

RETAIL CENTER AVAILABLE FOR LEASE

230 S CYPRESS RD
POMPANO BEACH, FL 33060



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Presented By,

MICHALE AVENDANO

Senior Vice President

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida presents retail storefront space available for lease fronting S Cypress Rd in Pompano Beach, FL. This retail center offers a fantastic opportunity for businesses to thrive in a high-traffic area boasting a prime location directly on S Cypress Rd, which witnesses a remarkable daily traffic count of approximately 23,000 cars passing by. Large display windows adorn the front of the property offering exceptional visibility ensuring a steady flow of potential customers to maximum exposure for your business.

The property is strategically situated in close proximity to Atlantic Blvd, one of the busiest thoroughfares in the area, with an impressive daily traffic count of approximately 55,000 vehicles. This bustling intersection enhances accessibility and convenience for both local residents and visitors, making it an ideal location for a wide range of businesses. Moreover, the surrounding area is a vibrant mix of residential communities, retail establishments, and commercial offices, ensuring a consistent stream of potential customers throughout the day.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President

305.484.4666

mavendano@lee-associates.com

PROPERTY HIGHLIGHTS



Retail Strip Center:

Large Storefront Display Windows
Pylon Signage Options
33 Parking Spaces
214 ft Frontage on S Cypress Rd



Prime Location:

Pompano Beach
23,000 AADT on S Cypress Rd
Close to Atlantic Blvd / 55,000 AADT



Exceptional Access:

I-95

- 1.5 miles | 4-6 minutes

Florida's Turnpike

- 7 miles | 12-15 minutes

Sawgrass Expressway (SR-869)

- 10 miles | 15-20 minutes

US-1 (Federal Highway)

- 2 miles | 5-7 minutes

Atlantic Blvd

- 0.5 miles | 2-3 minutes

PROPERTY HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Cypress Retail Center
STREET ADDRESS	230 S Cypress Rd
CITY, STATE, ZIP	Pompano Beach, FL 33060
COUNTY	Broward County
MARKET	South Florida
SUB-MARKET	Fort Lauderdale
SIGNAL INTERSECTION	No
MARKET TYPE	Large
NEAREST HIGHWAY	I-95 & US-1
NEAREST AIRPORT	Fort Lauderdale Executive Airport & Pompano Beach Airpark

BUILDING INFORMATION

TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1979

AVAILABLE SUITES FOR LEASE



LEASE INFORMATION

LEASE TYPE: MG LEASE TERM: Negotiable
 TOTAL SPACE: 640 SF LEASE RATE: \$25 SF/yr

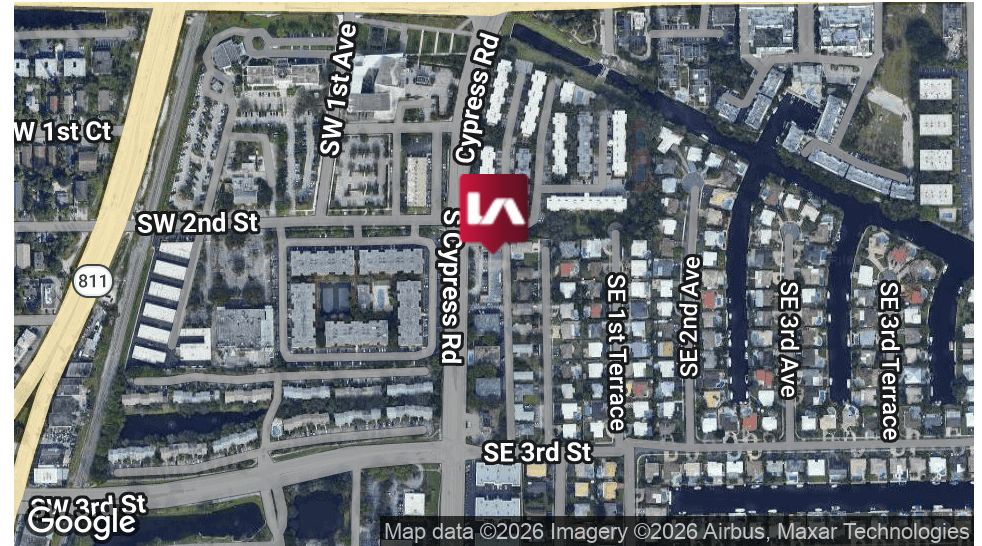
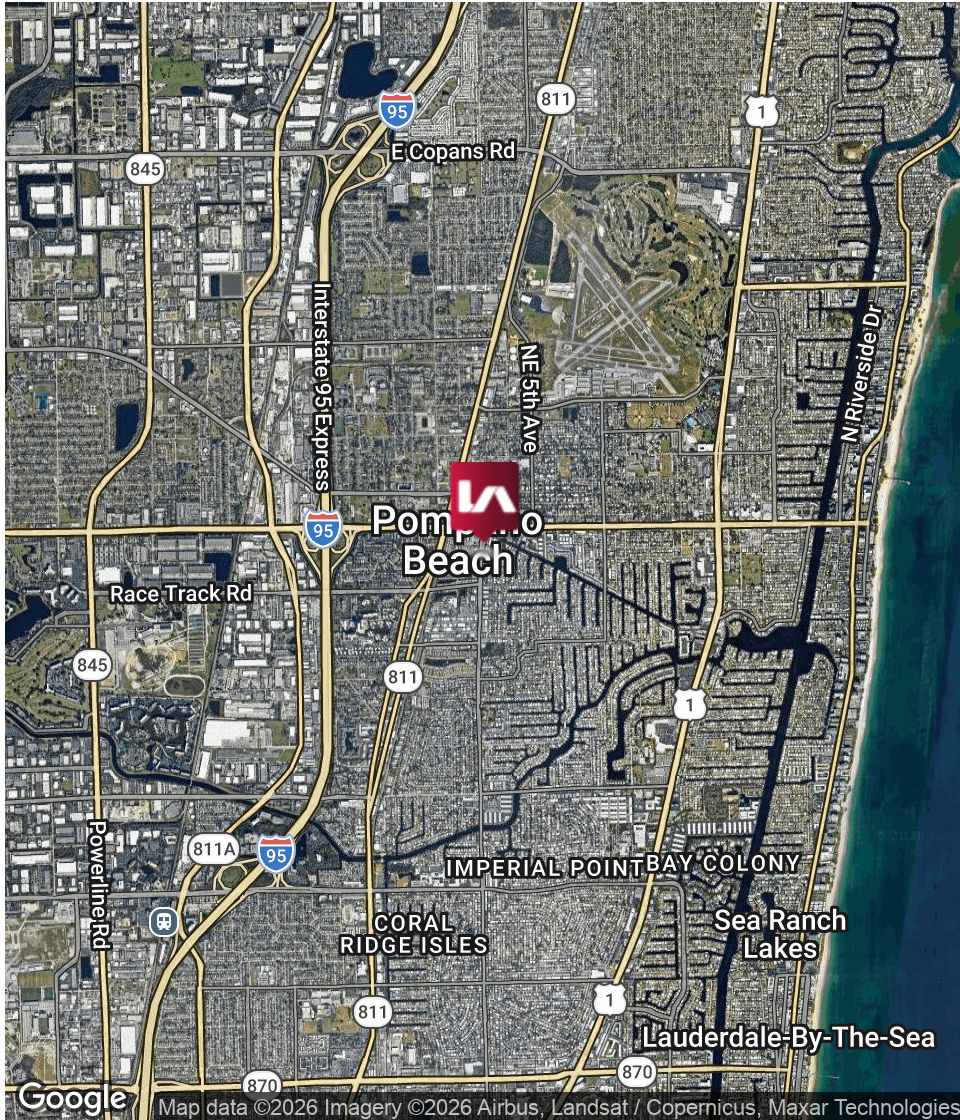
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit #C	Available	640 SF	Modified Gross	\$25.00 SF/yr

UNIT C



REGIONAL MAP



LOCATION OVERVIEW

Located in the bustling city of Pompano Beach, FL. Situated on S Cypress Road. Strategically situated in close proximity to Atlantic Blvd, with an impressive daily traffic count of approximately 55,000 vehicles.

CITY INFORMATION

CITY:	Pompano Beach
MARKET:	South Florida
TRAFFIC COUNT:	23,000
SUBMARKET:	Fort Lauderdale
NEAREST HIGHWAY:	I-95 & US-1
NEAREST AIRPORT:	Fort Lauderdale Executive Airport & Pompano Beach Airpark

NEARBY RETAILERS & LIFESTYLE AMENITIES



DEMOGRAPHIC PROFILE

KEY FACTS



154,938
Total Population



\$94,453
Average Household Income

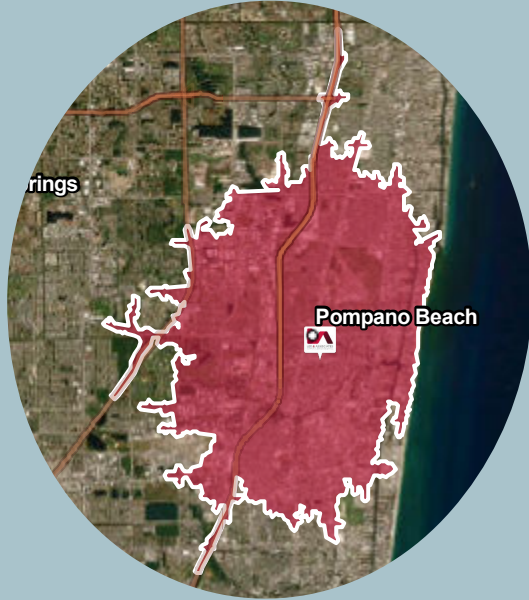


45.5
Median Age



2.3
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,978
Apparel



\$3,238
Dining Out

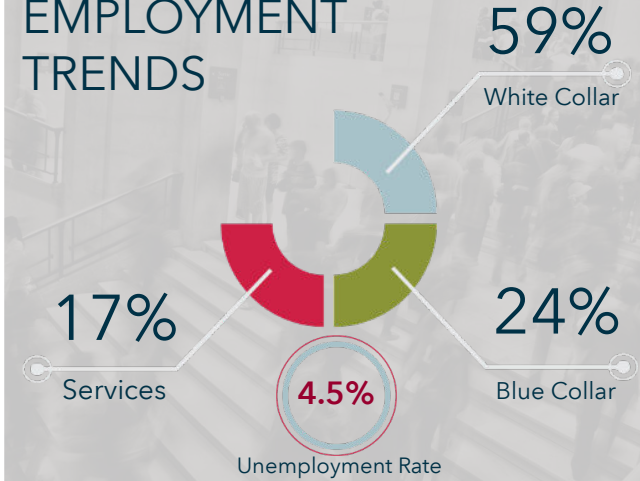


\$6,142
Groceries



\$6,493
Health Care

EMPLOYMENT TRENDS



BUSINESS



16,750
Total Businesses



137,278
Total Employees



30,204,448,633
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



447,793
Total Population



\$91,346
Average Household Income

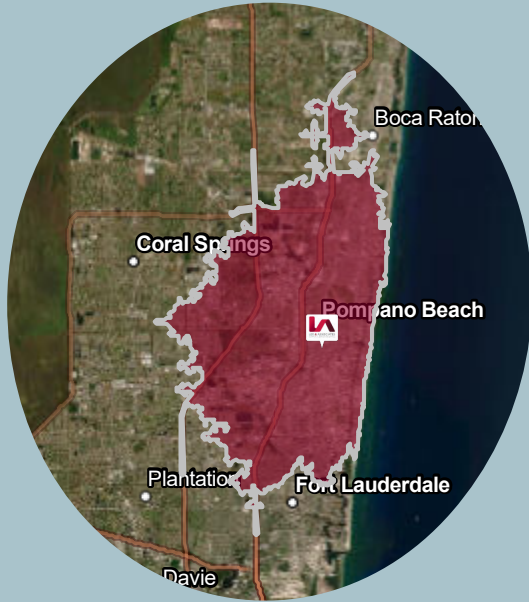


45.5
Median Age



2.3
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,908
Apparel



\$3,136
Dining Out

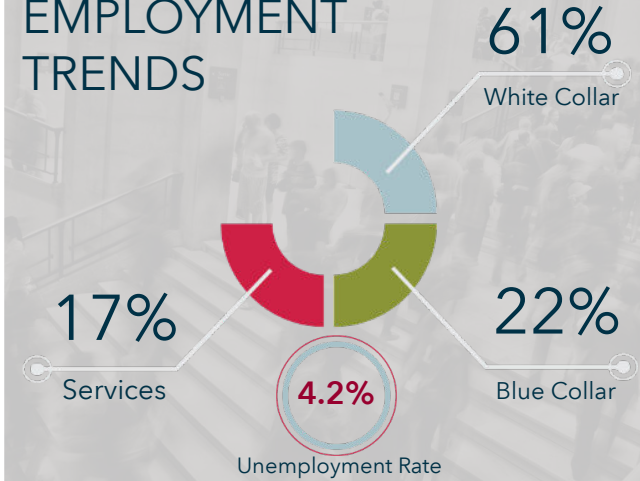


\$5,932
Groceries



\$6,361
Health Care

EMPLOYMENT TRENDS



BUSINESS



38,155
Total Businesses



302,356
Total Employees



58,795,186,522
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



955,186
Total Population



\$96,444
Average Household Income

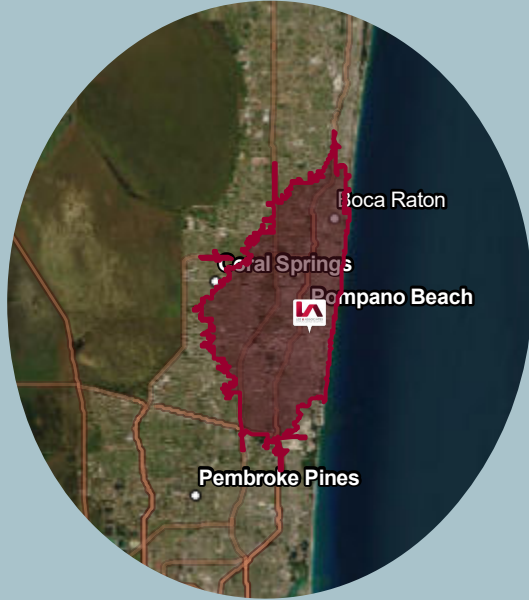


43.2
Median Age



2.4
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,023
Apparel



\$3,314
Dining Out

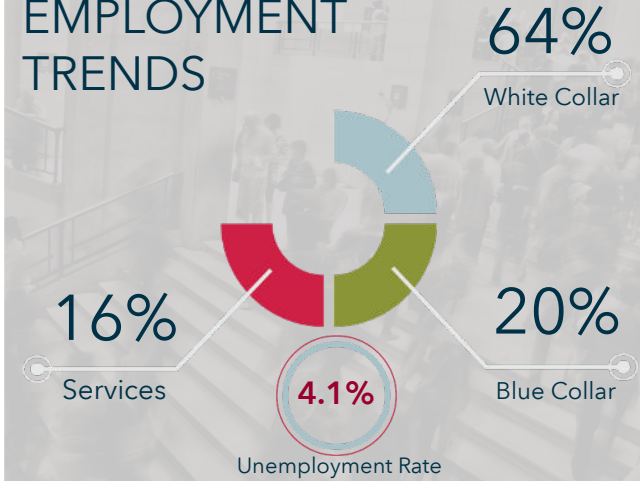


\$6,231
Groceries



\$6,618
Health Care

EMPLOYMENT TRENDS



BUSINESS



73,414
Total Businesses



598,594
Total Employees



102,129,369,221
Total Sales

HOUSING UNITS



DAYTIME POPULATION

