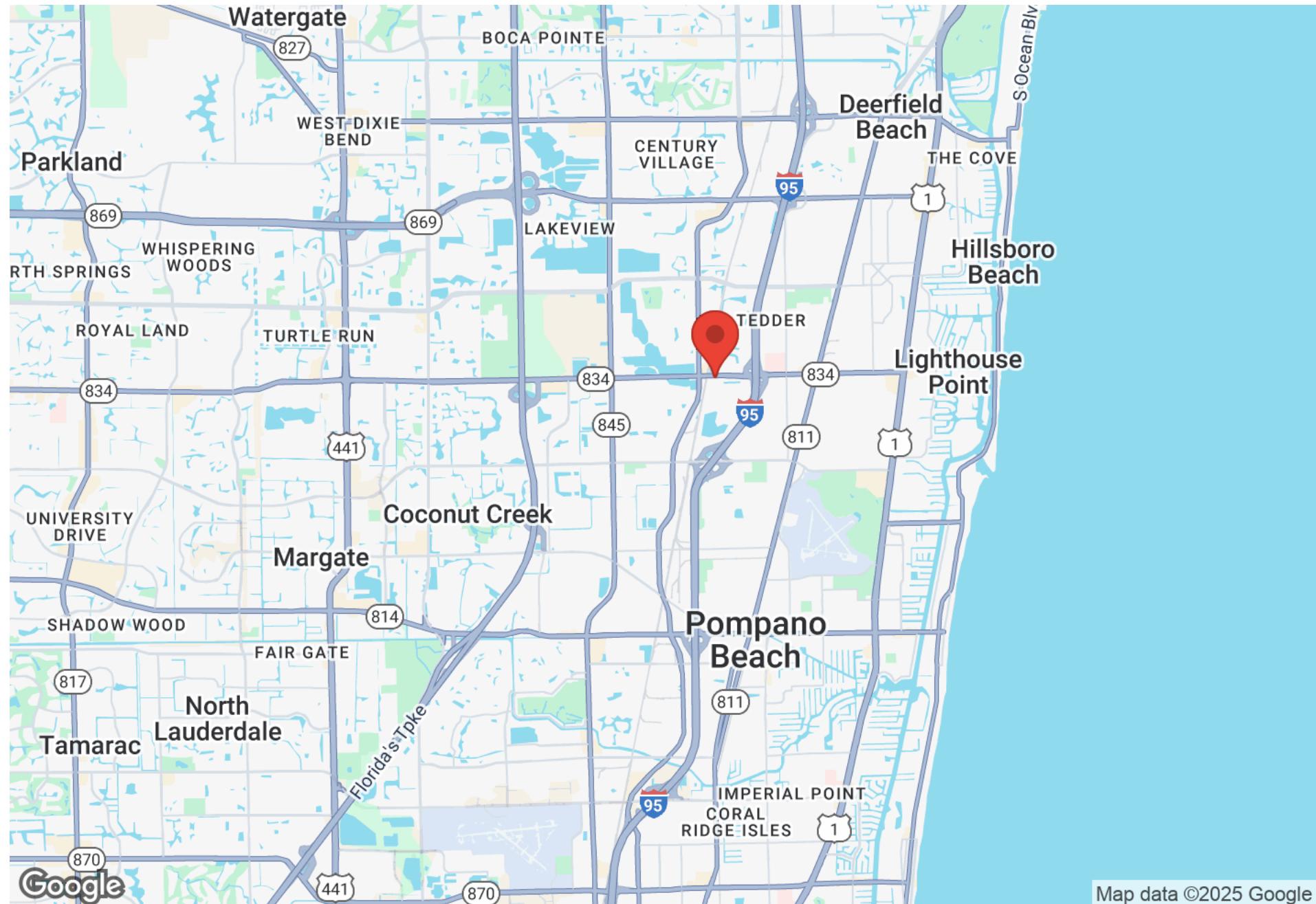


AERIAL MAP

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

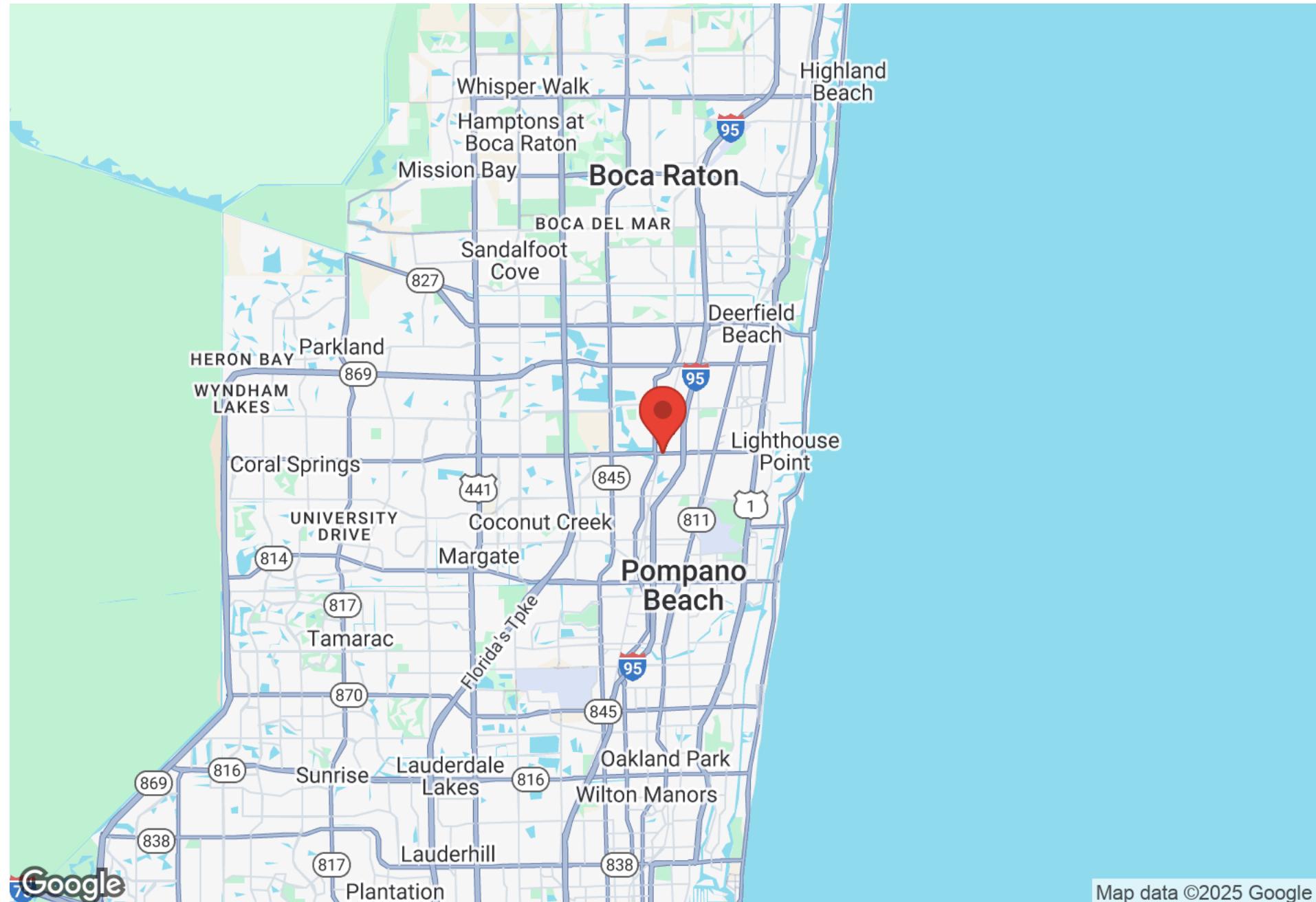
acantero@c-3realestate.com

REGIONAL MAP

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



ARNALDO CANTERO III

(305) 763-8150

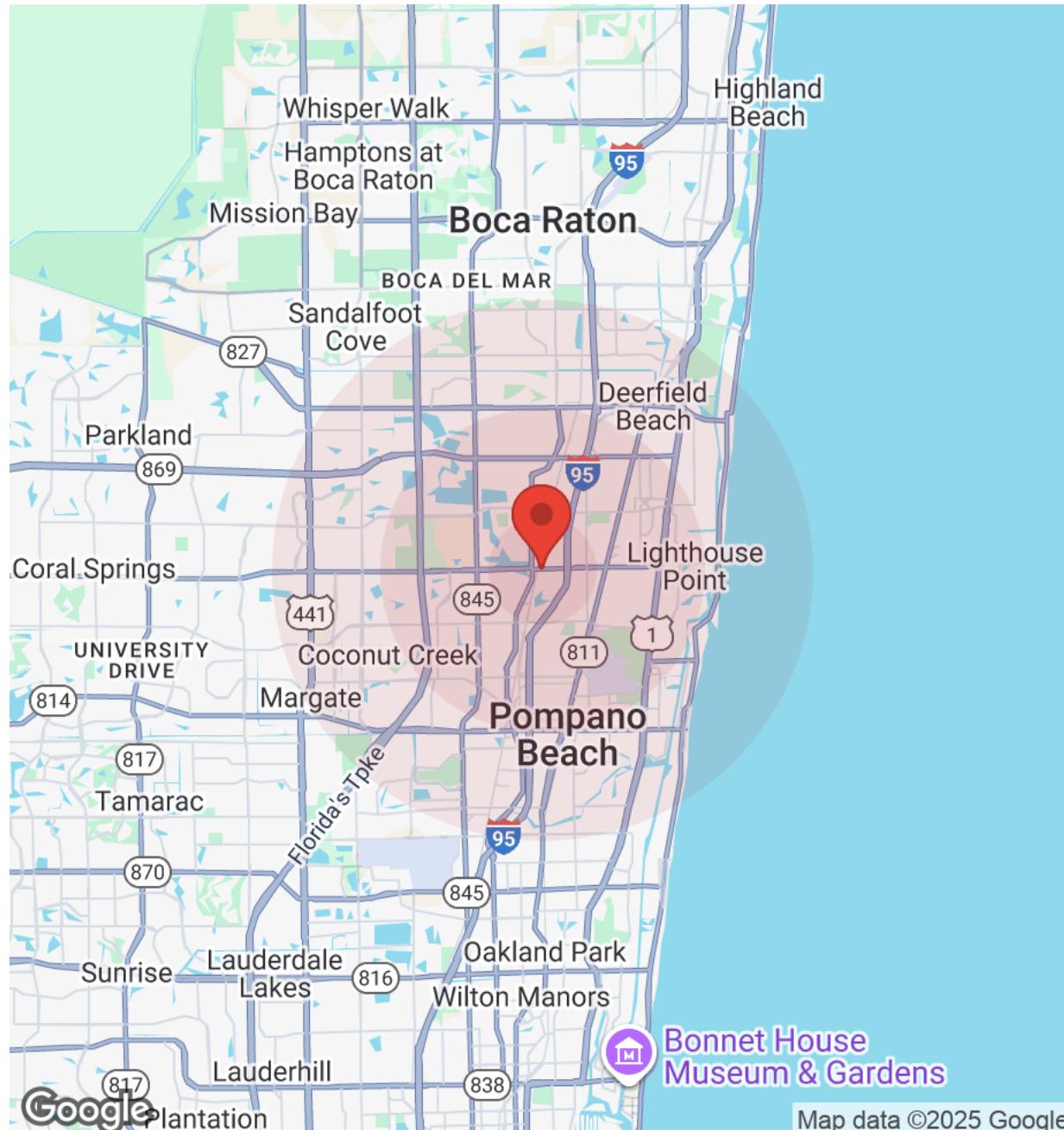
acantero@c-3realestate.com

DEMOGRAPHICS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



	1 Mile	3 Miles	5 Miles
Population			
Male	11,594	65,121	172,548
Female	11,031	66,882	178,672
Total Population	22,625	132,003	351,220
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,277	21,520	52,478
Ages 15-24	2,810	14,618	35,170
Ages 25-54	10,117	50,904	129,848
Ages 55-64	2,624	17,042	48,423
Ages 65+	2,796	27,920	85,300
Race	1 Mile	3 Miles	5 Miles
White	5,496	45,039	153,308
Black	7,984	43,482	85,627
Am In/AK Nat	23	106	176
Hawaiian	2	13	35
Hispanic	7,521	36,235	92,055
Asian	468	2,719	10,115
Multi-Racial	837	3,234	7,551
Other	294	1,188	2,353
Income	1 Mile	3 Miles	5 Miles
Median	\$67,206	\$61,097	\$73,026
< \$15,000	811	5,876	14,331
\$15,000-\$24,999	554	4,182	9,534
\$25,000-\$34,999	534	5,069	12,255
\$35,000-\$49,999	957	6,576	16,063
\$50,000-\$74,999	1,602	9,245	25,605
\$75,000-\$99,999	1,244	6,713	18,364
\$100,000-\$149,999	1,195	7,937	25,097
\$150,000-\$199,999	535	3,173	12,573
> \$200,000	556	4,180	18,061
Housing	1 Mile	3 Miles	5 Miles
Total Units	8,626	58,129	167,987
Occupied	7,988	52,952	151,883
Owner Occupied	3,595	30,996	91,799
Renter Occupied	4,393	21,956	60,084
Vacant	638	5,177	16,104

ARNALDO CANTERO III

(305) 763-8150

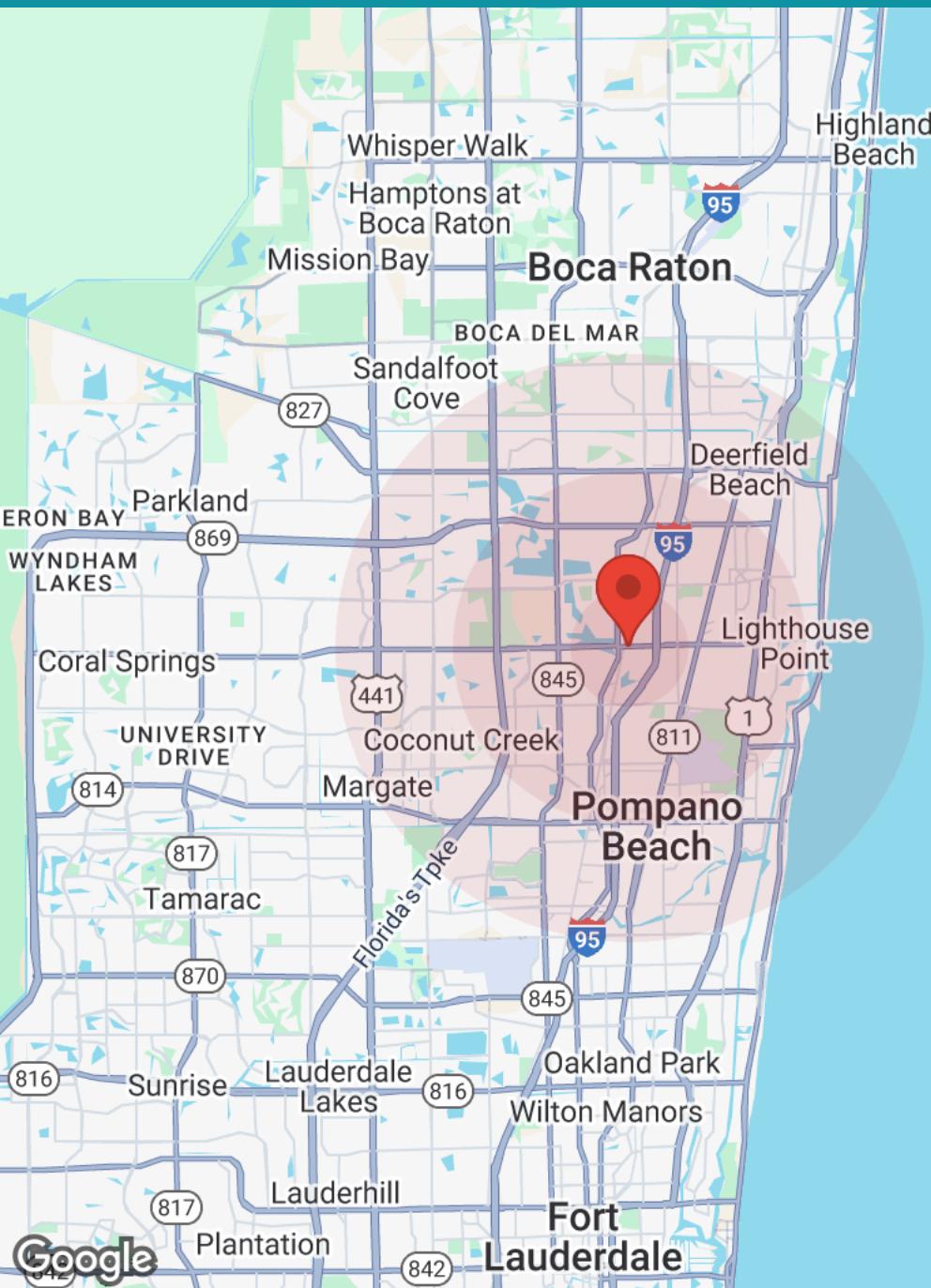
acantero@c-3realestate.com

DETAILED DEMOGRAPHICS

QSR Building

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	11,594	65,121	172,548
Female	11,031	66,882	178,672
Total Population	22,625	132,003	351,220
Race	1 Mile	3 Miles	5 Miles
White	5,496	45,039	153,308
Black	7,984	43,482	85,627
Am In/AK Nat	23	106	176
Hawaiian	2	13	35
Hispanic	7,521	36,235	92,055
Asian	468	2,719	10,115
Multi-Racial	837	3,234	7,551
Other	294	1,188	2,353
Housing	1 Mile	3 Miles	5 Miles
Total Units	8,626	58,129	167,987
Occupied	7,988	52,952	151,883
Owner Occupied	3,595	30,996	91,799
Renter Occupied	4,393	21,956	60,084
Vacant	638	5,177	16,104
Age	1 Mile	3 Miles	5 Miles
Ages 0-4	1,609	7,502	18,091
Ages 5-9	1,395	7,041	17,079
Ages 10-14	1,273	6,977	17,308
Ages 15-19	1,299	7,239	17,592
Ages 20-24	1,511	7,379	17,578
Ages 25-29	1,697	8,160	20,312
Ages 30-34	2,065	9,530	23,324
Ages 35-39	1,917	9,263	22,874
Ages 40-44	1,757	8,552	21,583
Ages 45-49	1,385	7,570	19,913
Ages 50-54	1,296	7,829	21,842
Ages 55-59	1,296	8,220	23,408
Ages 60-64	1,328	8,822	25,015
Ages 65-69	941	7,791	22,389
Ages 70-74	712	6,743	19,870
Ages 75-79	535	5,792	17,446
Ages 80-84	325	3,771	11,905
Ages 85+	283	3,823	13,690

ARNALDO CANTERO III

(305) 763-8150

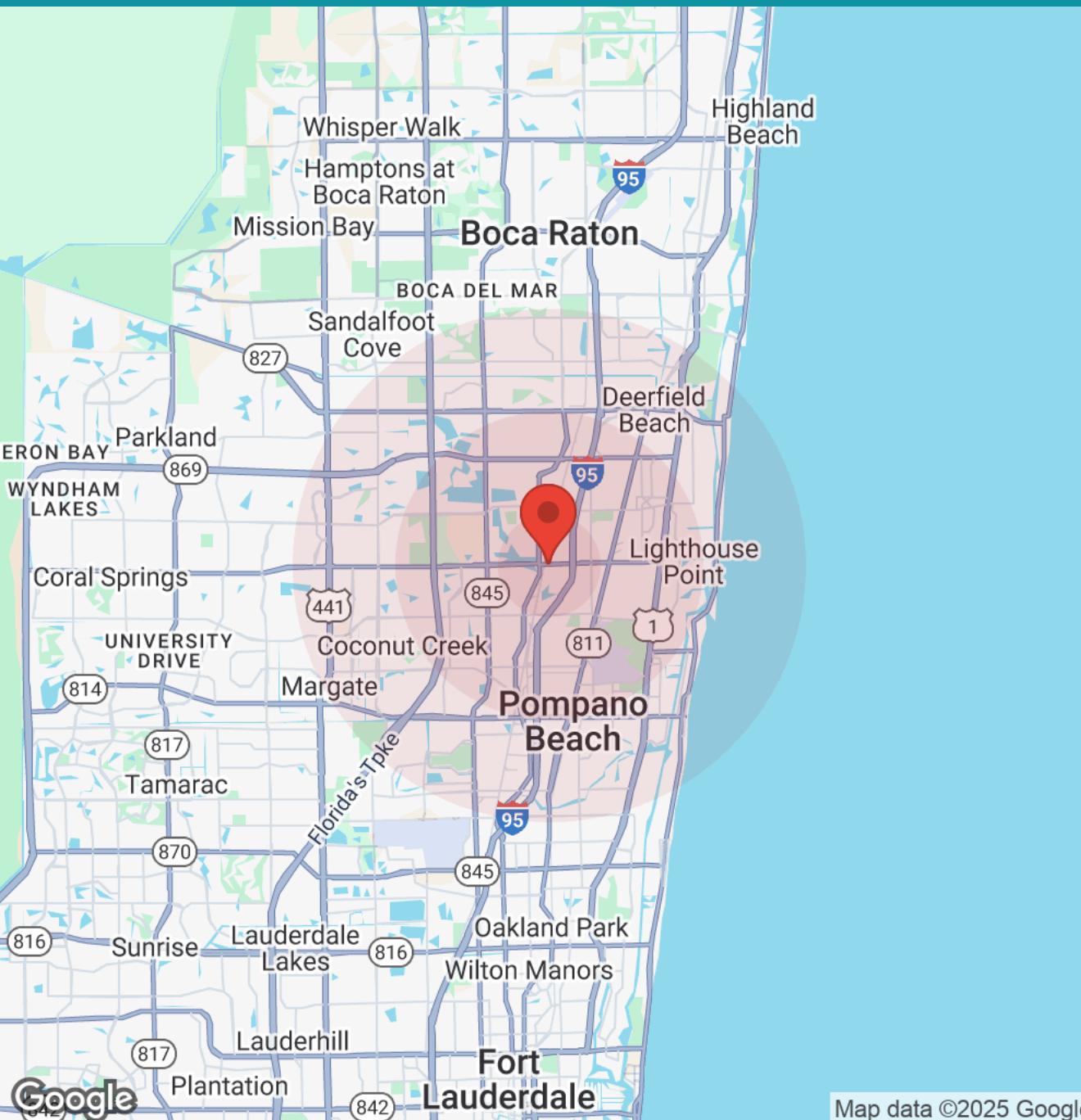
acantero@c-3realestate.com

DETAILED DEMOGRAPHICS

Miami Subs #17

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3



Map data ©2025 Google

Income	1 Mile	3 Miles	5 Miles
Median	\$67,206	\$61,097	\$73,026
< \$10,000	606	3,688	9,657
\$10,000-\$14,999	205	2,188	4,674
\$15,000-\$19,999	299	2,278	4,924
\$20,000-\$24,999	255	1,904	4,610
\$25,000-\$29,999	322	2,607	5,911
\$30,000-\$34,999	212	2,462	6,344
\$35,000-\$39,999	324	2,370	5,358
\$40,000-\$44,999	464	2,293	5,607
\$45,000-\$49,999	169	1,913	5,098
\$50,000-\$59,999	711	4,420	11,566
\$60,000-\$74,999	891	4,825	14,039
\$75,000-\$99,999	1,244	6,713	18,364
\$100,000-\$124,999	851	4,691	14,687
\$125,000-\$149,999	344	3,246	10,410
\$150,000-\$199,999	535	3,173	12,573
> \$200,000	556	4,180	18,061

ARNALDO CANTERO III

(305) 763-8150

acantero@c-3realestate.com

DISCLAIMER

Miami Subs #17

750 W Sample Rd | Pompano Beach, FL 33064-2760

C-3

All materials and information received or derived from C-3 Commercial Real Estate Advisory its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither C-3 Commercial Real Estate Advisory its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. C-3 Commercial Real Estate Advisory will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. C-3 Commercial Real Estate Advisory makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. C-3 Commercial Real Estate Advisory does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by C-3 Commercial Real Estate Advisory in compliance with all applicable fair housing and equal opportunity laws.

ARNALDO CANTERO III

Founder | Managing Principal



C-3 Commercial Real Estate Advisory

Brickell Heights - 25 SW 9 Street, Suite 404

Miami, FL 33130

O: (305) 763-8150

C: (305) 967-0557

acantero@c-3realestate.com

CQ1071716, Florida

Arnaldo Cantero III is the Founder and President of C-3 Commercial Real Estate Advisory, a South Florida-based real estate advisory firm specializing in institutional-grade brokerage, investment sales, investment leasing, and development strategy across retail, and mixed-use assets. With over a decade of transactional experience and more than \$500 million in career deal volume, Arnaldo is recognized for his data-driven valuation methodology, creative deal structuring, and deep market intelligence across South Florida's urban corridors.

Arnaldo advises property owners, developers, and private capital groups with a full-spectrum approach that blends brokerage execution with high-level financial modeling, entitlement guidance, and exit strategy planning. His leadership at C-3 focuses on curating off-market opportunities, underwriting complex assets, and delivering tailored solutions for sellers and investors across all cycles of the market.

Known for his relentless attention to detail and strategic vision, Arnaldo has successfully represented assets ranging from stabilized NNN retail centers to repositioning plays and assemblages primed for redevelopment. He continues to lead the firm's advisory initiatives, empowering clients to extract maximum value through thoughtful execution and long-term planning.