

3500 N. ANDREWS AVE.
Pompano Beach



3500 N. Andrews Avenue Pompano, FL 33064

Jaime Sturgis | John Brewer | NativeRE.com | 954.595.2999



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OVERVIEW

Address: 3500 N Andrews Avenue
Pompano Beach, FL 33309

Price: \$5,500,000

Building: 13,126 sq. feet

Land: 69,224 sq. feet (1.59 acres)

Parking: 6.11/1,000 (80 spaces)

Zoning: B-3

Price: \$5,500,000

NOI: \$375,000/year

Cap Rate: **6.82%**



Overview | 3500 N. Andrews Avenue Pompano Beach

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Native Realty is excited to bring this unique investment opportunity to market. The property is leased, on a NNN basis, to Andrews Charter School, which is operated by Edison Learning Center. Edison Learning operates 350+ schools around the world, and is respected in the industry for their proven business model. The charter school has been on-site since 2011 with their current term running through 2021, with three, five-year renewal options. The charter school has received “Commendable” ratings by the School Board of Broward County in recent years, which are the highest ratings a school can receive.

The property features ample parking (6/1000), and is conveniently located next to Pompano’s Tri-Rail station, making it an ideal location for future redevelopment. The property’s B3 zoning, coupled with its large land area would make an ideal development site for Office, Retail, Self Storage or a Mixed-Use project in the future.



350+

Schools

150,000+

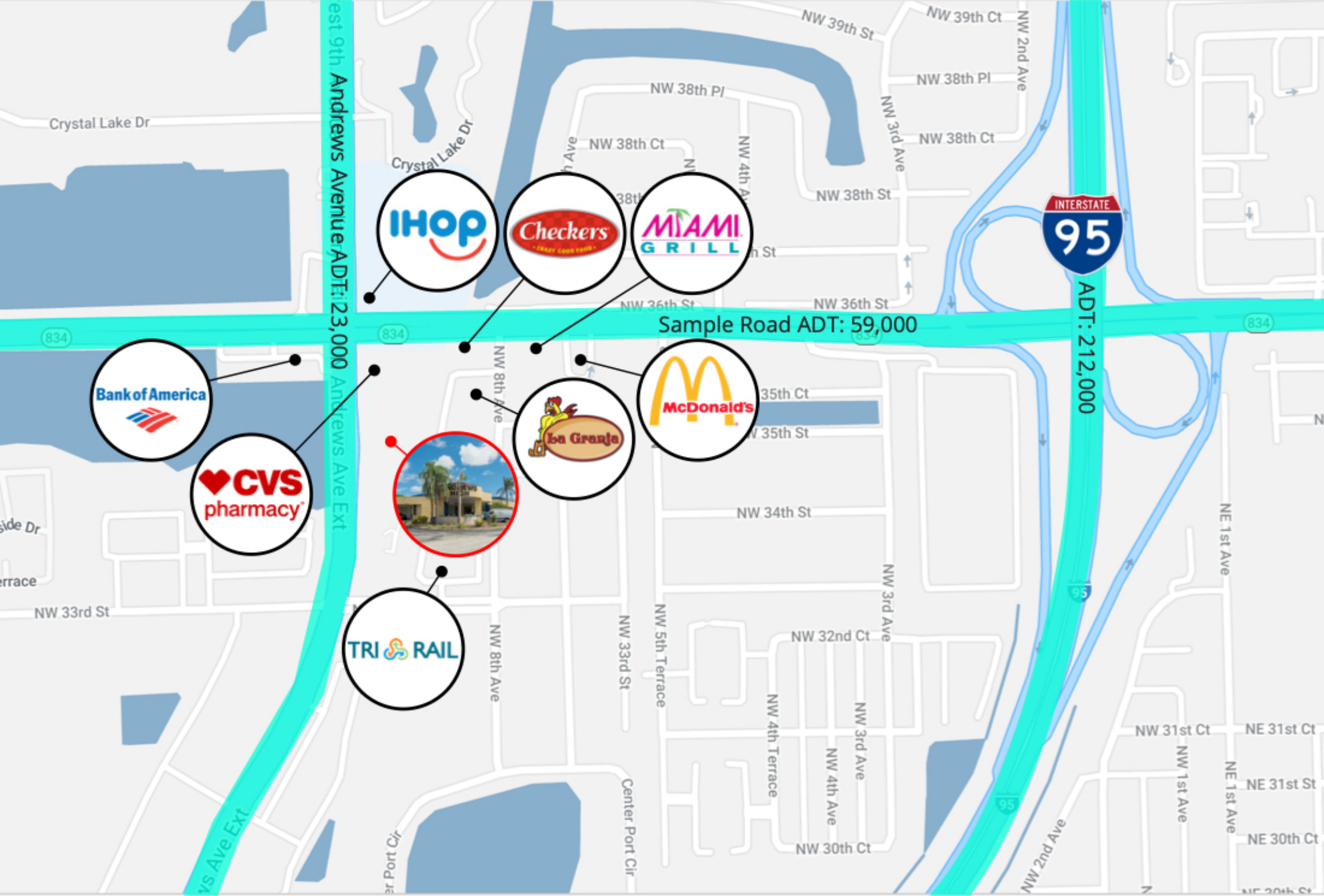
Students

3

Continents

Summary | 3500 N. Andrews Ave. Pompano Beach

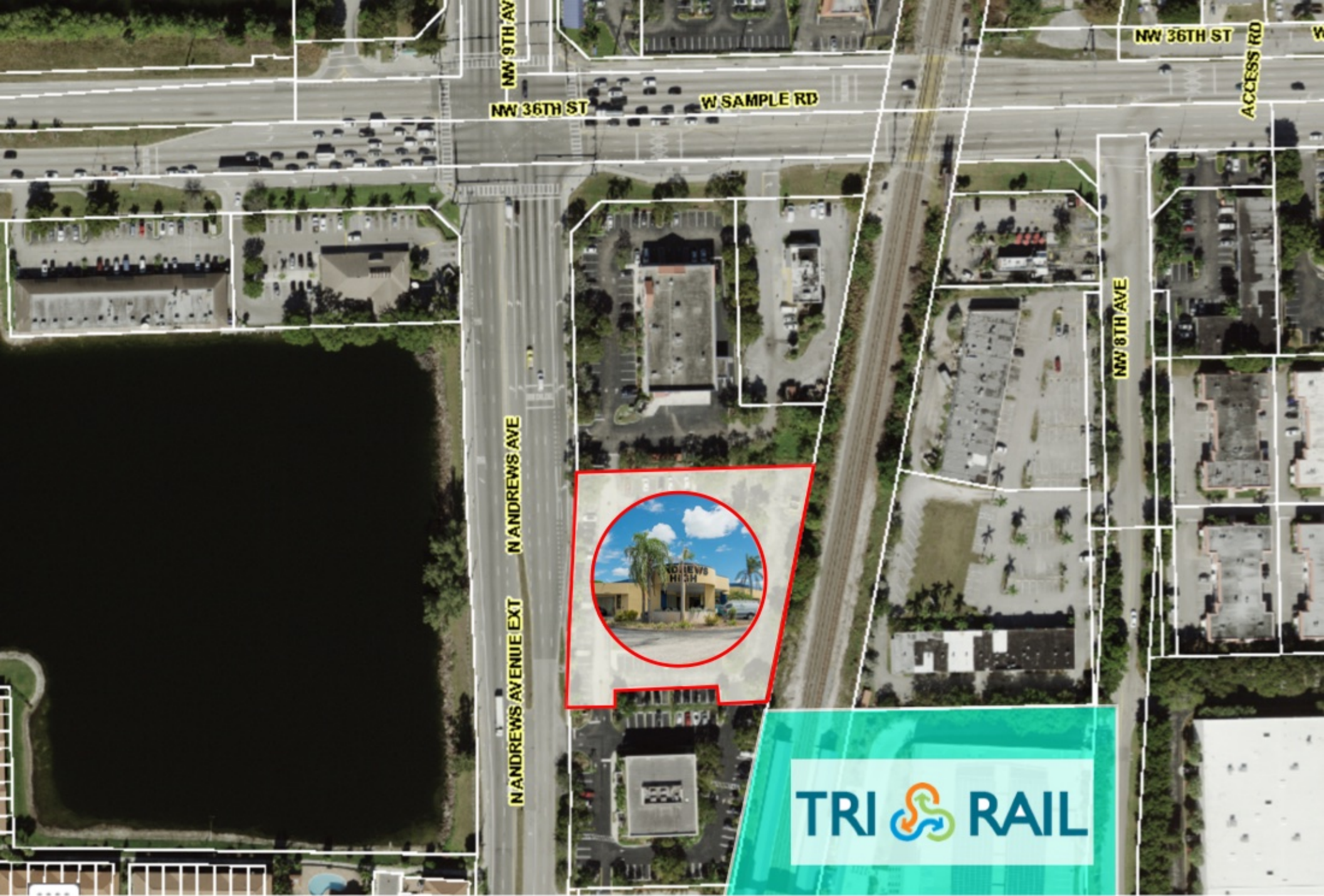
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Retail Context Map | 3500 N. Andrews Avenue Pompano Beach

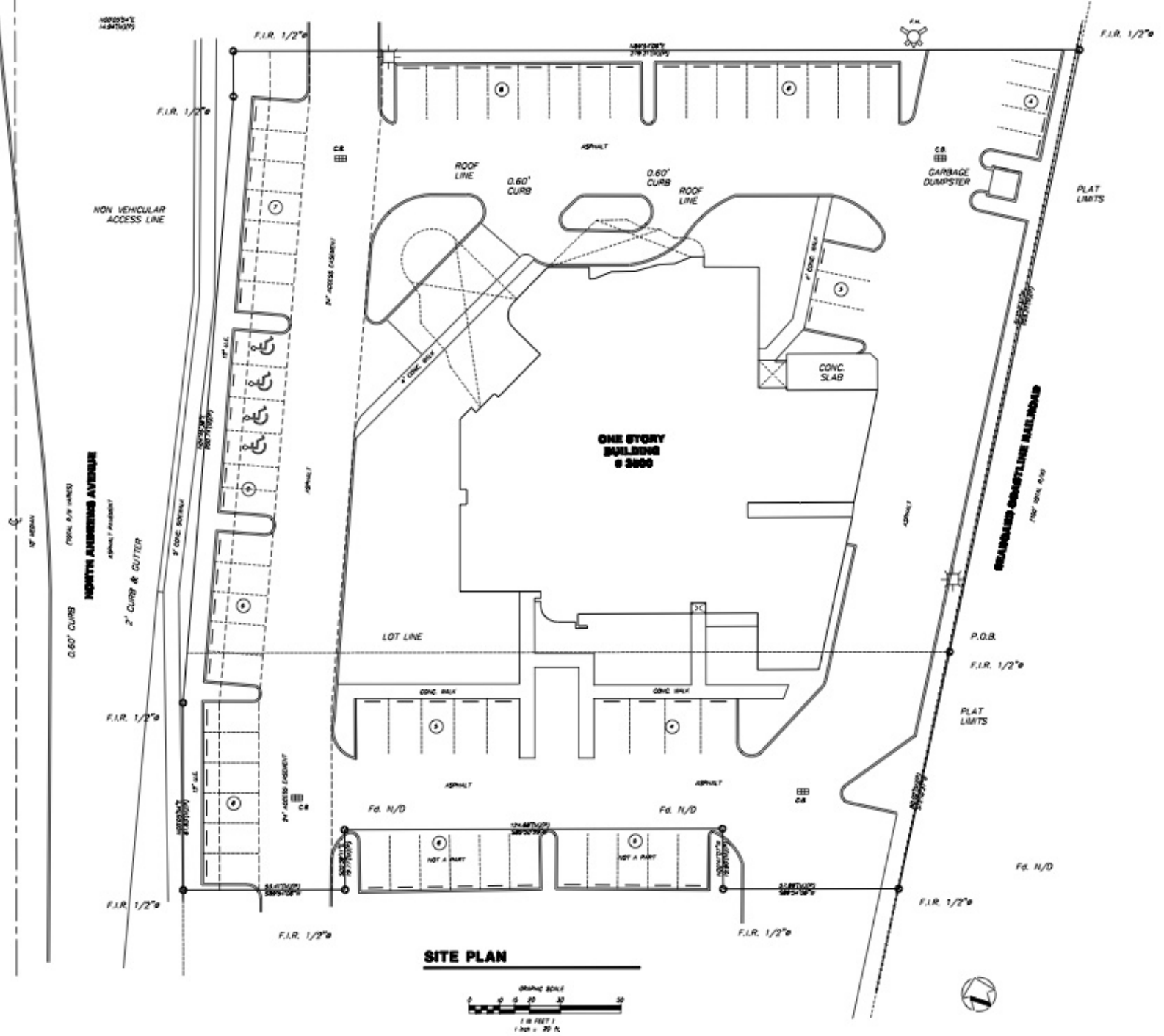
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Aerial View | 3500 N. Andrews Avenue Pompano Beach

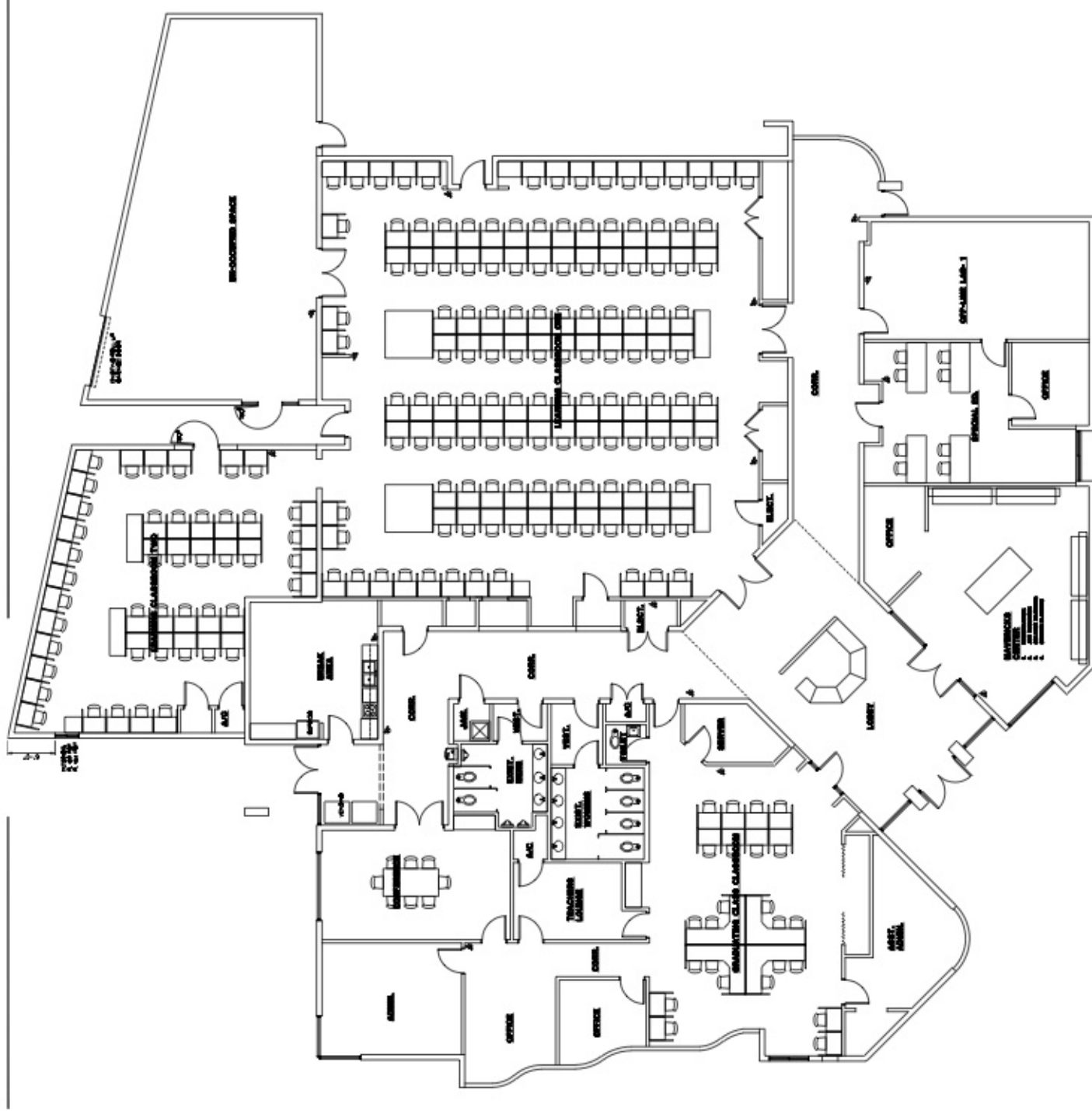
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Site Plan | 3500 N. Andrews Avenue Pompano Beach

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Floor Plan | 3500 N. Andrews Avenue Pompano Beach, FL 33064

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Adjacent Tri-Rail Station | 3500 N. Andrews Avenue Pompano Beach

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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A prominent road runs parallel to a sandy beach and the ocean. The water is a vibrant turquoise color. The word 'NATIVE' is written in large, white, outlined letters across the top, and 'REALTY' is written in smaller, white, outlined letters below it.

NATIVE

REALTY

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