

AVAILABLE FOR SALE



S. HIATUS ROAD, PEMBROKE PINES, FL 33025

Property Highlights:

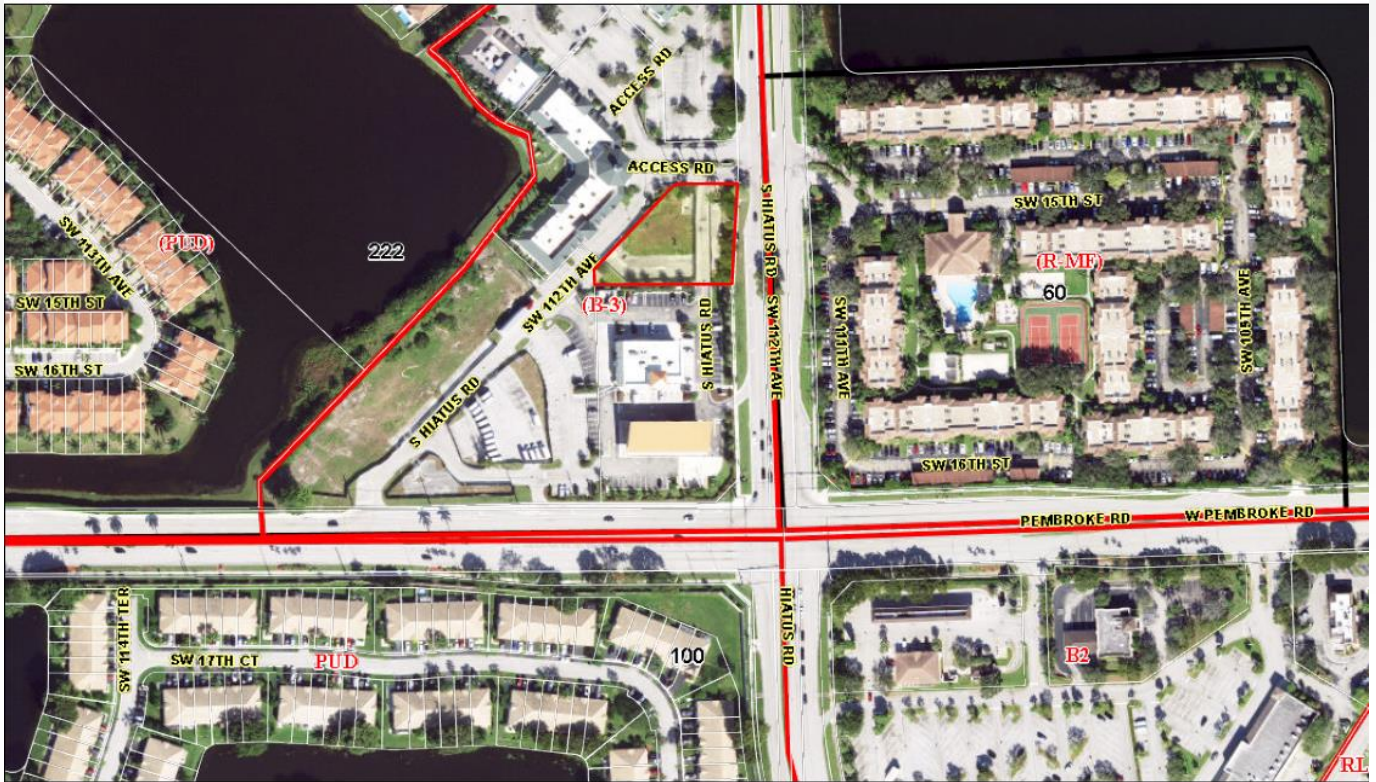
- Lot size: 27,552 SF
- For Sale
- Legal: PEMBROKE LAKES SOUTH 119-1 B PORTION TRACT G-3 DESC AS COMM SE COR OF NE ¼ OF SEC 24-51-40 NW 419.60 TO POB, NW 220.03, NE 180.67, NELY ARC DIST 16.24, SE 91.32, SW 162.26 TO POB
- Zoning: B-3 Intense Commercial Business District
- Price available upon request



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Zoning



Zoning B-3 permissible uses

Include:

- Automobile/Motorcycle sales
- Bank or financial institution
- Bar, lounge, tavern or pub
- Barber shop, beauty salon, spa
- Bakery
- Bookstore
- Car wash
- Clothing store
- Coin Laundry
- Gym or Fitness center
- Hotel or motel
- Laboratory
- Offices
- Medical Marijuana
- Pharmacy
- Restaurant
- Schools
- Veterinary clinic/animal hospital



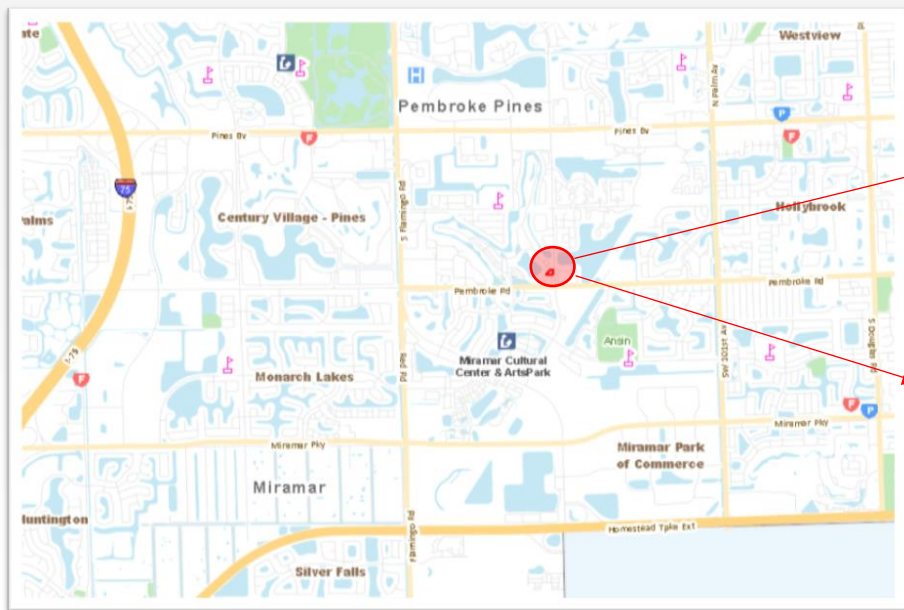
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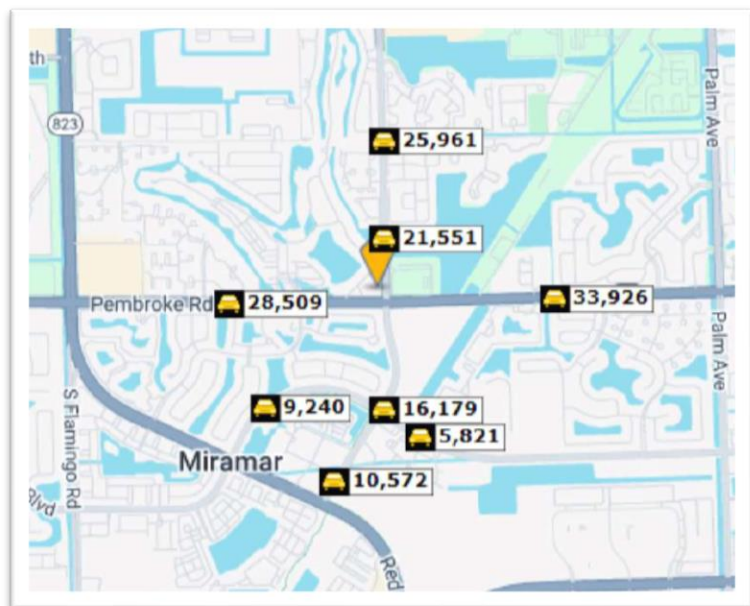
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Location



Traffic Counts



Business Employment - Type

	# Bus	# Empl
Retail & Wholesale Trade	111	734
Hospitality & Food Service	56	809
Real Estate, Renting, Leasing	61	260
Finance & Insurance	37	128
Information	9	61
Scientific & Technology	90	413
Management of Companies	7	21
Health Care & Social Services	187	723
Educational Services	20	416
Public Administration	18	1,046
Arts, Entertainment, Rec	21	168
Utilities & Waste Mgmt	21	64
Construction	29	109
Manufacturing	11	76
Other Services	88	318



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Demographics

Population

	1 Mile	3 Miles	5 Miles
2020 Population	28,228	171,936	447,974
2024 Population	27,691	164,384	416,188
2029 Population Projection	275,565	162,624	408,042
Median Age	34.7	40.8	39.9
Bachelor's Degree or Higher	26%	27%	28%

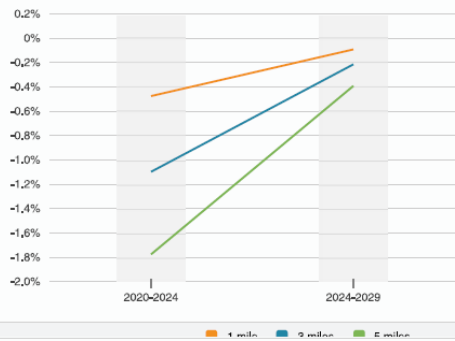
Households

	1 Mile	3 Miles	5 Miles
2020 Households	10,700	171,936	447,974
2024 Households	10,204	164,384	416,188
2029 Household Projection	10,100	162,624	408,042
Owner Occupied Household	2,938	35,408	86,813
Renter Occupied Household	7,162	24,240	48,701

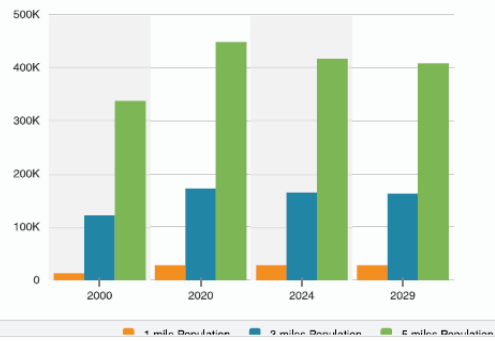
Income

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$78,698	\$78,926	\$88,272
Median Household Income	\$66,503	\$62,625	\$68,867
Under \$25,000	921	11,831	22,656
\$25,000 - \$50,000	2,364	12,429	27,876
\$50,000 - \$75,000	2,512	10,681	24,463
\$75,000 - \$100,000	1,743	8,460	19,415
\$100,000 - \$125,000	1,161	6,723	15,286
\$125,000 - \$150,000	784	4,356	9,445
\$150,000 - \$200,000	467	3,251	10,204
\$200,000 +	252	2,734	9,352

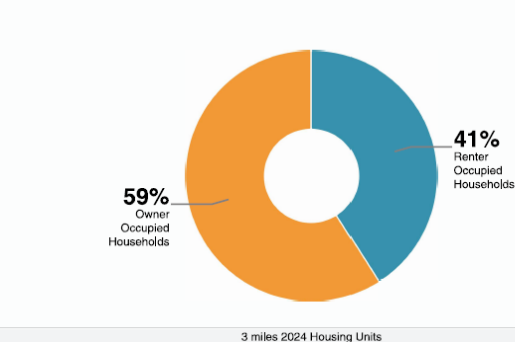
Annual Population Growth



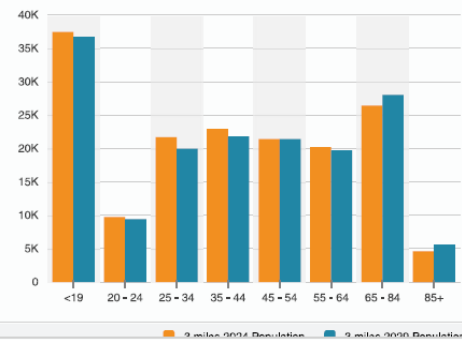
Population



Housing Occupancy



Population By Age



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Lic. Real Estate Broker



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