

Mixed Use Development Opportunity for Sale

For Sale \$5,000,000
2741-2749 E Atlantic Blvd.
Pompano Beach, FL 33062



FOR SALE	17,389 Sq. Ft. on 10,500 Sq. Ft. Lot			
DESCRIPTION	The Atlantic Building is a 3 story 17,389 Sq. Ft. building located in the heart of the Transit Oriented Development corridor in Pompano Beach. Anchor tenant is Desjardins Bank. Present income is \$300k+-. Current MM Zoning would allow 90 units/ acre and 85' height. New Transit Oriented EOD zoning would permit a variety of uses including hotel, multi- family residential, and numerous office & retail uses. Perfect for the buyer seeking high traffic counts and income demographics.			
PROPERTY VIDEO	https://www.youtube.com/embed/89jHics81-Y?rel=0			
LOCATION	Approximately half way between US-1 And Intracoastal Waterway on Atlantic Blvd.			
PARKING/ YEAR BUILT	Common metered parking in front. 16 spaces in rear. Built 1959.			
PRICING	For Sale \$5,000,000 or \$287.53/ sq. ft..			
TRAFFIC COUNT	30,910 Atlantic Blvd.			
ZONING/ FOLIO	TO-EOD Folio 4843-31-15-0050			
DEMOGRAPHICS 2023 Estimate	1 mile	3 mile	5 mile	
	HH Population:	18,219	97,844	231,038
	Average HH Income:	\$90,474	\$89,813	\$88,331

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

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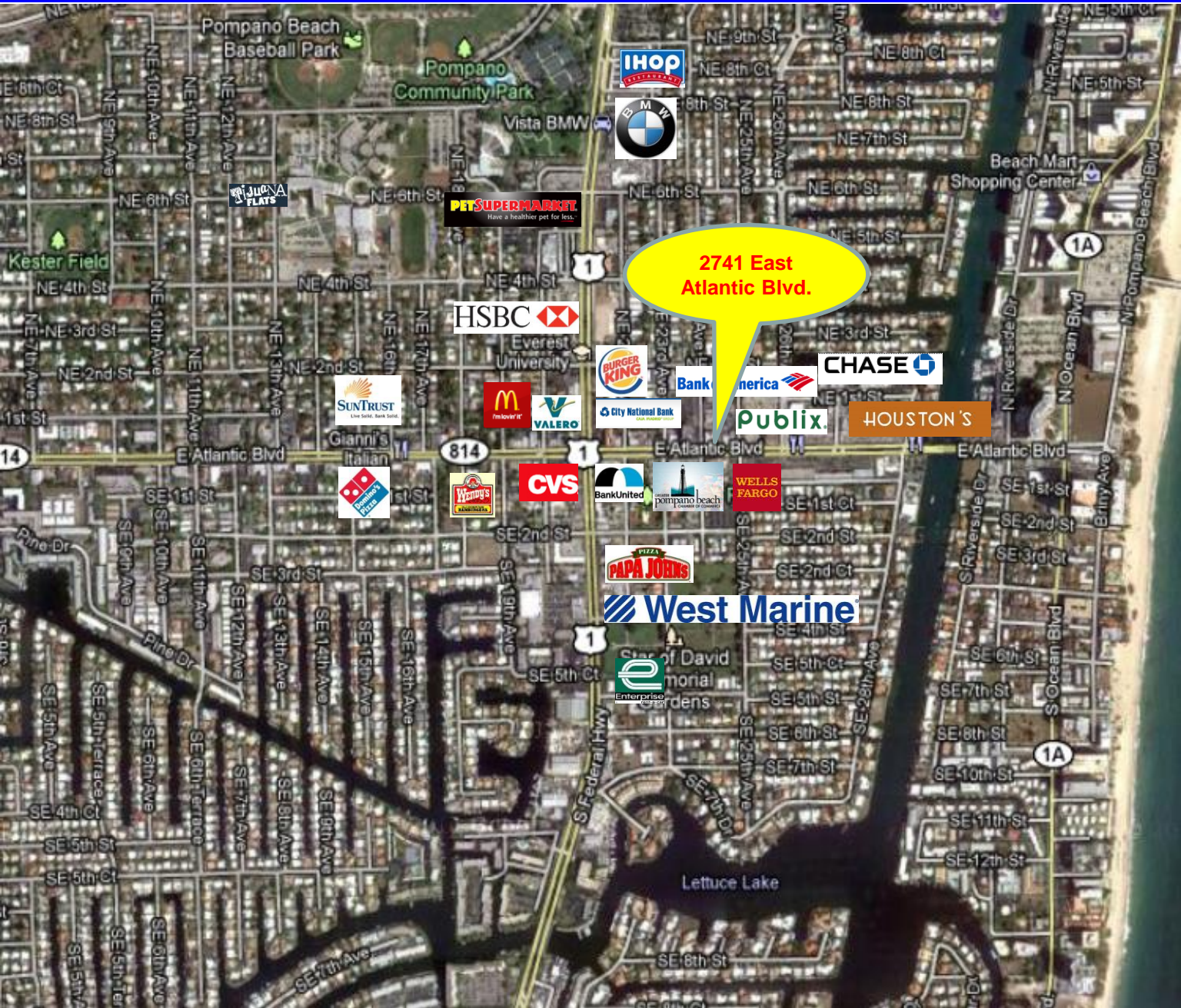
www.johnmcquestion.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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Aerial



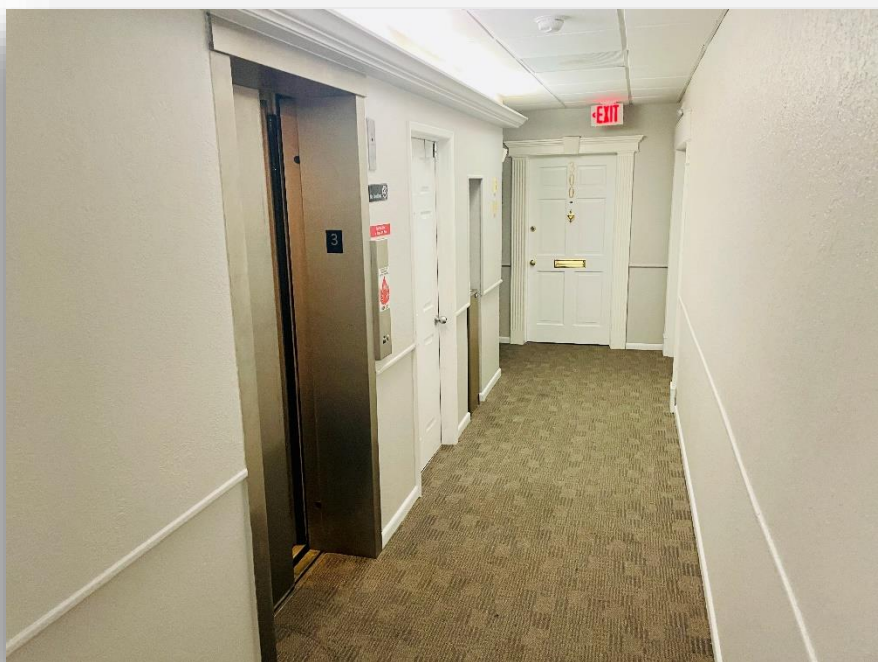
Street View



Zoning Aerial



Interior



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