



**600 S DIXIE HWY W
POMPANO BEACH FL,
33060**

FOR SALE

**TURNKEY SECOND GENERATION
RESTAURANT / COVERED LAND
DEVELOPMENT**



PROPERTY OVERVIEW

APEX Capital Realty is proud to present an exciting investment opportunity at 600 S Dixie Hwy W, Pompano Beach, FL. This vacant freestanding property, formerly home to the beloved Cielito Lindo Mexican Restaurant, offers immense redevelopment potential and includes a valuable 4COP liquor license. Its prime location, zoning flexibility, and proximity to major developments make it ideal for both investors and owner-users.

This property represents a unique opportunity to capitalize on Pompano Beach's rapid growth and its evolving commercial landscape. Whether you envision a thriving business or a long-term redevelopment project, 600 S Dixie Hwy W offers unmatched potential.

OFFERING SUMMARY

600 S DIXIE HWY W, POMPANO BEACH, FL.

Building Size	1,740 square feet
Lot Size	18,302 square feet
Zoning	B-4 (Heavy Business) accommodating a wide range of commercial uses.
Asking Price:	\$1,599,000

Prime Location: Located on South Dixie Highway, a major commercial corridor with strong traffic flow and excellent visibility.

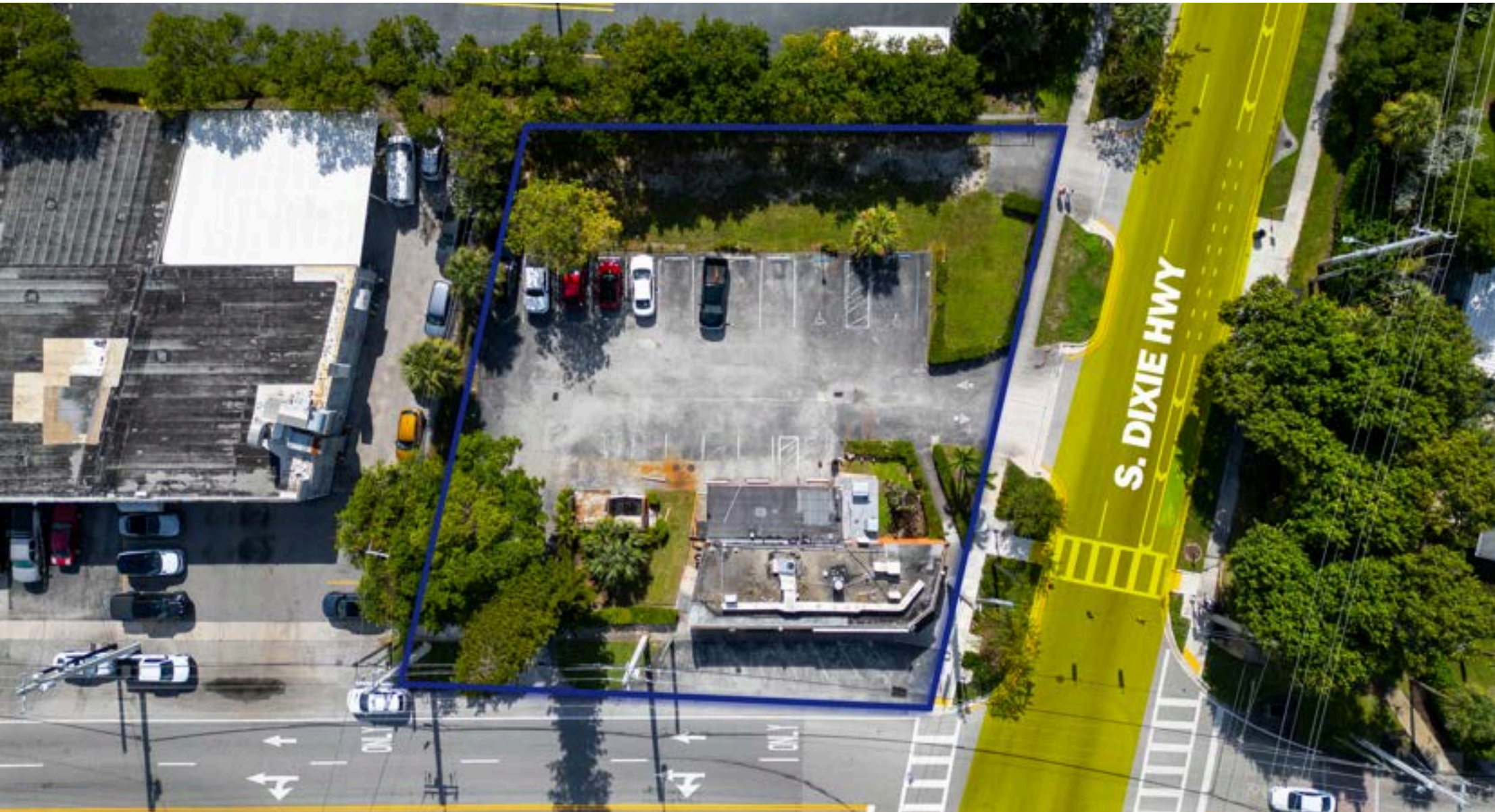
Turnkey Opportunity: Ideal for owner-users, the property includes a second-generation restaurant setup with a 4COP liquor license, offering a ready-to-operate solution for culinary entrepreneurs or bar operators.

Value-Add Potential: The flexible zoning and freestanding layout offer opportunities for redevelopment or customization to meet market demands.

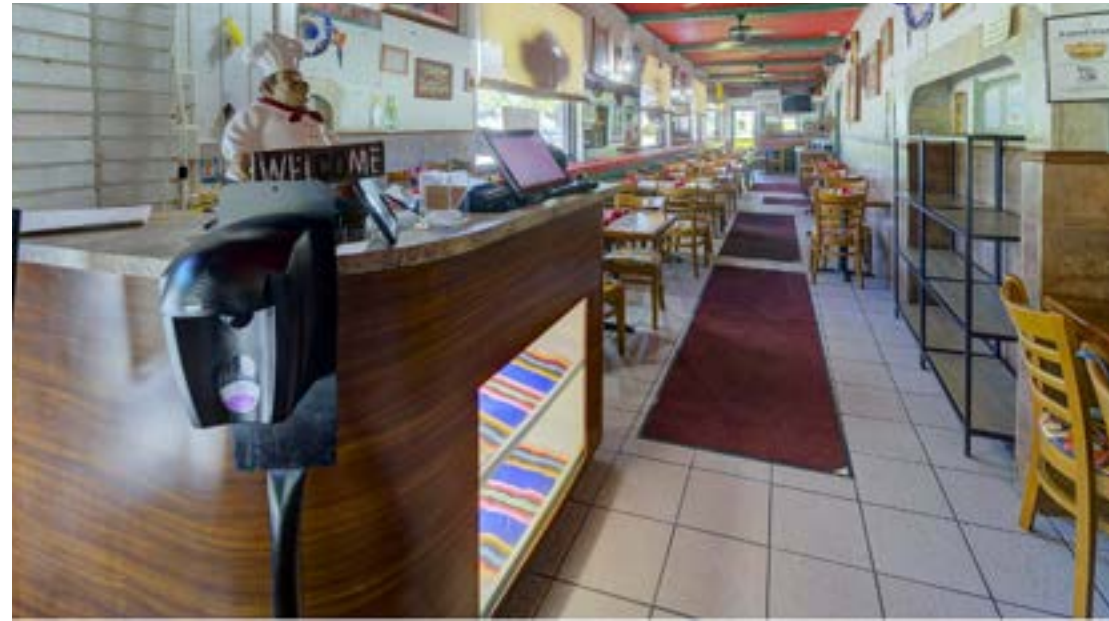
Redevelopment Opportunities: With its B-4 zoning, the property supports diverse uses such as restaurants, retail, office spaces, fitness centers, entertainment venues, and mixed-use developments.



BIRD'S EYE VIEW



INTERIOR PHOTOS



WEST VIEW



2.1. MILES AWAY
THE POMP


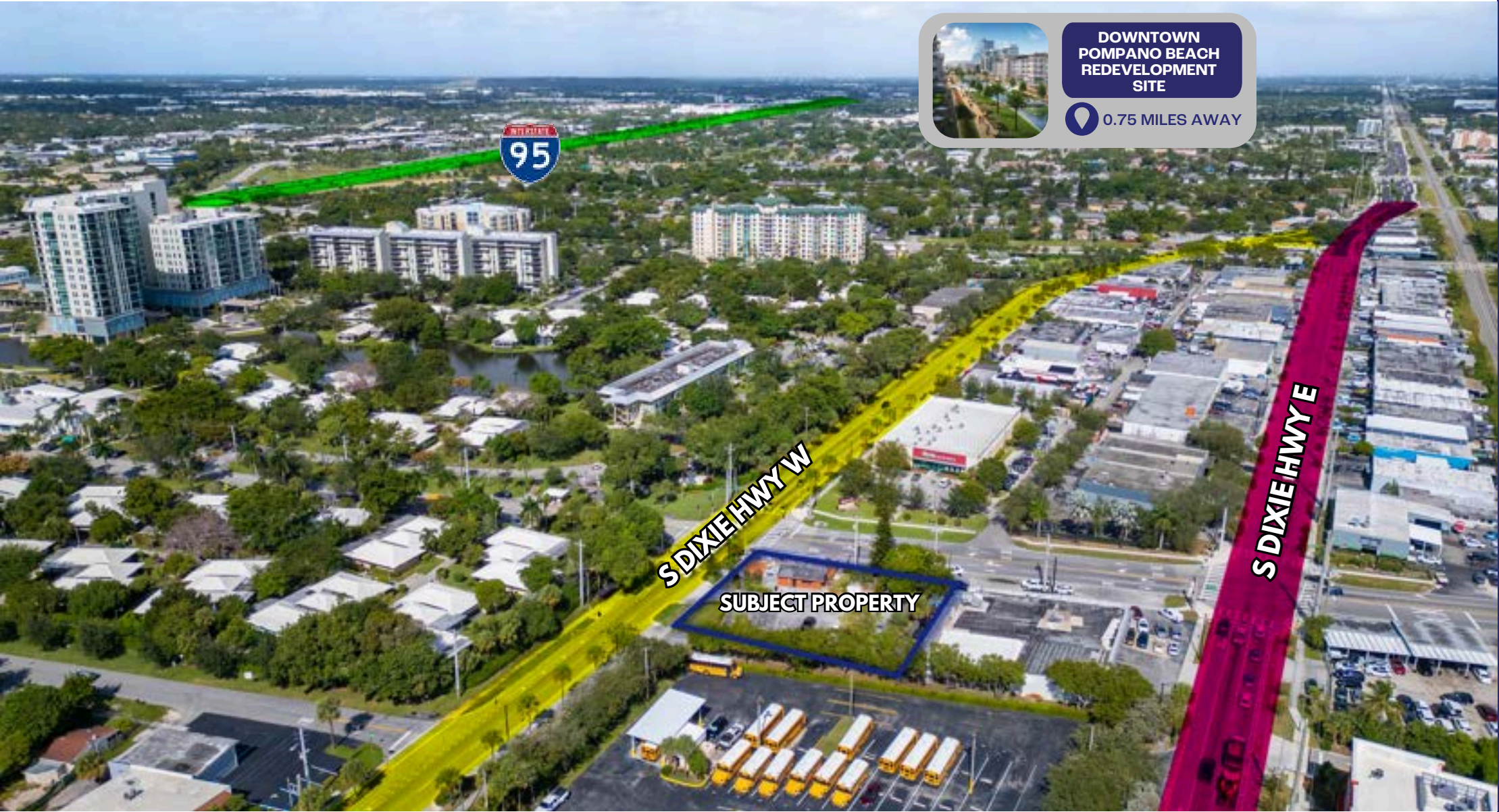


S DIXIE HWY W

SUBJECT PROPERTY

S DIXIE HWY E

NORTH VIEW



**DOWNTOWN
POMPANO BEACH
REDEVELOPMENT
SITE**

0.75 MILES AWAY



SDIXIE HWY W

SUBJECT PROPERTY

SDIXIE HWY E

LOCATION HIGHLIGHTS



High-Traffic Corridor

- South Dixie Highway (US-1) is a vital arterial route with significant daily vehicle counts, ensuring steady exposure for businesses.
- The property's accessibility and visibility cater to a wide range of commercial uses.

Proximity to Major Developments

- **The Pomp:** this 223-acre mixed-use development will feature retail, entertainment, and residential spaces, driving increased traffic and economic activity.
- **Downtown Pompano Beach Redevelopment Project:** A \$2 billion initiative, transforming the area with new residential, retail, and office spaces.

Anchor Businesses Nearby The property is directly across from O'Reilly Auto Parts and surrounded by various traffic drivers.

- Nearby shopping centers, restaurants, and service providers contribute to a thriving commercial environment.

Connectivity

- Convenient access to major highways, including I-95 and the Florida Turnpike, ensuring ease of travel for customers and employees.
- Positioned near public transit options, enhancing accessibility for a broad demographic.
- This prime location offers unmatched visibility, accessibility, and potential, making it an invaluable asset for investors seeking opportunities in a rapidly growing market.

THE POMP DEVELOPMENT

The Future of Pompano Beach

The Pomp is a transformative 223-acre mixed-use development in Pompano Beach, FL, led by The Cordish Companies and Caesars Entertainment. This ambitious project aims to create a dynamic destination that seamlessly combines living, working, shopping, and entertainment in one vibrant destination.



THE POMP DEVELOPMENT

Key Features

- **Retail and Entertainment:**
 - Over 1.3 million square feet of retail, dining, and entertainment spaces.
 - Anchored by the Live! Entertainment District, featuring concepts like Sports & Social and PBR Cowboy Bar.
- **Residential Units:** Approximately 4,000 luxury apartments, catering to diverse lifestyles.
- **Hotels:** Two planned hotels for both leisure and business travelers.
- **Office Space:** 1.35 million square feet of Class A office space for businesses.
- **Community Focus:** Green spaces, parks, and pedestrian-friendly designs enhance the quality of life

Impact on Pompano Beach

- **Economic Growth:** Expected to create thousands of jobs and attract millions of visitors annually.
- **Cultural Hub:** Offering unique dining, entertainment, and recreational experiences.
- **Enhanced Lifestyle:** The mix of amenities promotes a “live-work-play” community.

Located just 2 miles and 5 minute drive away from 600 S Dixie Hwy W, The Pomp project is and will continue to drive increased traffic and activity near 600 S Dixie Hwy W. This proximity offers a significant opportunity for businesses at the property to benefit from the area's growing economy and visitor base.

DOWNTOWN POMPANO BEACH REDEVELOPMENT

Revitalizing the Heart of Pompano Beach

The Downtown Pompano Beach Redevelopment is turning the city's core into a lively destination for living, shopping, and entertainment. This ambitious plan focuses on the redevelopment of an area stretching from Dixie Highway to I-95 and from East Atlantic Boulevard in the south to Martin Luther King Boulevard in the north. Improving the area with parks, cultural spaces, and new businesses to attract residents and visitors alike.



DOWNTOWN POMPANO BEACH REDEVELOPMENT

Key Highlights

- **Parks and Green Spaces:** Over 9 acres of new parks for recreation and community events.
 - **Shopping and Dining:** New shops, restaurants, and entertainment venues designed to boost local business.
 - **Arts and Culture:** Venues and programs that celebrate local culture and bring the community together.
 - **Walkability:** Pedestrian-friendly streets and sidewalks for easy access and a safer environment.
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Community Impact

- **Job Growth:** New businesses and venues mean more job opportunities for the area.
- **Increased Activity:** More visitors and events will bring life to the downtown area and surrounding neighborhoods.
- **Stronger Economy:** Attracting residents and businesses will help the area grow economically

The transformational Downtown Pompano Beach redevelopment site is 0.75 miles away from 600 S Dixie Hwy W, making this property walking distance and perfectly positioned to benefit from the increased traffic, economic growth, and community activity.



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