

FOR SALE

SINGLE STORY OFFICE BUILDING



S.L. NUSBAUM
REALTY CO.



Actual Location

- Medical or General Office Building
- Prime Location in Revitalized East Overlay District
- New Roof (October 2025)

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.



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ABOUT THE ASSET



PRICE: \$1,700,000

S.L. Nusbaum Realty Co., in conjunction with Hunter Real Estate, is pleased to exclusively present for sale a single-story office building located at 925 SE 1st Street in Pompano Beach, FL. The property is situated within the highly desirable South Florida market, offering strong demographic fundamentals and long-term economic stability.

This 6,018 SF freestanding building is located one block off well-known Atlantic Blvd and includes its own off-street parking lot. The property sits in the highly coveted East Overlay District--part of the city's \$2B economic transformation plan to promote more pedestrian-oriented and compact mixed-use developments.

The flexible zoning allows for many permitted uses including general and professional offices, medical offices, day care, education, as well as multifamily redevelopment opportunities.

In the past year, the Seller has made more than \$90,000 in capital improvements including the installation of a new roof in October of 2025.



S.L. NUSBAUM
REALTY CO.

FINANCIAL SUMMARY

PRICE: \$1,700,000

Address	925 SE 1st St, Pompano Beach, FL 33060
Parcel ID	4942-01-03-0030
Building Size	6,018 SF
Land Size	0.36 AC
Year Built	1987
Zoning	TO-EOD (Transit Oriented East Overlay District)
Density Designation	MM(0-60) Mixed-Use Main Street
Ownership	Fee Simple
Parking Spaces	19 on-site
HVAC	Central AC-4 units (two operational)
Roof	Flat (new roof in Oct. 2025)

INVESTMENT HIGHLIGHTS

RECENT CAPITAL IMPROVEMENTS	\$90,394.53
New Roof installed with 7-year warranty	\$50,643.31
Waste Disposal and Site Clean up	\$ 15,674.47
Landscaping	\$ 11,681.52
Parking lot, Fences, and Dumpster enclosure	\$10,795.23
10-Year Engineering Inspection	\$1,600.00

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S.L. NUSBAUM
REALTY CO.

POMPANO'S BUILDING BOOM



POMPANO BEACH FISHING VILLAGE



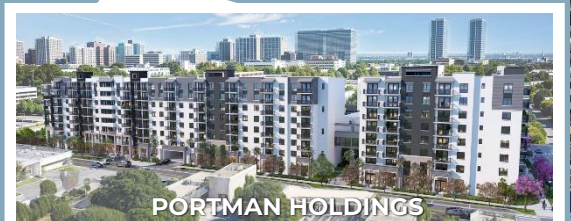
MCNAB HOUSE & GARDENS
Historic redevelopment project



ATLANTIC ONE
304 units with 10,650 SF Retail/Commercial



911 E. ATLANTIC
Mixed-use with 78 units



PORTMAN HOLDINGS
397 apartments & 12,000 SF ground-floor retail



3 MILES FROM SITE

The Pomp logo, featuring a stylized fish icon and the text "The Pomp Pompano Beach".

DINING & ENTERTAINMENT DISTRICT

Casino hotel, 4000 luxury residential units, and 1.35 million SF of Class A office space.

The Envy logo, featuring a stylized "N" and the text "ENVY POMPANO BEACH".

ENVY POMPANO BEACH

214 Luxury Units



ADDITIONAL PHOTOS

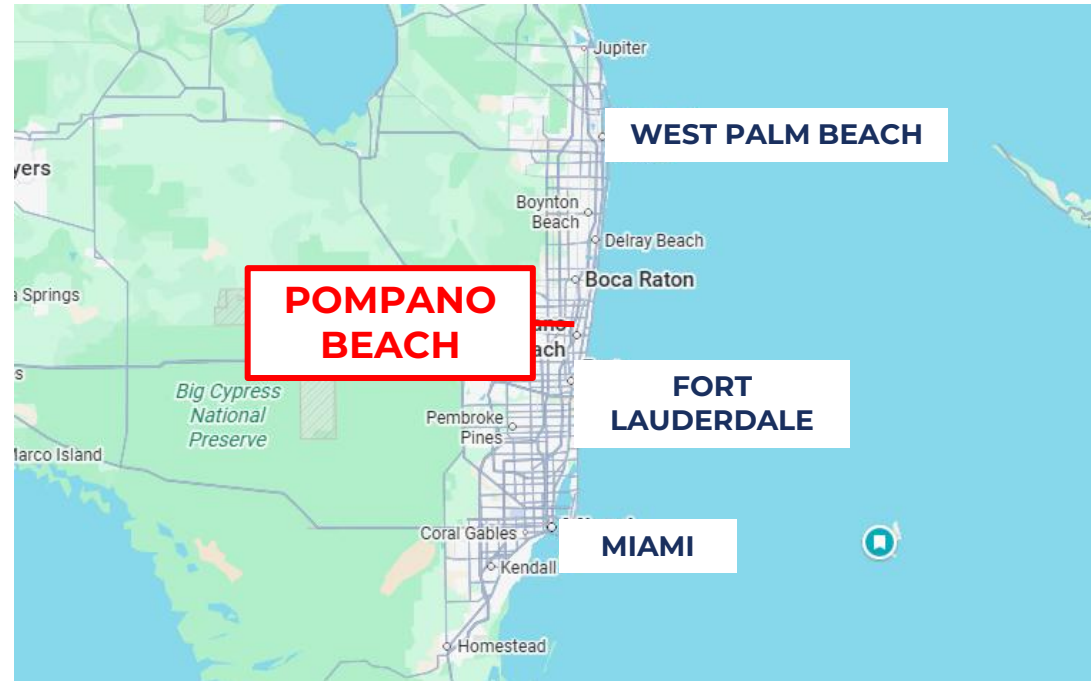


MARKET OVERVIEW

POMPANO BEACH, FL

Pompano Beach is a coastal city in Broward County located just north of Fort Lauderdale, offering convenient access to the broader Miami-Fort Lauderdale-West Palm Beach metro area. The city continues to experience population growth, reaching an estimated 118,104 residents in 2024 and a projected 121,174 residents by 2026

It is known for its beaches, waterfront recreation, and diverse residential neighborhoods. The area offers a dynamic mix of lifestyle amenities and year-round outdoor activities. The cost-of-living index of 111.8 places Pompano Beach roughly 12% above the national average.



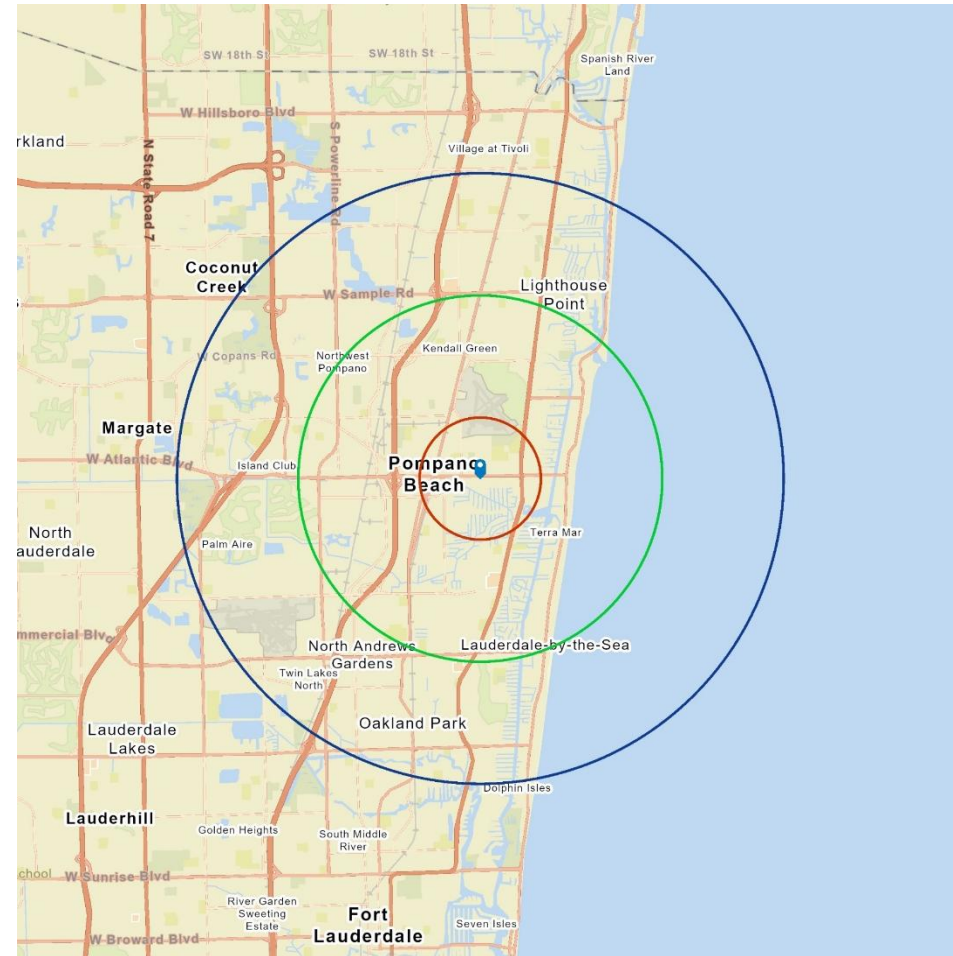
LOCATION	DISTANCE	DRIVING TIME
Fort Lauderdale, FL	11 miles	19 mins
Miami, FL	35 miles	36 mins
West Palm Beach, FL	37 miles	40 mins



DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	16,520	118,909	267,219
2030 Population	18,995	123,570	273,998
2025 Median Age	44.9	46.7	46.5
2030 Median Age	45.0	47.1	47.3
HOUSEHOLDS			
2025 Total Households	7,678	54,248	120,116
2030 Total Households	8,895	56,688	124,078
2025 Average Household Size	2.11	2.17	2.19
2030 Average Household Size	2.10	2.16	2.18
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$73,321	\$73,370	\$73,104
2030 Median Household Income	\$87,518	\$86,206	\$85,930
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$103,190	\$111,598	\$113,454
2030 Average Household Income	\$117,051	\$125,840	\$128,159
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	3,778	31,523	74,078
2030 Owner Occupied Housing Units	4,074	33,514	78,208
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	3,900	22,725	46,038
2030 Renter Occupied Housing Units	4,821	23,174	45,870
FAMILIES			
2025 Families	4,099	29,213	65,460
2030 Families	4,757	30,758	68,019



THE TEAM



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