

High Visibility 2nd Story Retail Space On East Sample Rd.

For Lease \$2,600 Per Month Gross

1813 E. Sample Rd.
Pompano Beach, FL 33064



FOR LEASE	2 story 1,200 Sq. Ft. Retail Space		
DESCRIPTION	Prominently located on East Sample Rd. next to new Wawa. 1,200 sq. ft. 2 nd floor retail space formerly operated as a tattoo parlor. Permitted uses would be a school, church, animal grooming, day labor/ employment agency, bar restaurant, banquet facility, various office uses, music studio, check cashing, personal services, and liquor store. This site would be well suited for a retail user seeking high traffic counts and abundant parking.		
PROPERTY VIDEO TOUR	https://www.youtube.com/embed/VOnJQbawxgQ?rel=0		
LOCATION	Located on the North side of East Sample Rd. 2 blocks west of Federal Highway.		
PARKING/ YEAR BUILT	33 Parking Spaces Built in 1963		
PRICING	\$2,600 per month or \$26 / Sq. Ft.		
MUNICIPALITY/ZONING	City of Pompano Beach / B-3 Zoning		
TRAFFIC COUNT	31,676 Cars Per Day on East Sample Rd.		
PARCEL ID	4843-18-01-0310		
DEMOGRAPHICS 2023 Estimate	1 mile	3 mile	5 mile
	HH Population:	16,605	110,989
	Average HH Income:	\$83,918	\$76,444
			234,7147
			\$82,913

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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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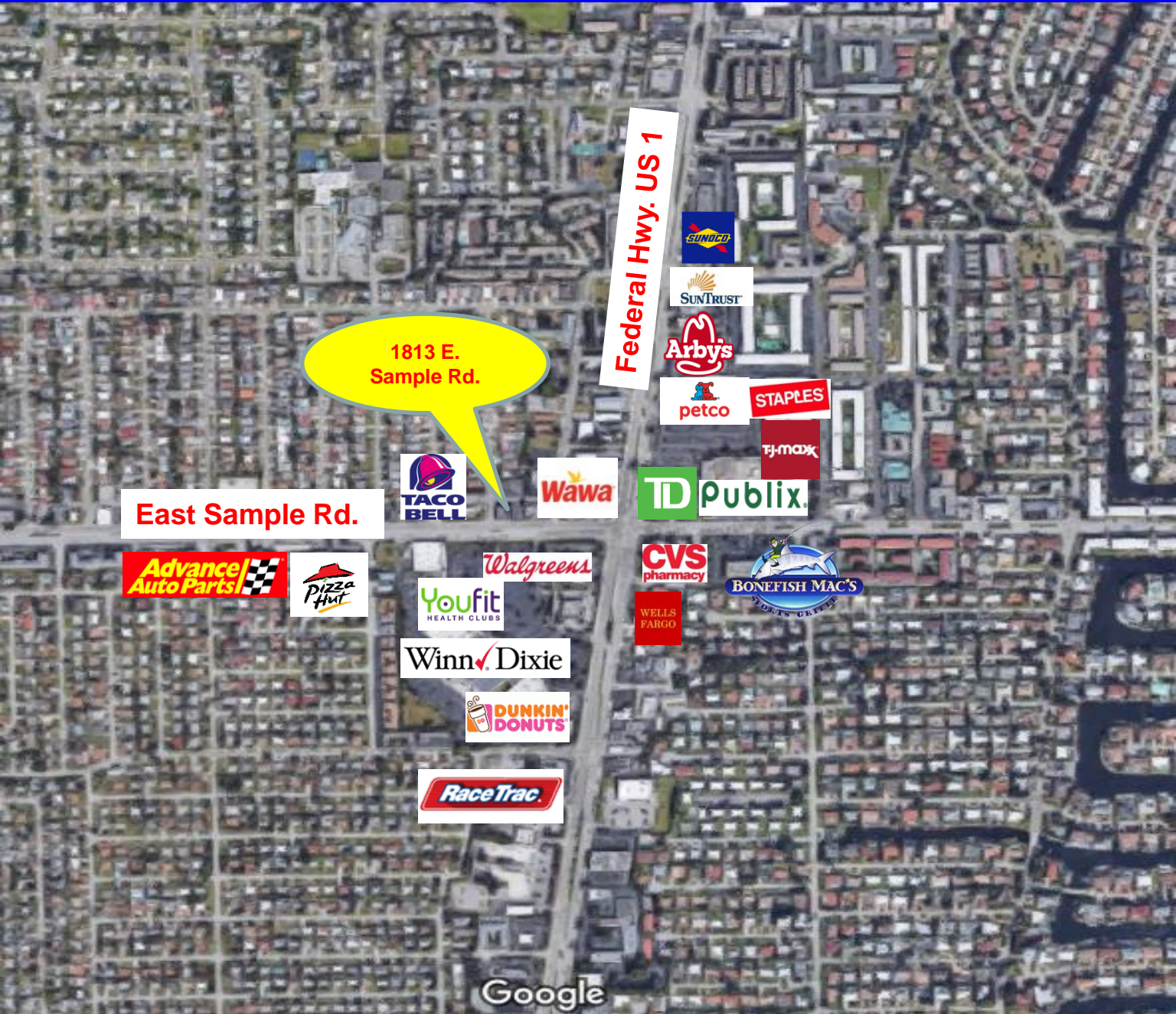
1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

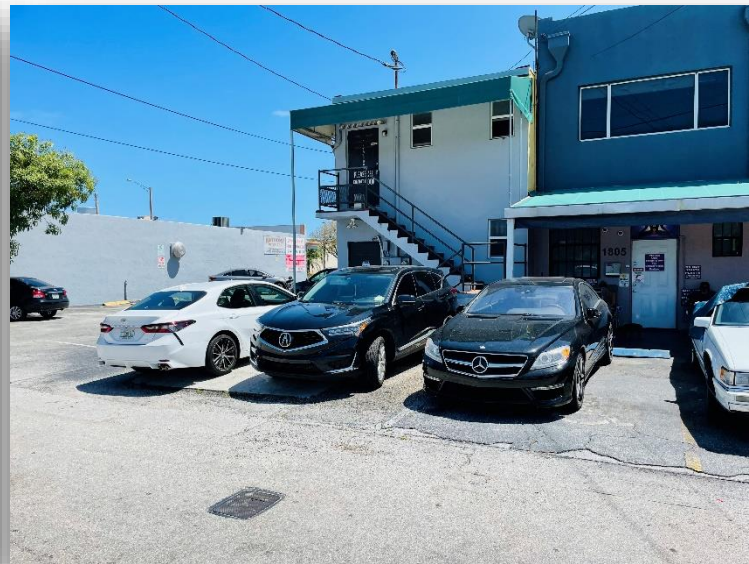
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Direct Aerial View



Rear Entrance



Interior Front



Interior Rear



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