



## EXECUTIVE SUMMARY

<b>Property Type</b>	Office/Flex
<b>Lease Rate</b>	+/- \$17-\$22 NNN
<b>Available Areas</b>	780-4,400 SF
<b>Units</b>	104 & 204
<b>Zoning</b>	I-1
<b>Frontage Street</b>	S. Andrews Ave
<b>Traffic Count</b>	25,500 VPD

# ANDREWS PLAZA

📍 470-480 S. Andrews Avenue, Pompano FL, 33069

## SPACE DESCRIPTION

This is a newer industrial building that was fit out as a standard office. Roof was completely replaced in 2021, and the parking here is a phenomenal 4.13/1,000 ratio. Current zoning is Pompano Beach I-1 which permits a wide variety of industrial uses as well as most office and retail. There is a lot of existing infrastructure that will save future tenants time and cost on their build-out.

- Suite 104 - 780 SF
- Suite 204 - 4,400 SF

## HIGHLIGHTS

- Parapet wall for excellent signage
- Lots of Parking (75 spaces on site)
- 14' - 18' Ceilings
- Fully Air Conditioned
- <1 mi from I-95
- Industrial zoning built as office

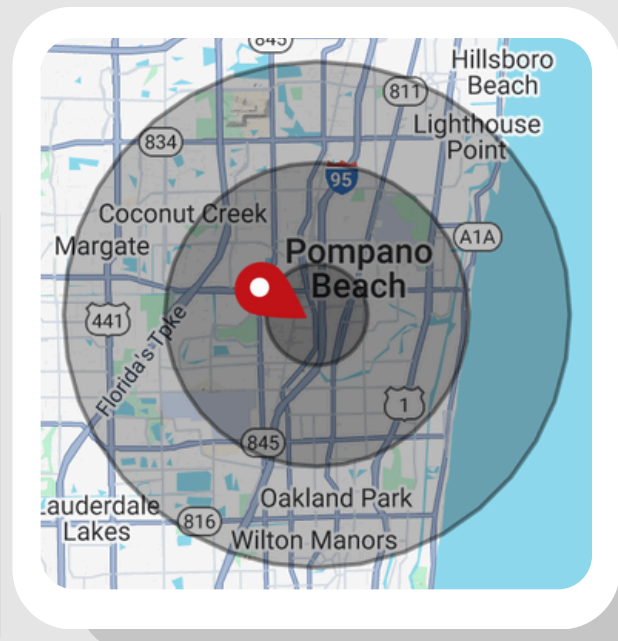
## LOCATION DESCRIPTION

Property is located immediately on S Andrews Ave. and offers close proximity to major thoroughfare access. This location is 0.6 miles to I-95, 0.8 miles to Dixie Highway, and 3 miles to both US1 and Florida Turnpike.

## DEMOGRAPHICS

Within 3 mi Radius

- 👉 \$ 79,812  
Avg. Household Income
- 💰 \$ 1.4B  
Consumer Spending
- 👤 117,914  
Residential Population
- 👤 106,489  
Daytime Workforce
- 🚗 75 Parking  
Ample surface parking





# ANDREWS PLAZA



470-480 S. Andrews Avenue  
Pompano FL, 33069



SUITE 104 | TOTAL AREA: 780 SF



SUITE 204 | TOTAL AREA: 4,400 SF



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

