

Offering Memorandum

Busy Bee

4200-4248 NW 12th Street Lauderhill, FL (Broward County)



CURRENT CAPITAL
Real Estate Group



Advisory

Team

Caio Martin

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Executive Summary

4200-4248 NW 12th St – Lauderdale, FL

Current Capital, as exclusive advisor, is pleased to offer the rare opportunity to acquire the Busy Bee Plaza. This neighborhood retail center spans a 31,313-square-foot lot and boasts approximately 210 feet of frontage on NW 12th Street in Broward County. Constructed in 1974, the property consists of approximately 9,750 square feet of leasable space centrally located within the Broward County submarket of Lauderdale. The center is currently 100 percent occupied by a diverse mix of local businesses, providing a "one-stop shop" for the many residents of the surrounding community.

The investment features a stable and diverse tenant roster, including essential service providers and neighborhood favorites such as Donna's Restaurant, the Busy Bee Food Store, a barbershop, and a variety of professional and dining services. With a majority of tenants operating under long-term leases that include scheduled annual rent increases, the property offers a secure and growing income stream. This financial structure ensures consistent cash flow while the center's specialized tenant mix remains highly resilient to e-commerce competition.



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PROPERTY OVERVIEW

Busy Bee Plaza

4201 -4248 NW 12 St - Lauderdale, FL 33313

Rentable Square Feet:	9,750 SF
Land Area:	Approx. 72 Acres/31,313 SQFT
Parking Spaces:	39 Spaces
Year Built	1974
Yearly Gross Rent Yearly Gross	\$ 400,677.95
Expenses: (2025)	\$ 147,373.13
NOI: (6.5% Cap)	\$ 239,863.06
Price per SQFT	\$ 378

Price Guidance:

\$3,695,000.00

12 Unit Multi-Tenant Center

- Value-add opportunity exists w/ 5,250 square feet, or 54% of the leasable area, currently below market rates
- WALT 1.77 Years
- Average cars per Day: 28,500
- Roof in good condition, last roof permit 2009
- 50 Year performed in 2024
- 40 year performed in 2015
- Busy Donna's Restaurant location drives major traffic to plaza
- Many national tenant in immediate area
- 100 feet from Lauderdale Mall





Survey



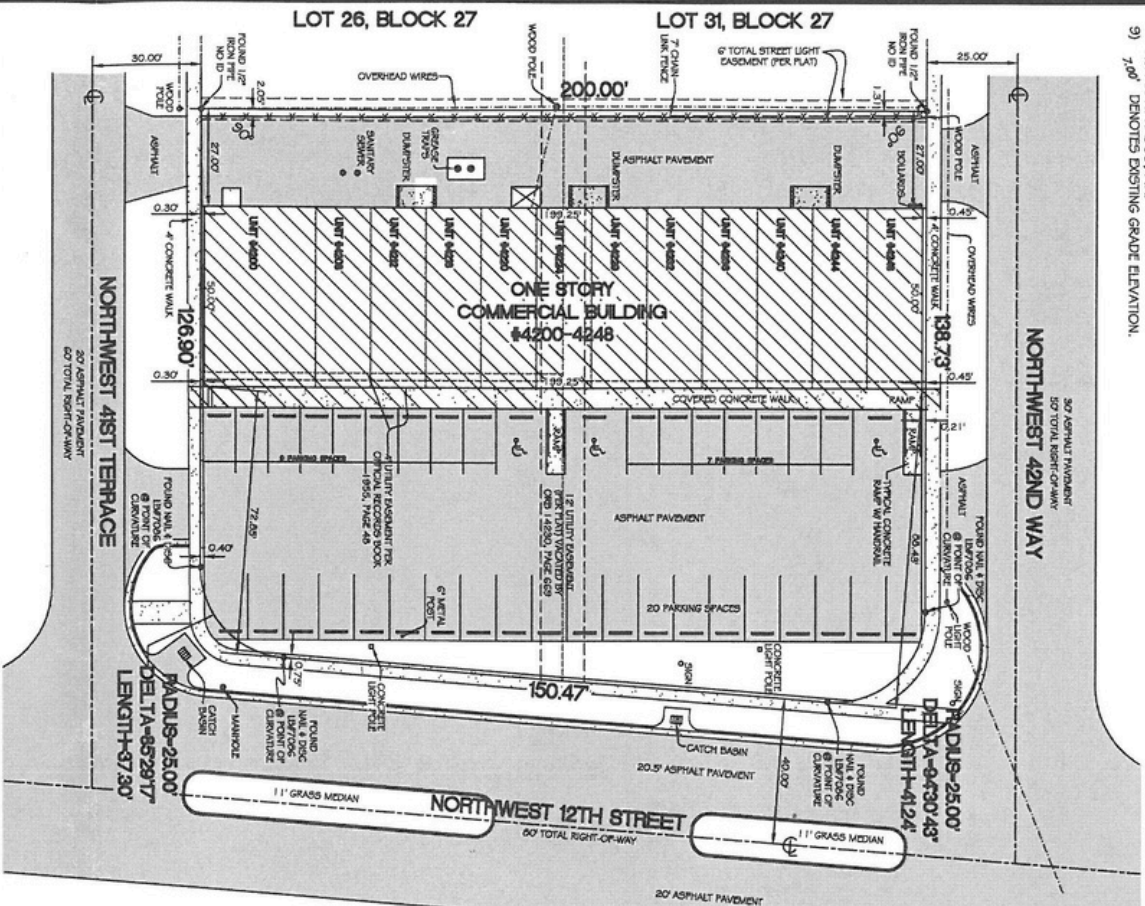
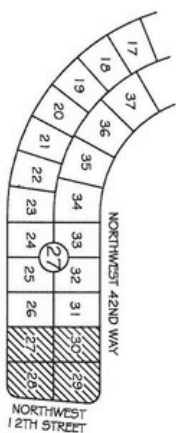
BOUNDARY SURVEY BY KERI LAND SURVEYING, INC.

1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322

PHONE (954) 473-8010 FAX (954) 473-8020
E-MAIL: KERILANDSURVEYING@YAHOO.COM



- NOTES**
- ELEVATIONS, IF SHOWN HEREON, ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY BENCHMARK NO. 65, ELEVATION-7.999'.
 - UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
 - ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT.
 - ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
 - THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
4200, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OCEAN BANK, A FLORIDA BANKING CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
KACCO, ROCK REMINER, FRENZ, ESCOBAR, VIEL & NIETO
ROXANA L. NASCO, P.A.
 - 7'00" DENOTES EXISTING GRADE ELEVATION.



NOTICE

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.

LEGAL DESCRIPTION:

LOTS 27, 28, 29 AND 30, BLOCK 27 OF PLAR SUBDIVISION NO. 37 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER.

JAY KERI
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721

6-27-12
SIGNATURE DATE

FLOOD INFORMATION

FLOOD ZONE: AH BASE FLOOD ELEV.: 8.0 FEET
COMMUNITY PANEL #120044 02 12 F
BUILDING DIAGRAM NO. 1A MAP DATE: 08-18-92
LOWEST FLOOR ELEVATION: 10.1 FEET
GARAGE FLOOR ELEVATION: N/A

CLIENT: 4200, LLC

PROJECT NO.: 18028

SURVEY DATE: JUNE 26, 2012

4200-4248 NORTHWEST 12TH ST.

LAUDERHILL, FLORIDA 33313

SCALE: 1"=40'
FILE: NASCO, ROXANA L. P.A.

Contact:

Exclusively offered by Current Capital Realty

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