



## *Prime Retail Shopping Plaza – Excellent Investment Opportunity with Upside Potential*

1806-1856 N Pine Island Rd  
Plantation, FL 33322

*For Sale*

[martinezteamcommercial.com](http://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.



**Asking Price: \$3,590,000.00**

**OPEX: \$7.24 PSF**

**CAP Rate: 7.4% at market rents, 4.3% current rents**

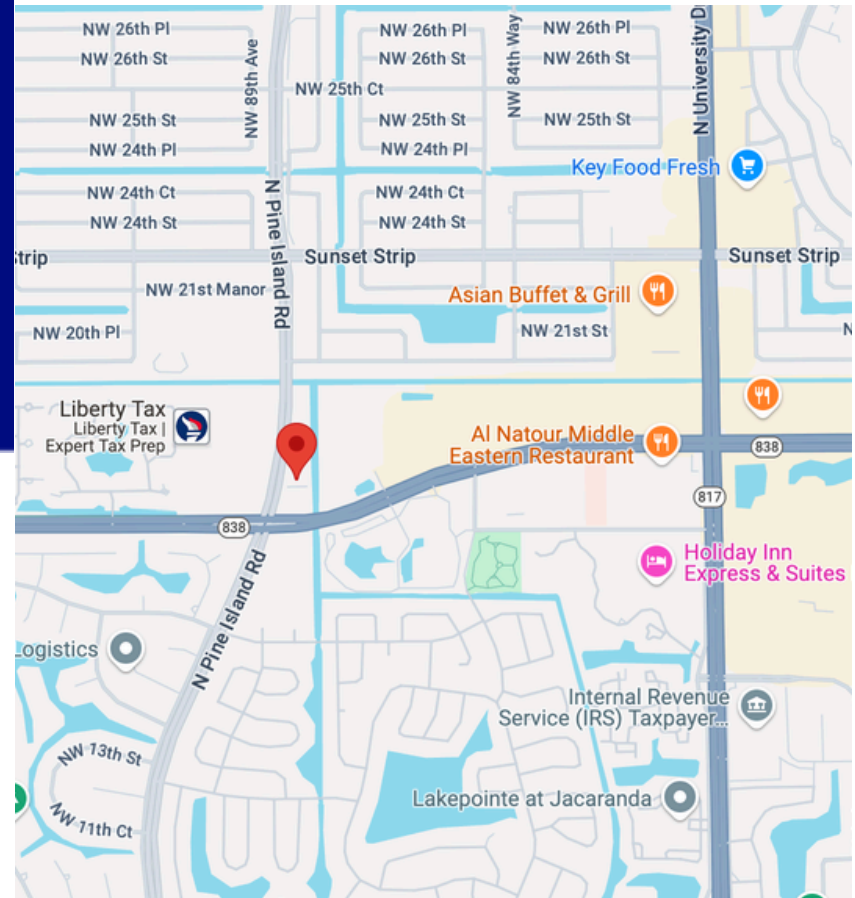
**Seller has owned this property over 45 years.**

## HIGHLIGHTS

- Tremendous Upside for a seasoned landlord.
- All leases are under market and are charged as Gross rents.
- More than half the tenants are M-T-M.
- Plenty of parking for customers, patients and employees.
- In the Heart of Plantation.
- Rear of property is on a canal for a peaceful environment.
- 45 parking spaces

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	83,023	409,034	1,204,003
2024 Households	34,349	156,884	458,781
Average Household Income	\$81,247	\$78,527	\$90,552



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# 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					
<b>Totals</b>			<b>11,041</b>		<b>\$249,577.80</b>			



Gus Martinez, P.A.  
954.394.7078  
Gus@MartinezTeamCommercial.com



# Multi Income Analysis

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	Scenario 1	Scenario 2
<b>Purchase Price</b>	\$3,590,000	\$3,590,000
<b>Annual Operating Income</b>	\$153,028	\$264,984
<b>Annual Operating Expenses</b>	\$0	\$0
<b>Down Payment (as a % of purchase price)</b>	20%	20%
<b>Annual Loan Payments</b>	\$0	\$0
<b>Down Payment (in dollars)</b>	\$718,000	\$718,000
<b>Annual Net Operating Income</b>	\$153,028	\$264,984
<b>Annual Cash Flow</b>	\$153,028	\$264,984
<b>Capitalization Rate</b>	4.3%	7.4%
<b>Cash On Cash Return</b>	21.3%	36.9%
<b>Gross Rent Multiplier</b>	23.5	13.5

**Note:** This tool is provided courtesy of the [www.martinezteamcommercial.com](http://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](mailto:gus@martinezteamcommercial.com)



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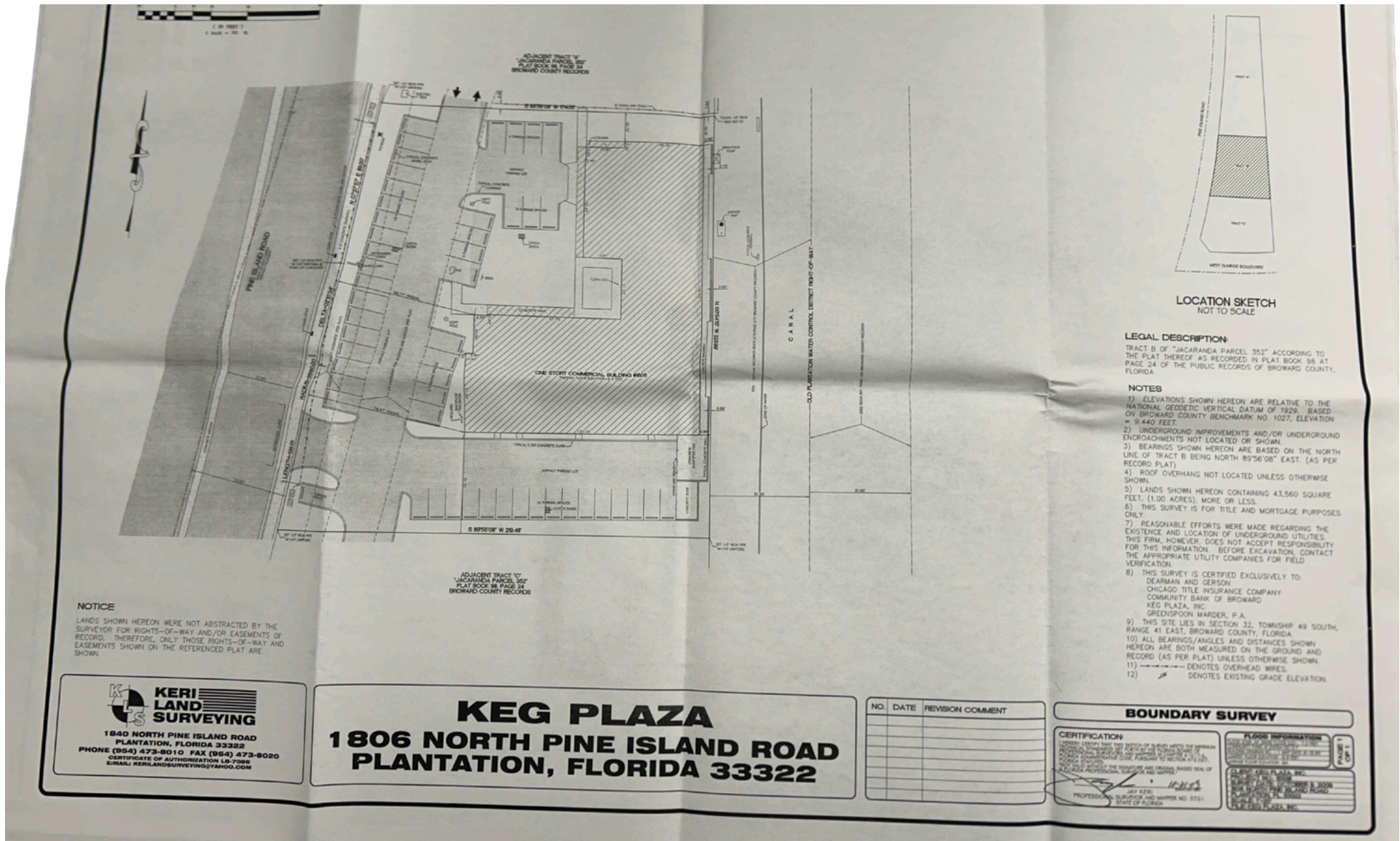
# *Keg Plaza Annual Expenses*

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

<b>OPEX</b>	<b>\$7.24 PSF</b>
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# Survey



**NOTICE**  
 LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD. THEREFORE, ONLY THOSE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THE REFERENCED PLAT ARE SHOWN.

**KERI LAND SURVEYING**  
 1840 NORTH PINE ISLAND ROAD  
 PLANTATION, FLORIDA 33322  
 PHONE (954) 473-8010 FAX (954) 473-8020  
 CERTIFICATE OF AUTHORIZATION LB-7088  
 E-MAIL: KERILANDSURVEYING@YANCOO.COM

**KEG PLAZA**  
**1806 NORTH PINE ISLAND ROAD**  
**PLANTATION, FLORIDA 33322**

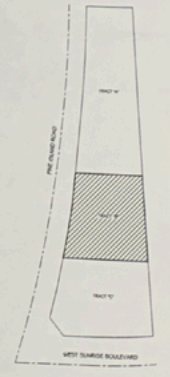
NO.	DATE	REVISION	COMMENT

**BOUNDARY SURVEY**

**CERTIFICATION**  
 I, ARY Keri, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Florida, and I am the author of the foregoing plat, and I certify that the same is a true and correct copy of the original as the same appears on my records.

ARY Keri  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5781  
 STATE OF FLORIDA

**FLOOD INFORMATION**  
 FLOOD ZONE:    
 FLOOD ELEVATION:    
 FLOOD DATE:  



- LEGAL DESCRIPTION**  
 TRACT B OF "JACARANDA PARCEL 352" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96 AT PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- NOTES**
- 1) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON BROWARD COUNTY BENCHMARK NO. 1027, ELEVATION = 9.440 FEET.
  - 2) UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
  - 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT B BEING NORTH 89°56'08" EAST. (AS PER RECORD PLAT)
  - 4) ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
  - 5) LANDS SHOWN HEREON CONTAINING 43,560 SQUARE FEET, (1.00 ACRES), MORE OR LESS.
  - 6) THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
  - 7) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 8) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: DEARMAN AND GERSON, CHICAGO TITLE INSURANCE COMPANY, COMMUNITY BANK OF BROWARD, KEG PLAZA, INC., GREENSPOON MARDER, P.A.
  - 9) THIS SITE LIES IN SECTION 32, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
  - 10) ALL BEARINGS/ANGLES AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
  - 11) --- DENOTES OVERHEAD WIRES.
  - 12) / DENOTES EXISTING GRADE ELEVATION.



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