

RETAIL GROUND LEASE

OPPORTUNITY |

801 W HALLANDALE
BEACH BLVD



RETAIL GROUND LEASE OPPORTUNITY | VACANT LAND RETAIL

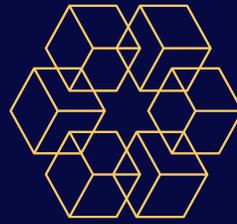


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Area Overview



PRIME CORNER RETAIL LOT ON HALLANDALE BEACH BLVD

5 BLOCKS EAST OF I-95 | GREAT EXPOSURE NEXT TO THE BUSIEST PLAZA IN THE CORRIDOR

GREAT LOCATION - HIGH TRAFFIC - FOR SINGLE TENANT GROUND LEASE



Offering Terms:

Long Term Ground Lease - 10 TO 20 YEARS

Annual rent \$11.17 SF/YR

NNN

Annual increases 3%

EXCLUSIVELY PRESENTED BY:

HERNAN GLEIZER
CEO

CELL. 305.491.4777
OFFICE. 305.947.0477
hernan@brokermiami.com

OPTIMAR
GROUP
exp
REALTY

HARD CORNER RETAIL GROUND LEASE 0.72 Acres / 801 W Hallandale Beach Blvd

Land 2 Contiguous Lots / Total Land 31,337 SF / 0.72 Acres

Over 57,000 vehicles/day (high traffic visibility)



FRONT LOT / 22,333 SF
801 W HALLANDALE BEACH BLVD.
BACK LOT / 9,004 SF
30 SW 8 AVENUE, HALLANDALE BEACH FL 33009



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DISCLAIMER | CONFIDENTIALITY



CONFIDENTIALITY DISCLAIMER



The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photo-copied or disclosed to any third party without the written consent of Optimar International Realty Commercial Advisors, Or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Optimar Commercial Advisors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Optimar Commercial Advisors.

Neither the Optimar Commercial Advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Optimar Commercial Advisors with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Optimar Commercial Advisors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

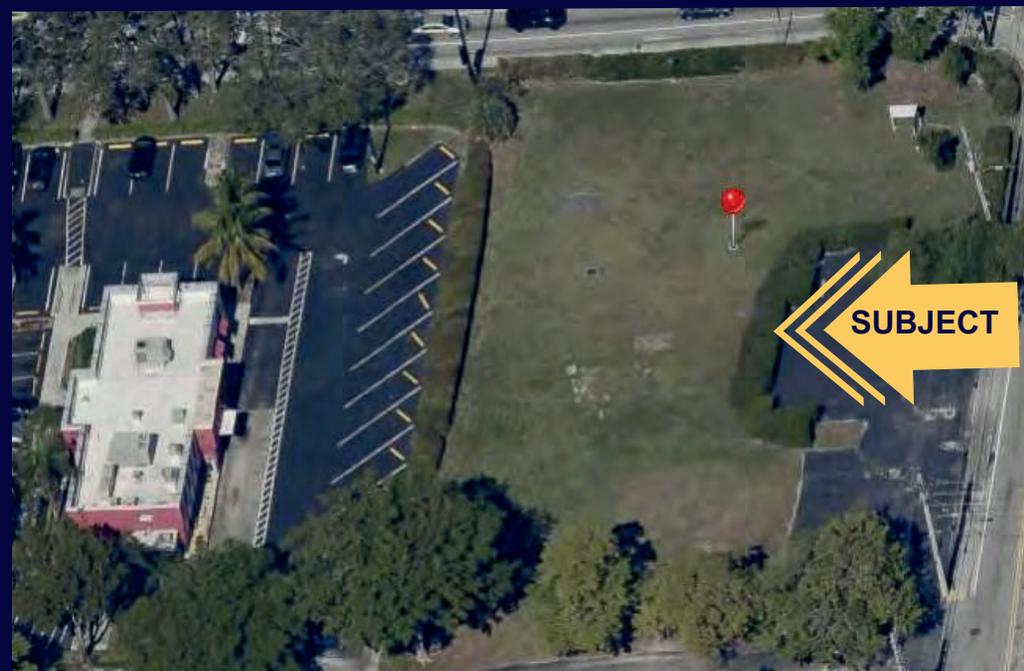
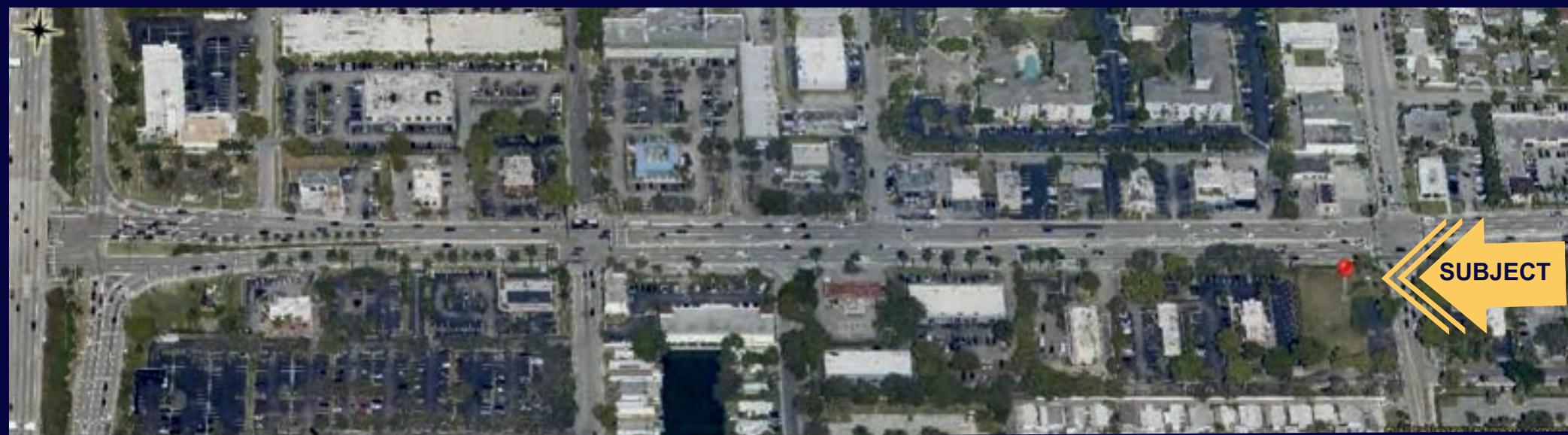
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Optimar Commercial Advisors, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Optimar Commercial Advisors, from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. Recipients who are not institutional investors or market professionals should seek the advice of their independent financial advisor before considering information in this report in connection with any investment decision, or for a necessary explanation of its contents.

PROPERTY PHOTOS //

HARD CORNER RETAIL GROUND LEASE



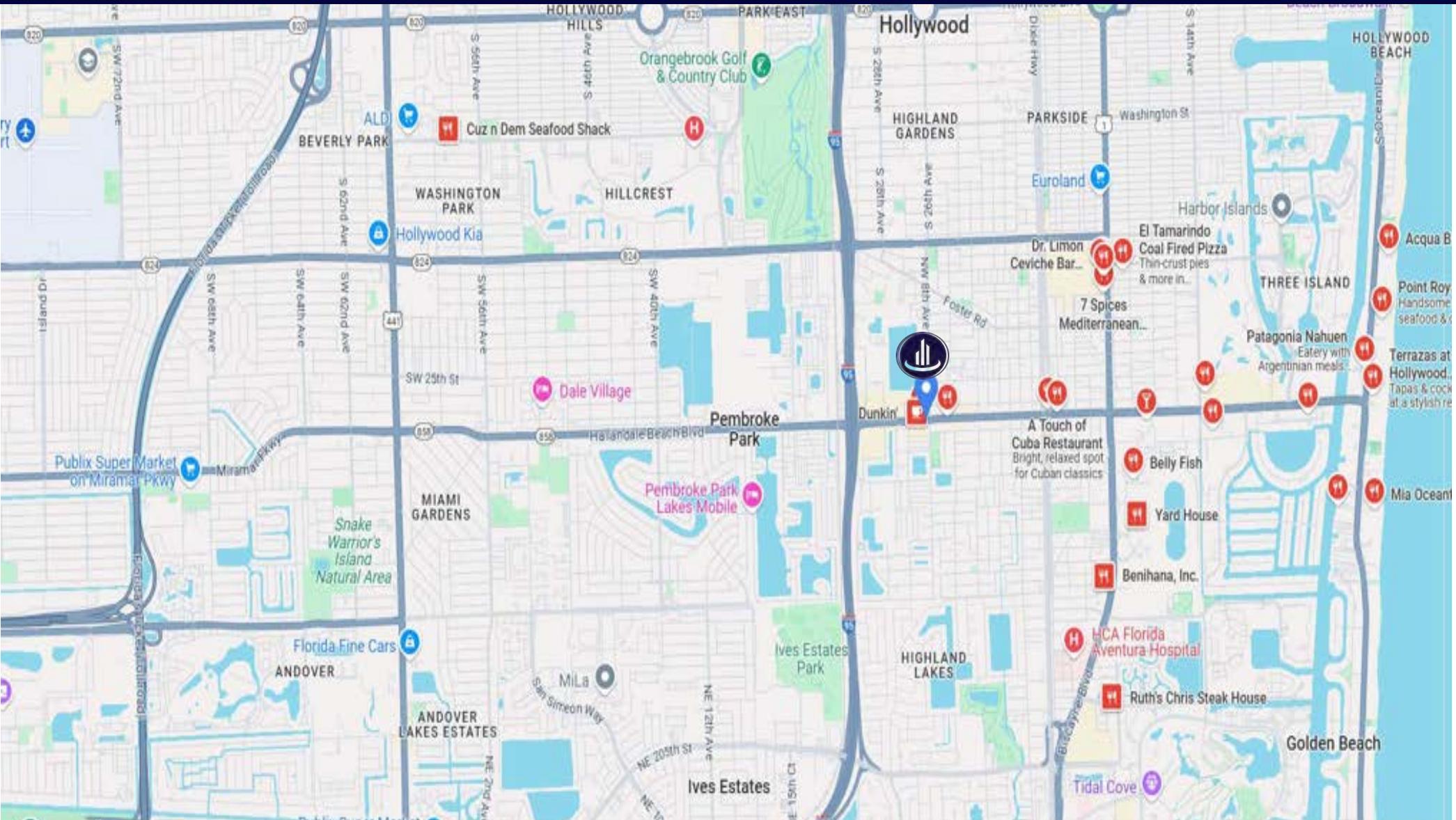
SAT VIEW CLOSE



INTERIOR UNIT VIEW RAW SPACE

PROPERTY MAP LOCATION

HARD CORNER RETAIL GROUND LEASE



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ABOUT 801 W HALLANDALE BEACH BLVD, HALLANDALE BEACH, FL 33009

Hard Corner For Lease

- Located within Qualified Opportunity Zone
- 0.72 Acres at the southwest corner of Hallandale Beach Blvd & SW 8th Ave

- Full access and excellent visibility to 52,000 ADT along Hallandale Beach Blvd
- Located 0.5 miles from I-95 Interchange

PROPERTY FACTS

Property Type	Retail
Property Subtype	Office
Building Size	TBD
Building Class	B
Year Built	Vacant Land
Building Height	Up to 5 Stories
Building FAR	
Lot Size	0.72 AC
Zoning	B-G
Parking	TBD



FOR LEASE
RETAIL



EXCLUSIVELY PRESENTED BY



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DEMOGRAPHIC'S OVERVIEW

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	7,920	103,532	196,209
<\$25,000 \$25,000 -	2,387 30.14%	22,556 21.79%	41,429 21.11%
\$50,000 \$50,000 -	2,194 27.70%	24,785 23.94%	47,004 23.96%
\$75,000 \$75,000 -	1,174 14.82%	17,355 16.76%	34,007 17.33%
\$100,000 \$100,000 -	1,067 13.47%	11,586 11.19%	22,239 11.33%
\$125,000 \$125,000 -	518 6.54%	8,116 7.84%	15,575 7.94%
\$150,000 \$150,000 -	206 2.60%	5,584 5.39%	10,474 5.34%
\$200,000 \$200,000+	192 2.42%	4,954 4.78%	9,369 4.78%
	182 2.30%	8,596 8.30%	16,112 8.21%
2024 Avg Household Income	\$57,554	\$82,079	
2024 Med Household Income	\$42,880	\$55,305	



POPULATION RADIUS

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	20,620	246,287	495,610
2024 Estimate	20,475	242,447	490,988
2020 Census	19,555	215,241	449,554
Growth 2024-2029	0.71%	1.58%	0.94%
Growth 2020 - 2024	4.70%	12.64%	9.22%

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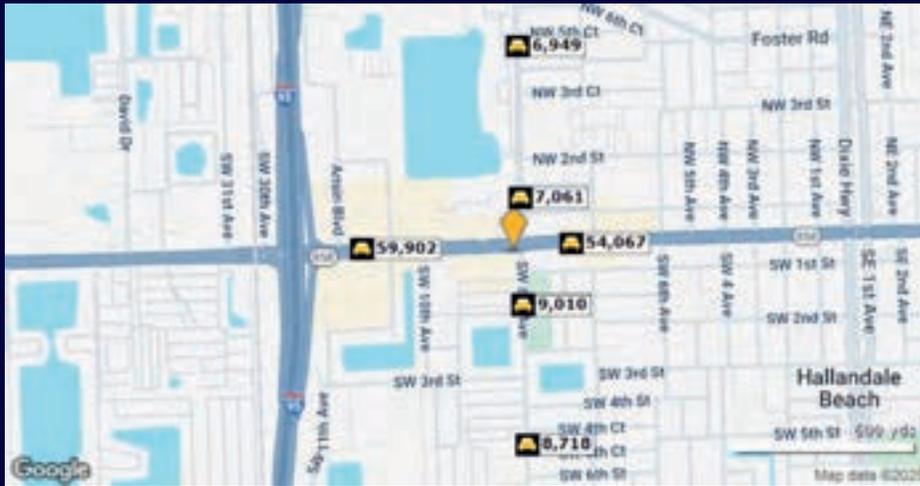
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DEMOGRAPHIC'S TRAFFIC

801 W Hallandale Beach Blvd., Hallandale, FL

MAP



Nearby destinations:

- I-95 (1 mile)
- Gulfstream Park (2.5 miles)
- Aventura Mall (5 miles)
- Hollywood Beach (4 miles)
- Fort Lauderdale Airport (8 miles)

TRAFFIC COUNTS

	Street	Cross Street	Cross Str Distr	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Street SW 8th Ave	SW 1st Ct	0.00 S	2024	9,126	MPSI	.10
2	SW 8th Ave	SW 1st Ct	0.00 S	2025	9,010	MPSI	.10
3	NW 8th Ave	NW 1st Ct	0.02 N	2025	7,065	MPSI	.11
4	NW 8th Ave	NW 1st Ct	0.02 N	2024	7,061	MPSI	.11
5	West Hallandale Beach Boulevard	W Hallandale Bea	0.05 E	2025	54,067	MPSI	.12
6	W Hallandale Beach Blvd	Ansin Blvd	0.04 W	2025	57,884	MPSI	.29
7	W Hallandale Beach Blvd	Ansin Blvd	0.04 W	2024	59,902	MPSI	.29
8	Southwest 8th Avenue	SW 5th Ct	0.02 S	2025	8,718	MPSI	.37
9	Northwest 8th Avenue	NW 5th St	0.00 SE	2025	6,992	MPSI	.40
10	Northwest 8th Avenue	NW 5th St	0.00 SE	2024	6,949	MPSI	.40

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B-G (Business General) district.)

Sec. 32-150. - B-G business general district.

Code of Ordinances Chapter 32 - ZONING AND LAND DEVELOPMENT CODE
ARTICLE III. - ZONING DIVISION 2. - ZONING DISTRICTS AND OVERLAYS
Subdivision I. - Conventional Zoning Districts

Link to B-G Zoning -Copy & Paste in URL

https://library.municode.com/fl/hallandale_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH32ZOLADECO_ARTIIIIZO_DIV2ZODIOV_SDICOZODI_S32-150BUGEDI

**ALSO, SEE SEPARTE ATTACHMENT OF ZONING GRAPH
Permitted Uses for Zoning Districts**

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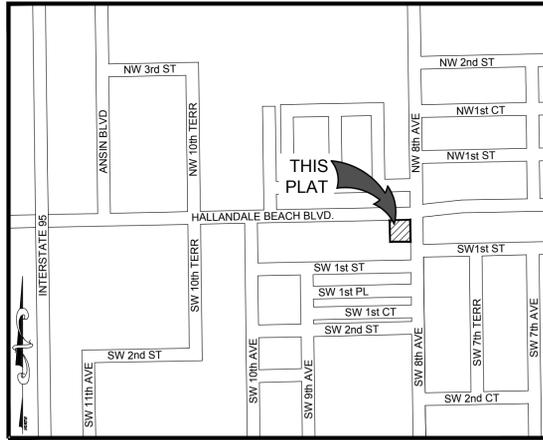
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801 W. HALLANDALE BEACH BLVD.

A PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ DIRECTOR
RICHARD TORNESE
FLORIDA PROFESSIONAL ENGINEER,
FLORIDA REGISTRATION NO. 40263

BY: _____ AND MAPPER
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. LS4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 202__.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

WILLIAM ARATA
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5082
STATE OF FLORIDA

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT APRIL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS 801 W. HALLANDALE BEACH BLVD., DO HEREBY DEDICATE THE FOLLOWING:

THE ADDITIONAL RIGHT-OF-WAY PARCEL "B" AS SHOWN HEREON, ADJACENT TO NORTH OCEAN BOULEVARD (STATE ROAD NO. A-1-A) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

PARCEL "C", SHOWN HEREON HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

BY: _____
MONICA PEISACH SASSON
(MANAGING MEMBER)

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED MONICA PEISACH SASSON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF APRIL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
PRINT NAME: _____

CITY OF HALLANDALE BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT " PLAT NAME" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ACCEPTED THIS _____ DAY OF _____, A.D. 202__, AND THAT BY SAID RESOLUTION ALL RIGHT-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
JENORGEN M. GUILLEN, CMC

BY: _____
CITY MAYOR
JOY COOPER

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY OF _____, A.D., 202__.

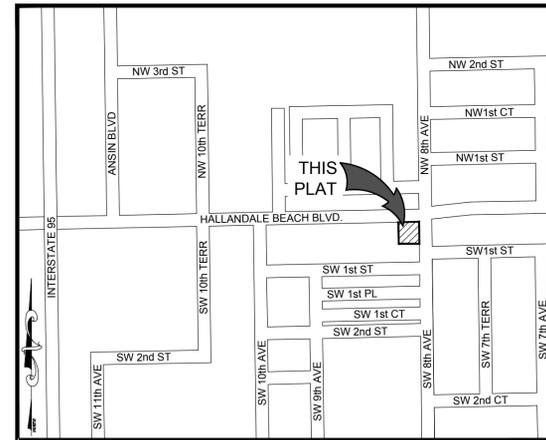
BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

APRIL PROPERTIES, LLC.	CITY CLERK	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: KEITH 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 XX-MP-21
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DESCRIPTION: (SEE SHEET 2)

801 W. HALLANDALE BEACH BLVD.

A PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION:

A PARCEL OF LAND IN THE SE ¼ OF THE NW ¼ OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 28; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF SAID SE ¼ OF THE NW ¼ A DISTANCE OF 175.00 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST BOUNDARY OF SAID SE ¼ OF THE NW ¼ WITH AN INCLUDED ANGLE OF 90°31'07" A DISTANCE OF 200.00 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID SE ¼ OF THE NW ¼ MAKING AN INCLUDED ANGLE OF 89°28'53" A DISTANCE OF 175.00 FEET TO AN INTERSECTION WITH THE EAST BOUNDARY OF SAID SE ¼ OF THE NW ¼ THENCE NORTHERLY ALONG SAID EAST BOUNDARY OF THE SE ¼ OF THE NW ¼ A DISTANCE OF 200.00 FEET; TO THE POINT OF BEGINNING. LESS THE NORTH 50' AND LESS THE EAST 25' THEREOF DEEDED TO BROWARD COUNTY FOR RIGHT OF WAY.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 25.00 FEET OF THE NORTH ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 28 WITH THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTH ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SECTION 28; THENCE RUN S 01°53'49" E ALONG THE WEST LINE OF THE EAST 25.00 FEET OF THE NORTH ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SAID SECTION 28 FOR A DISTANCE OF 15.94 FEET; THENCE RUN N 55°01'15" W FOR A DISTANCE OF 26.24 FEET; THENCE RUN N 87°35'34" E ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE NORTH ½ OF THE NE ¼ OF THE SE ¼ OF THE NW ¼ OF SECTION 28 FOR A DISTANCE OF 20.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH OF 60 FEET OF THE EAST 175 FEET OF THE NORTH 260 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; LESS THE EAST 25 FEET GIVEN TO BROWARD COUNTY FOR ROAD PURPOSES BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2791, PAGE 4, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

XX-MP-21

801 W. HALLANDALE BEACH BLVD.

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC KEITH PRM LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 87°54'37" EAST ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

THIS PLAT IS RESTRICTED TO

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

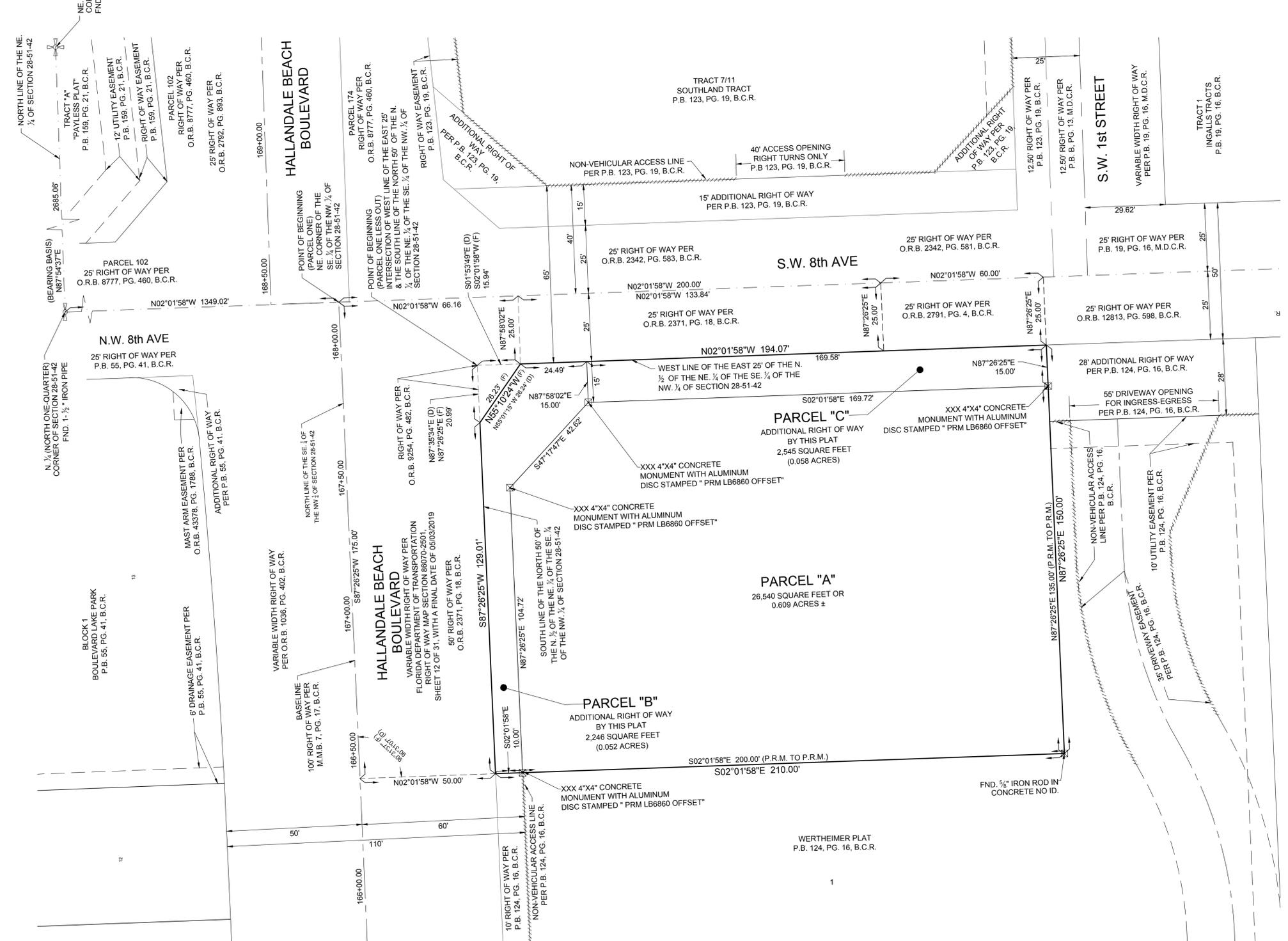
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	26,540	0.609
PARCEL "B"	2,246	0.052
PARCEL "C"	2,545	0.058
TOTAL	31,331	0.719

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- (D) PER RECORD DEED
- D.B. DEED BOOK
- (F) PER FIELD MEASUREMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. FOUND
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- ☒ QUARTER SECTION CORNER



PREPARED BY:

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EMAIL: mail@KEITHteam.com LB NO. 6860
XX-MP-21



COMMERCIALADVISORS

The Quintessential Solution

OFFICES:

18246 Collins Avenue, Sunny Isles Beach, Florida 33160

18246 Collins Avenue, Sunny Isles Beach, Florida 33160

GROUND LEASE CONTACT BROKER:



HERNAN GLEIZER

CEO | OPTIMAR GROUP

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LEONARD WERNER

Director Commercial Real Estate

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