

OFFERING
MEMORANDUM
BADCOCK
BUNDLE

EXECUTIVE SUMMARY

The following pricing strategy reflects a deliberate premium to appraisal values based on market evidence, owner-user demand, and comparable sales of vacant, freestanding retail buildings. While appraisals assume continued retail use under stabilized conditions, these assets will deliver vacant possession, fee-simple ownership, and immediate control, which consistently command higher pricing in the open market.

Portfolio: 4 freestanding retail properties totaling ~74,681 SF on 4.36 acres

Locations: Lake Park, Pompano Beach, Lake Worth, Fort Lauderdale

Asking Prices: Individual (\$4.65M–\$7M)

Delivery: Vacant at closing; ideal for owner-user or re-tenanting

Potential Uses: Retail, showroom, medical, fitness, etc.



PORTFOLIO SUMMARY

Property	Size (SF)	Land (Acres)	Asking Price	Submarket
Lake Park	21,395	1.33	\$7.0M	North Palm Beach
Pompano Beach	19,953	1.54	\$7.0M	Powerline Rd
Lake Worth	12,927	0.75	\$4.65M	Dixie Hwy
Fort Lauderdale	20,406	0.73	\$7.0M	Sunrise Blvd

PRAKAS & CO.

FORT LAUDERDALE

770 W SUNRISE BLVD, FORT LAUDERDALE, FL 33311



SIZE 20,406 SF on 0.73 Acres

PRICE \$7.0M (\$343/SF)

YEAR BUILT 1980 ZONING B-1/B-3

PARKING 24 TRAFFIC 52K VPD

DEMOGRAPHICS (3 MILES)

Population (2024)	179,312
Median HH Income	\$45,465
Growth (2024-2029)	5.53%

POMPANO BEACH

3051 N POWERLINE RD, POMPANO BEACH, FL 33069



SIZE 19,953 SF on 1.54 Acres

PRICE \$7.0M (\$350/SF)

YEAR BUILT 1997 ZONING B-3

PARKING 40 TRAFFIC 36K VPD

DEMOGRAPHICS (3 MILES)

Population (2024)	124,848
Median HH Income	\$50,126
Growth (2024-2029)	2.04%

LAKE PARK

1409 10TH ST, LAKE PARK, FL 33403



SIZE 21,395 SF on 1.33 Acres

PRICE \$7.0M (\$327/SF)

YEAR BUILT 1963 ZONING C1

PARKING 40 TRAFFIC 11K VPD

DEMOGRAPHICS (3 MILES)

Population (2024)	95,884
Median HH Income	\$69,494
Growth (2024-2029)	5.53%

LAKE WORTH

1630 S DIXIE HWY, LAKE WORTH, FL 33460



SIZE 12,927 (SF) on 0.75 Acres

PRICE \$4.65M (\$359/SF)

YEAR BUILT 1970 ZONING MU-DH

PARKING 16 TRAFFIC 18K VPD

DEMOGRAPHICS (3 MILES)

Population (2024)	95,255
Median HH Income	\$63,867
Growth (2024-2029)	4.92%

SUPPORTING MATERIALS

Upon execution of a mutually agreeable Non-Disclosure Agreement (NDA), qualified prospective buyers will be granted access to a comprehensive data room containing the following supporting materials for due diligence:

- Full, independent third-party appraisal reports for each of the four properties (dated July and September 2025, prepared by MAI-designated appraisers).
- Detailed demographic summary reports (including population, household income, growth projections, and other key metrics across 1-, 3-, and 5-mile radii for each submarket).
- Recent property condition assessments, photographs, and available site plans or surveys.
- Sales comparables data and market overview information specific to each individual property's submarket.
- Any additional owner-provided documents, such as utility history, tax records, or environmental screening summaries (where available).

All materials are provided solely for informational purposes and in good faith; prospective buyers are encouraged and expected to conduct their own independent verification and due diligence.





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