



Prime Retail Shopping Plaza – Excellent Investment Opportunity with Upside Potential

1806-1856 N Pine Island Rd
Plantation, FL 33322

For Sale

martinezteamcommercial.com

Located in the heart of Plantation, Florida, this retail shopping plaza offers a rare opportunity for savvy investors to acquire a well-positioned property with significant upside potential. The plaza is strategically situated in a high-traffic area, surrounded by a diverse and growing community with excellent visibility and easy access to major roadways.





Current Rent Roll

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UNIT	Tenant	Rent Roll	SF	Price per SF	Annual	Annual Adjust	Lease start	Lease end
1846	US RX	\$2,669.00	1200	\$ 21.30	\$32,028.00			MTM
1806	Clare Medica	\$8,306.12	3150	\$ 21.91	\$99,673.44	3%	5/1/2026 extension	4/30/2029
1850	Hanna Bella	\$1,723.10	1041	\$ 23.46	\$20,677.20			MTM
1856	Soothing Oasis	\$1,936.11	1,009	\$ 6.00	\$23,233.32	3%		MTM
1834	Homemakers	\$1,051.88	550	\$ 28.83	\$12,622.56	3%		MTM
1830	Family Therapy	\$1,542.75	789	\$ 21.84	\$18,513.00	3%		MTM
1836	Enroll	\$1,369.19	750	\$ 26.69	\$16,430.28	3%		MTM
1820	954 Spot	\$1,700.00	952	\$ 16.19	\$20,400.00	3%		MTM
1840	HMG Clean Out	\$500.00	100	\$ 19.86	\$6,000.00		Barbers with LL	MTM
1816	Vacant		300					
1818	Leasing Office-vacant		300					
Totals			11,041		\$249,577.80			

Multi Income Analysis

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	SCENARIO 1	SCENARIO 2
Purchase Price	\$3,590,000	\$3,590,000
Annual Operating Income	\$249,578	\$344,921
Annual Operating Expenses	\$79,937	\$79,937
Down Payment (as a % of purchase price)	30%	30%
Annual Loan Payments	\$0	\$0
Down Payment (in dollars)	\$1,077,000	\$1,077,000
Annual Net Operating Income	\$169,641	\$264,984
Annual Cash Flow	\$169,641	\$264,984
Capitalization Rate	4.7%	7.4%
Cash On Cash Return	15.8%	24.6%
Gross Rent Multiplier	14.4	10.4

Note: This tool is provided courtesy of the www.martinezteamcommercial.com. Feel free to contact us for assistance with your next real estate investment. Call Gus Martinez @ 954-394-7078 or gus@martinezteamcommercial.com



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Keg Plaza Annual Expenses

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Exterminator	\$1,236.00
FPL	\$2,760.00
Utilities-Water	\$5,040.00
Waste Management	\$5,628.00
IPFS INSURANCE	\$15,241.00
Am Complete grass	\$13,000.00
RE Taxes 2025	\$37,043.55
Total Expense:	\$79,948.55

OPEX	\$7.24 PSF
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Survey



