



## **4521 N Federal Hwy, Pompano Beach, FL 33069**

Hertz Realty Group is pleased to offer the opportunity to acquire a highly visible, fully equipped car-dealership site along the busy US-1 / Federal Highway corridor. Situated on ±1.03 acres with a separate on-site service garage and dedicated sales office, the property is leased long-term on a NNN basis to an established used-car dealership. In the land-constrained South Florida market, this asset serves as both a stable cash-flowing investment and an attractive covered land play with long-term upside.

### PROPERTY HIGHLIGHTS

- Frontage on US-1
- 7.14% Cap Rate
- NNN Lease to a long standing used car dealership
- 4% Annual Escalations
- Tenant has occupied property for 25 years
- Separate servicing garage & sales office
- Recent full renovation – roof replacements and parking lot resurfacing

### PROPERTY SPECS

Parcel Numbers :	48-43-18-31-0010
Total Land Size:	44,866 SF – 1.03 Acres
Current Building Size(s):	3,932 SF Total
County:	Broward County
Zoning:	B-3
Millage:	1511

**\$3,850,000**



**N. FEDERAL HWY / US-1**