



**Well Located Medical Office or  
Owner/User**

**Great Exposure- High Visibility**

**Exclusive Lighthouse Point**

**Potential Townhome  
Redevelopment**

**.28 Acre Rectangular Site**

**Over 40,000 Cars Daily**

**PRICE: \$1,700,000**

**2661 NE 36th Street  
Lighthouse Point, FL  
33064**

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**DISCLAIMER**

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 2261 NE 36<sup>th</sup> Street, Lighthouse Point, FL 33064, (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

**PROPERTY INSPECTION:**

**Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR TOM JONES & PLEASE DO NOT DISTURB THE TENANTS.**

# SECTION I

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## Property Summary





**Property Summary**

Medical Office:	Perfect Owner/User Building
Building Size:	3,777 +/- Square Feet
Floors:	One
Lot Size:	.28 Acre Site
Frontage:	150 +/- Linear Feet on Major Road
Building:	One Story CBS Construction
Year Built:	1963
Parking Spaces:	20
Curb Cut:	Two
County:	Broward County
Zoned:	B-1
Parcel ID:	4843 18 07 0070
Price:	\$1,700,000

**Property Overview**

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 2261 NE 36th Street in Lighthouse Point, Florida in northeastern Broward County which is part of the Miami Metropolitan area of over 6,500,000 people. 2261 NE 36th Street is comprised of a 3,777 +/- square-foot rectangular one story medical office building located in the highly desirable city of Lighthouse Point. It is strategically located several minutes from I-95 to the west and close to the beautiful beaches to the east. Built in 1963 with CBS construction, the property is zoned B-1 and sits on a .28 of an acre or 11,999 square foot site. There is convenient parking in front and rear of the building with a total of 20 surface parking spaces. Situated on the west side of NE 36th Street, the immediate area is comprised of single-family homes and smaller multi-unit apartments/townhomes. Ownership stated at one time the property was zoned residential. It may be possible to have the property rezoned for four townhomes which developers will find very attractive as Lighthouse Point is an exceptional area with strong demographics and high property values.

**Location Overview**

Lighthouse Point is a city located in northeastern Broward County, Florida. It is a suburb of Fort Lauderdale about 15 miles to the south. The city is part of the Miami Metropolitan area which includes approximately 6,500,000 +/- people. Lighthouse Point consists of 2.4 +/- miles with two miles of beautiful beaches. Bounded to the north by Deerfield Beach, to the east by Hillsboro Beach and the Atlantic Ocean and to the west and south by Pompano Beach and Fort Lauderdale, boats can reach the Bahamas within 40 miles and Bimini or Grand Bahama within 60 miles. Demographics are very strong in Lighthouse Point as the Average Household Income is \$97,434 and the average home price in Lighthouse Point is \$800,000 with many homes over \$1,000,000. Attractions include Hillsboro Inlet Lighthouse, Lighthouse Point Yacht Club, Dan Witt Park, Sullivan Park, Nauti Dawg Marina Café, Frank McDonough Park and the Historical Society Museum. Lighthouse Point is 20 +/- miles north of the Fort Lauderdale-Hollywood International Airport and Port Everglades. Residents benefit from the Lighthouse Point Police Department and Lighthouse Point Fire Rescue.





### Property Description

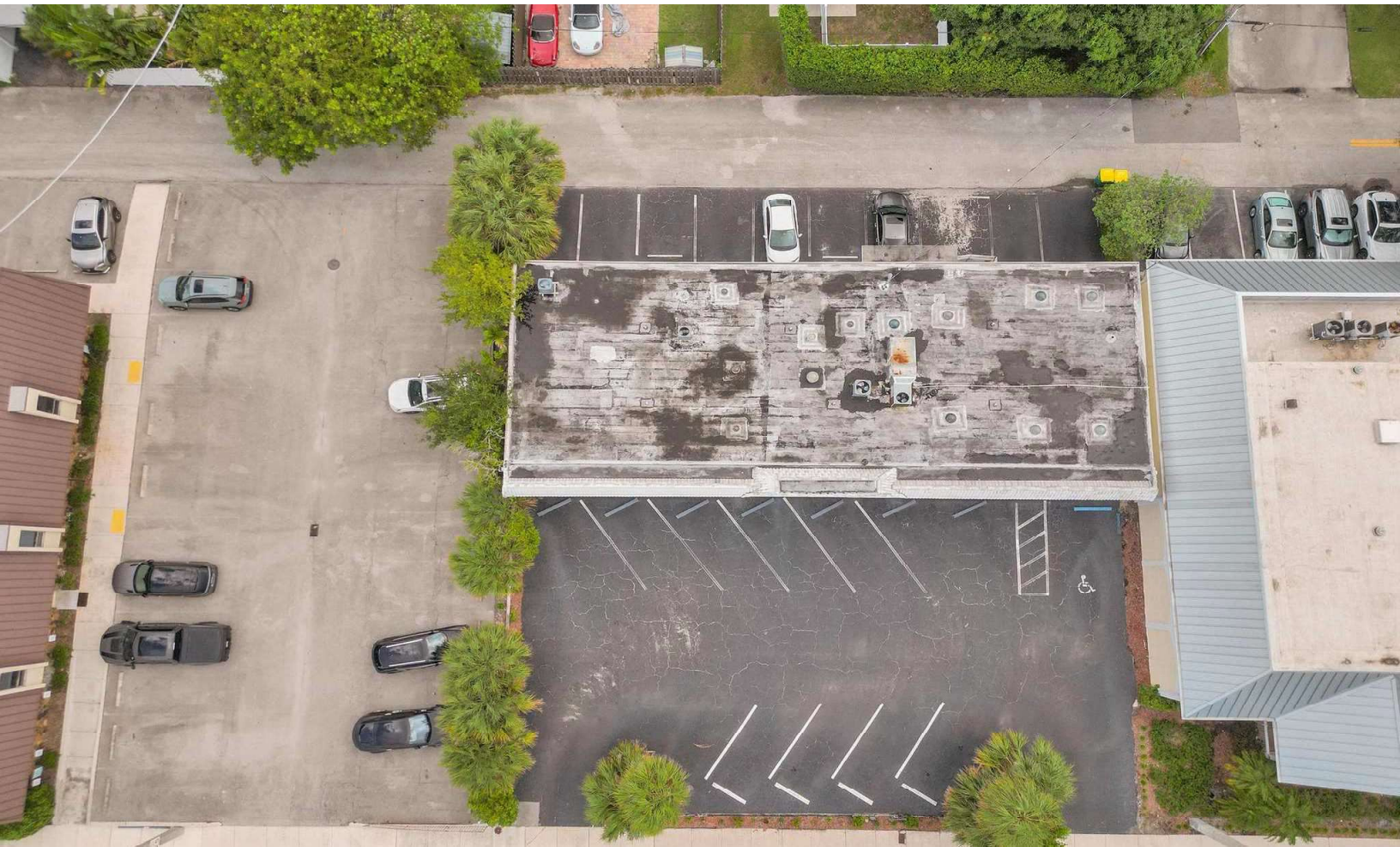
2261 NE 36th Street is a perfect owner/user building with the potential of a four unit townhome redevelopment in the future in the highly desirable City of Lighthouse Point. It is comprised of a 3,777 +/-square-foot office building that is zoned B-1 and has been approved for medical office use. Built in 1963 with CBS construction on a .28 of an acre or 11,999 +/- square foot site, it is presently configured with two tenants both with their own front and rear entrances. A home healthcare company is currently in two-thirds of the space on the east end of the building. The remaining one third of the space on the west side of the building had been occupied by a Dentist who vacated the space which has now been completely renovated. There is great exposure on this main road with over 40,000 cars daily and two curb cuts. There is a very Walkable score of 79. Between the 10 parking spaces in the front of the building and those in the rear, there are a total of 20 surface parking spaces, which is outstanding for a 3,777 square foot building.

Lighthouse point is an exceptional area with strong demographics and high property values. There are over 52,000 people within a 2 mile radius and over 218,000 people within a 5 mile radius. The average household income within a 2 mile radius is \$97,434. Most retail and shopping is located to the west on NE 36th Street which is also known as Sample Road or Federal Highway which is a short drive to the west. Either as an owner/user building or as a potential townhome development, this property presents great value for the present and future.



# PROPERTY PHOTOS

2261 NE 36th Street  
2261 Northeast 36th Street | Lighthouse Point, FL 33064





# PROPERTY PHOTOS

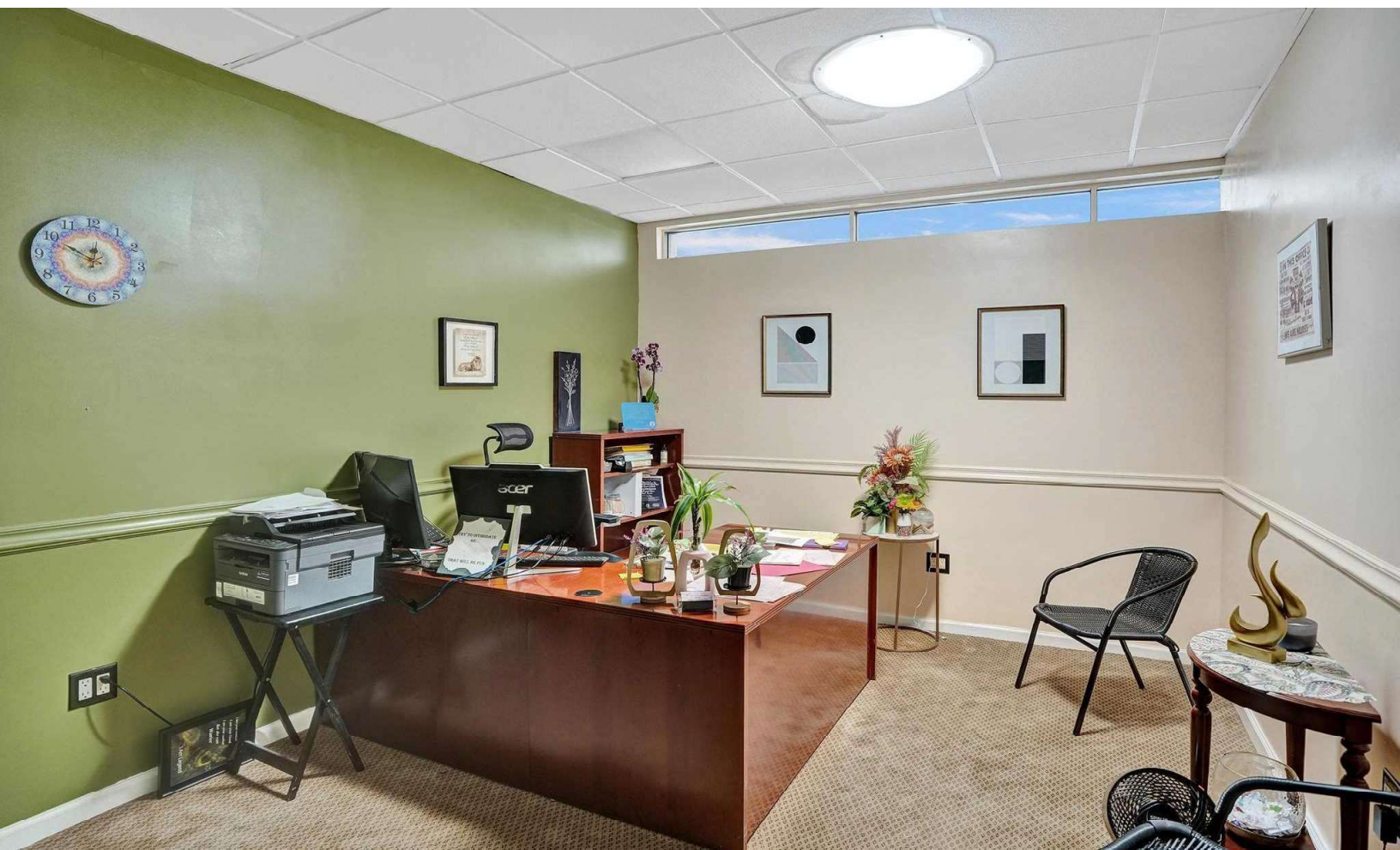
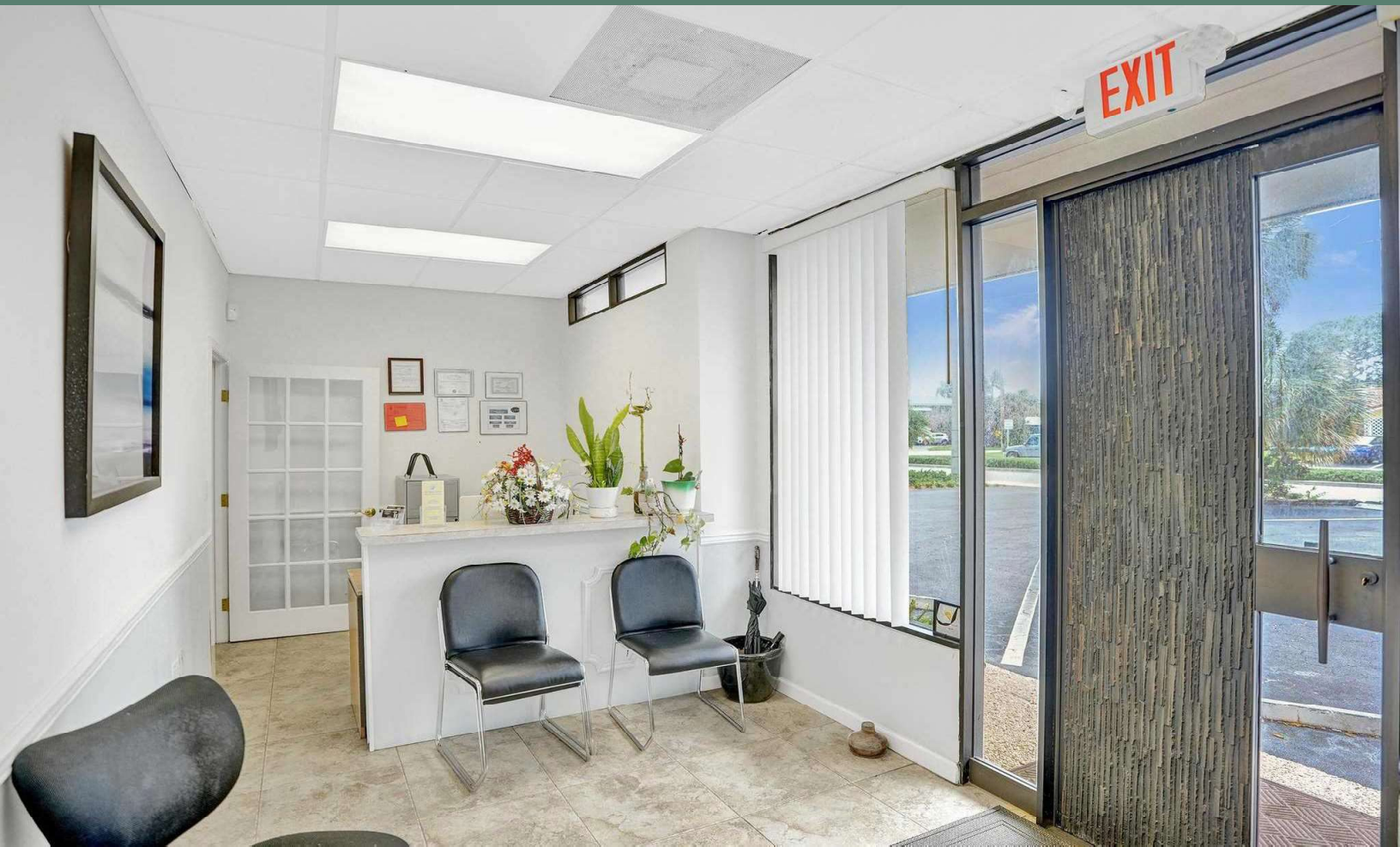
2261 NE 36th Street  
2261 Northeast 36th Street | Lighthouse Point, FL 33064





# PROPERTY PHOTOS

2261 NE 36th Street  
2261 Northeast 36th Street | Lighthouse Point, FL 33064





# SECTION III

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## Maps / Demographics

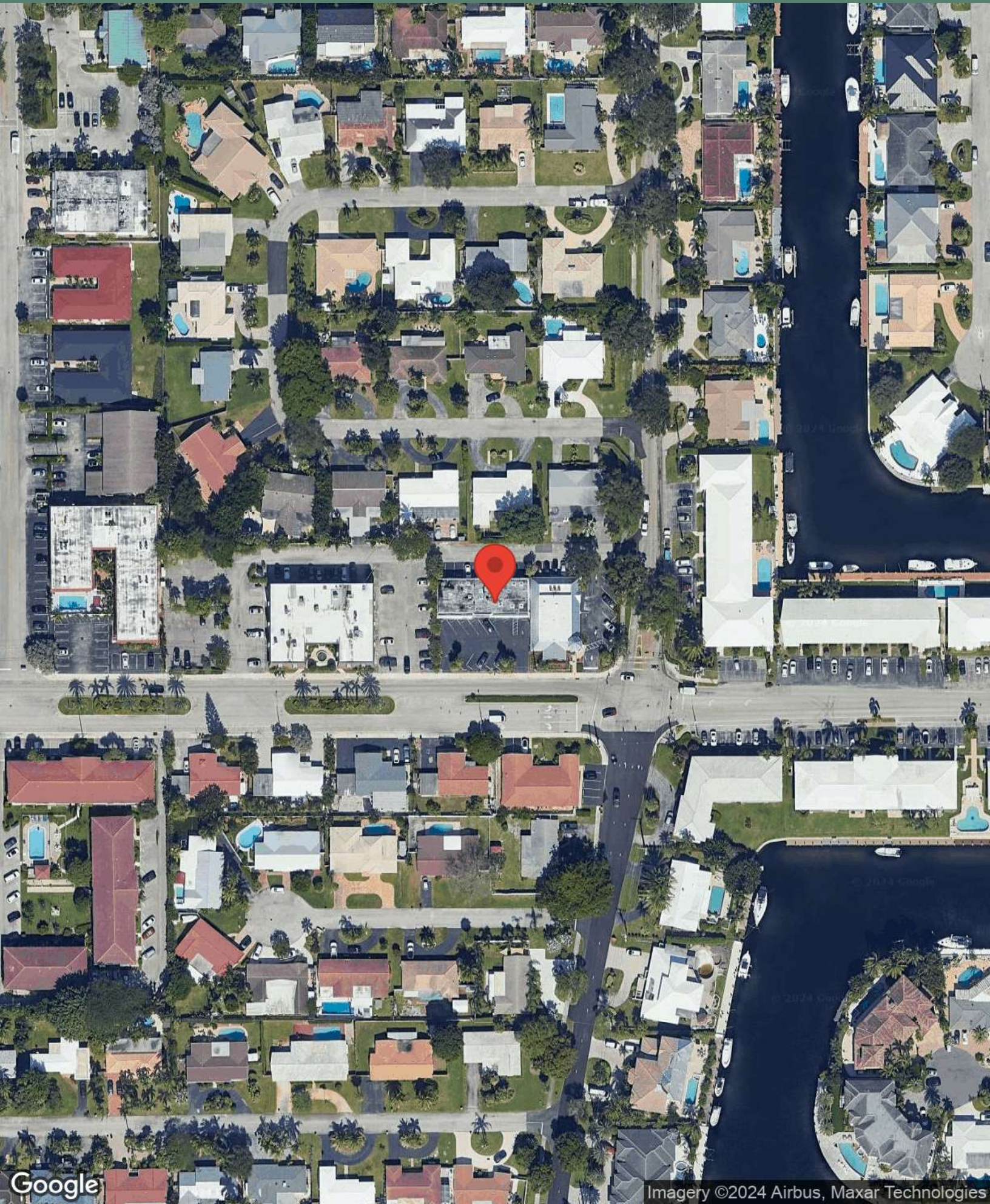




# AERIAL MAP

2261 NE 36th Street

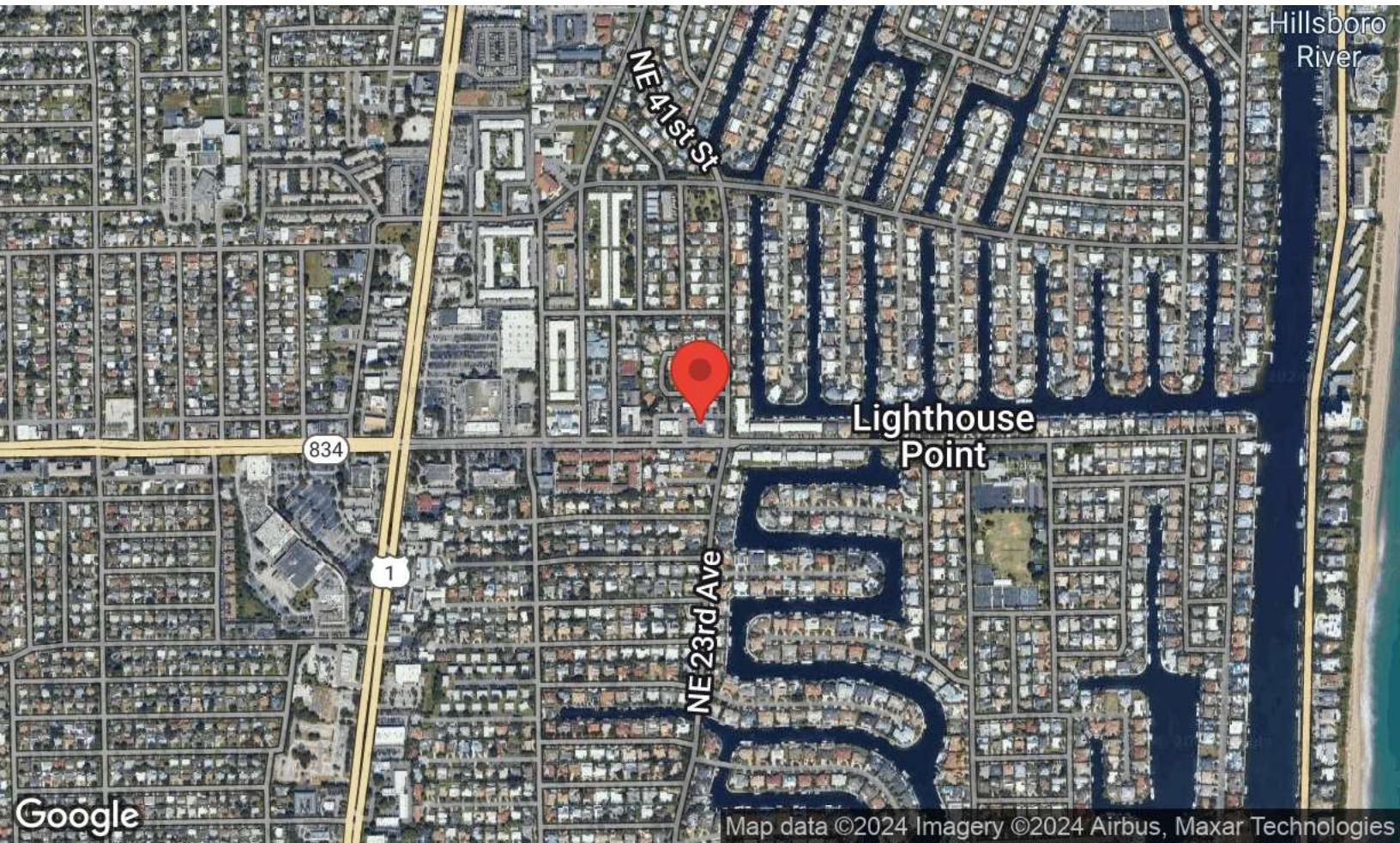
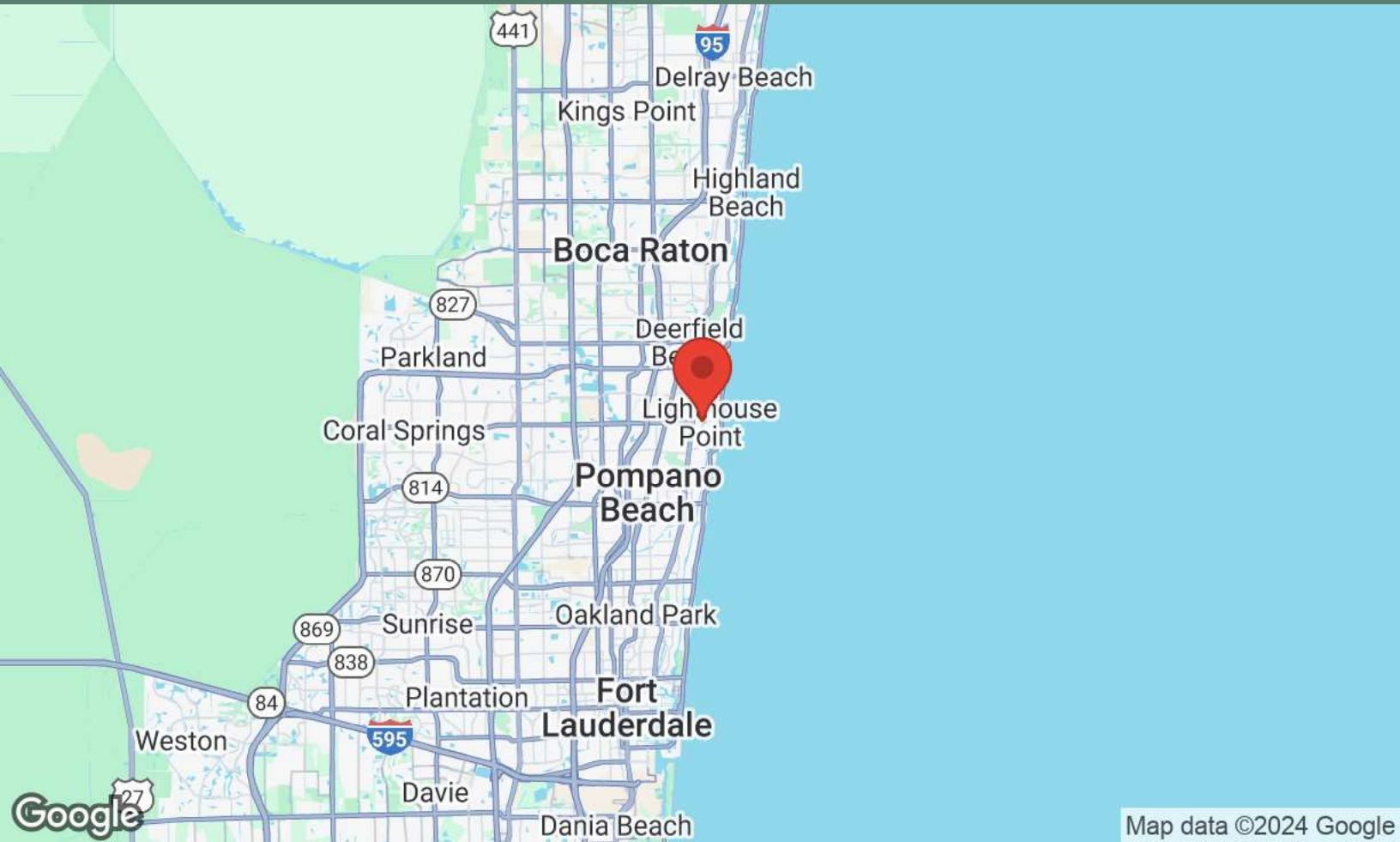
2261 Northeast 36th Street | Lighthouse Point, FL 33064





# LOCATION MAPS

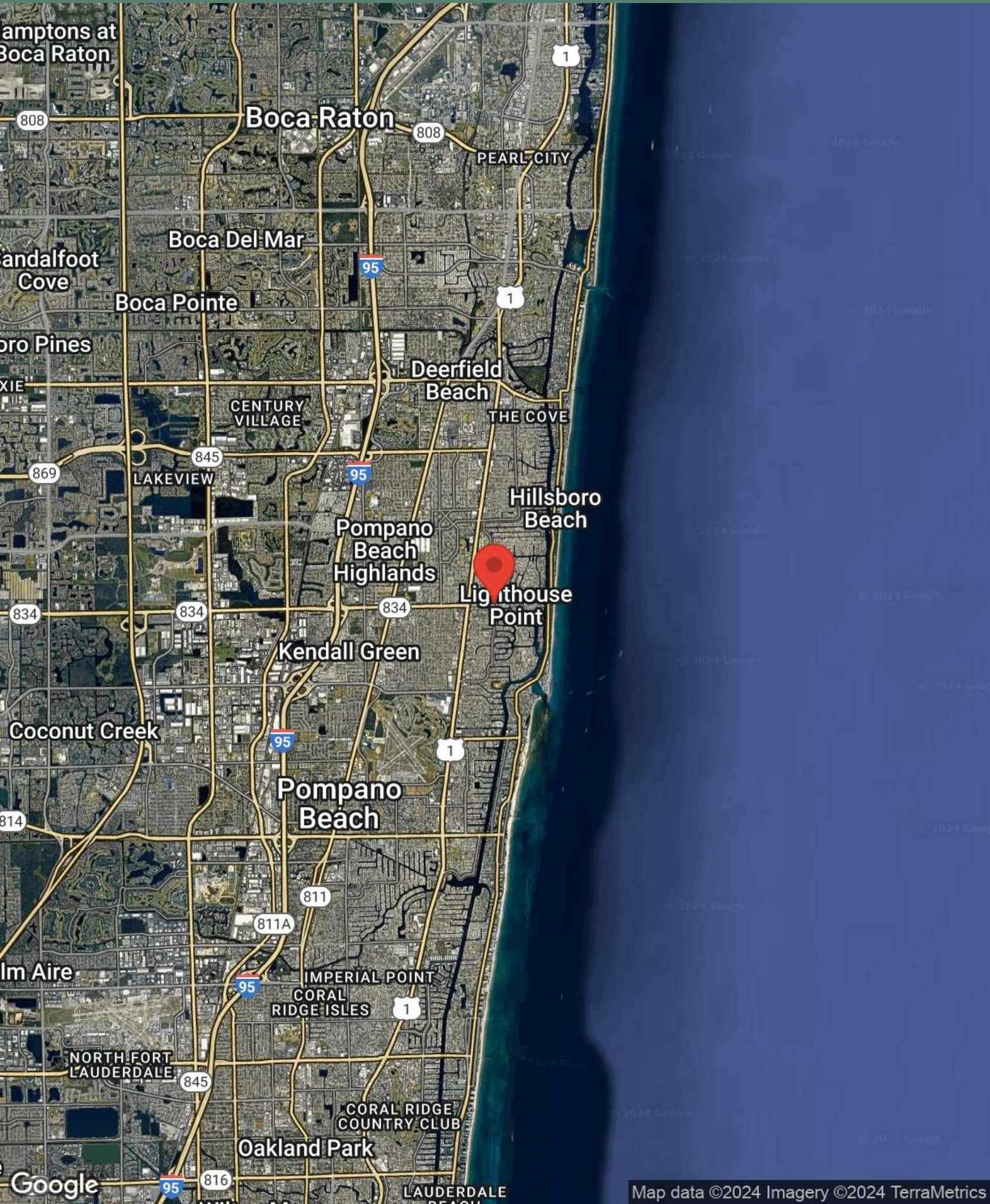
2261 NE 36th Street  
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# REGIONAL MAP

2261 NE 36th Street  
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Households			
	2 mile	5 mile	10 mile
2020 Households	21,212	95,450	334,486
2024 Households	22,399	106,364	351,947
2029 Household Projection	22,606	108,907	358,358
Annual Growth 2020-2024	0.6%	1.2%	0.8%
Annual Growth 2024-2029	0.2%	0.5%	0.4%
Owner Occupied Households	15,238	67,603	225,346
Renter Occupied Households	7,368	41,304	133,012
Avg Household Size	2.3	2.1	2.2
Avg Household Vehicles	2	1	2
Total Specified Consumer Spending (\$)	\$701.5M	\$3.1B	\$10.6B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$97,434	\$88,583	\$94,317
Median Household Income	\$68,967	\$59,713	\$66,522
< \$25,000	3,580	21,488	62,746
\$25,000 - 50,000	4,733	24,000	72,444
\$50,000 - 75,000	3,826	17,913	59,274
\$75,000 - 100,000	2,715	11,351	41,692
\$100,000 - 125,000	2,191	9,700	34,431
\$125,000 - 150,000	1,277	5,489	21,284
\$150,000 - 200,000	1,535	5,852	22,815
\$200,000+	2,543	10,570	37,262



# SECTION III

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## Broker Profile





**CONTACT INFORMATION**

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For More Information Contact:

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