PRESENTED EXCLUSIVELY BY:

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BEACHFRONT REALTY INC.

6246-6252 Pembroke Rd, Miramar FL 33023

OFFERING MEMORANDUM

$1,350,000 Shopping Plaza for Sale

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	6246-6252 Pembroke Rd Miramar FL 33023
COUNTY	Broward
BUILDING SF	2,863 SF
LAND ACRES	1
LAND SF	5,800 SF
YEAR BUILT	1968
YEAR RENOVATED	2023

FINANCIAL SUMMARY

PRICE	$1,350,000
PRICE PSF	$471.53
OCCUPANCY	100%
NOI (CURRENT)	$63,062
NOI (Pro Forma)	$66,385
CAP RATE (CURRENT)	4.67%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	22,059	200,685	503,056
2025 Median HH Income	$62,383	$64,806	$63,454
2025 Average HH Income	$81,486	$86,992	$88,495

LISTING PRICE $1,350,000

- Prime Retail Investment Opportunity! Fully Leased Gem in the Heart of Miramar! Located on Pembroke Rd., this retail property is a lucrative find in one of the most sought-after commercial areas in the region. Its strategic positioning ensures maximum visibility and foot traffic, promising a steady flow of potential customers and endless business growth opportunities. With a thriving local economy and zero tenant vacancies, this property is a goldmine waiting to be claimed!

- Accelerate Your Investment Growth with a Prime Location Offering Heavy Day and Nighttime Traffic Flow - Over 70,000 Cars Daily! Unlock the full potential of this retail property situated at 6246-6252 Pembroke Rd. and seize the chance to maximize returns by tapping into the vibrant traffic patterns that envelop this sought-after location.

- Occupancy Perfection! - This prime retail property at 6438-6440 Pembroke Rd. is fully leased with zero vacancies, guaranteeing a seamless income flow for astute investors.
- Seize the chance to own a piece of this sought-after retail corridor and witness your investment thrive like never before!
- Uncover the hidden gem of this property and seize the chance to make a savvy investment in a thriving area - take action today and unlock the potential for lucrative returns!

02 Location

Location Summary

PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	2,863
LAND SF	5,800
LAND ACRES	1
YEAR BUILT	1968
YEAR RENOVATED	2023
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	15
CORNER LOCATION	YES
TRAFFIC COUNTS	70000

CONSTRUCTION

FOUNDATION	CONCRETE SLAB
EXTERIOR	NEW EXTERIOR STUCCO
PARKING SURFACE	ASPHALT
ROOF	FLAT

03 Property Description

Property Features
Aerial Map
Property Images


BON APPETIT
RESTAURANT
BARBER SHOP
SMOKE SHOP

BON APPETIT
RESTAURANT
BARBER SHOP
SMOKE SHOP

SMOKE SHOP
SIMPLE Mobile
ECIGARETTES
CIGARS
HOOKAHS
R&F BARBERSHOP
FOUNEY BAR & GRILL
R&F BARBER SHOP
Welcome
$25
$75
BON APPETIT
RESTAURANT
BARBER SHOP
SMOKE SHOP


SMOKE SHOP
SIMPLE Mobile
AUTHORIZED DEALER
ECIGARETTES
CIGARS
HOOKAHS
U-HAUL
$25
2 Lines of Unlimited
$75
ultra
$10
Unlimited
Plans $19
R&F BARBERSHOP
R&F BARBER SHOP
Drinks
Breakfast
Appetizers
Entrées
Side Dishes
Burgers
Dessert
Welcome
FOUNEY BAR & GRILL


BON APPETIT
RESTAURANT
BARBER SHOP
SMOKE SHOP
R&F BARBERSHOP
FOUNEY BAR & GRILL
Welcome


KYLE
The STEM Factory
Tutoring

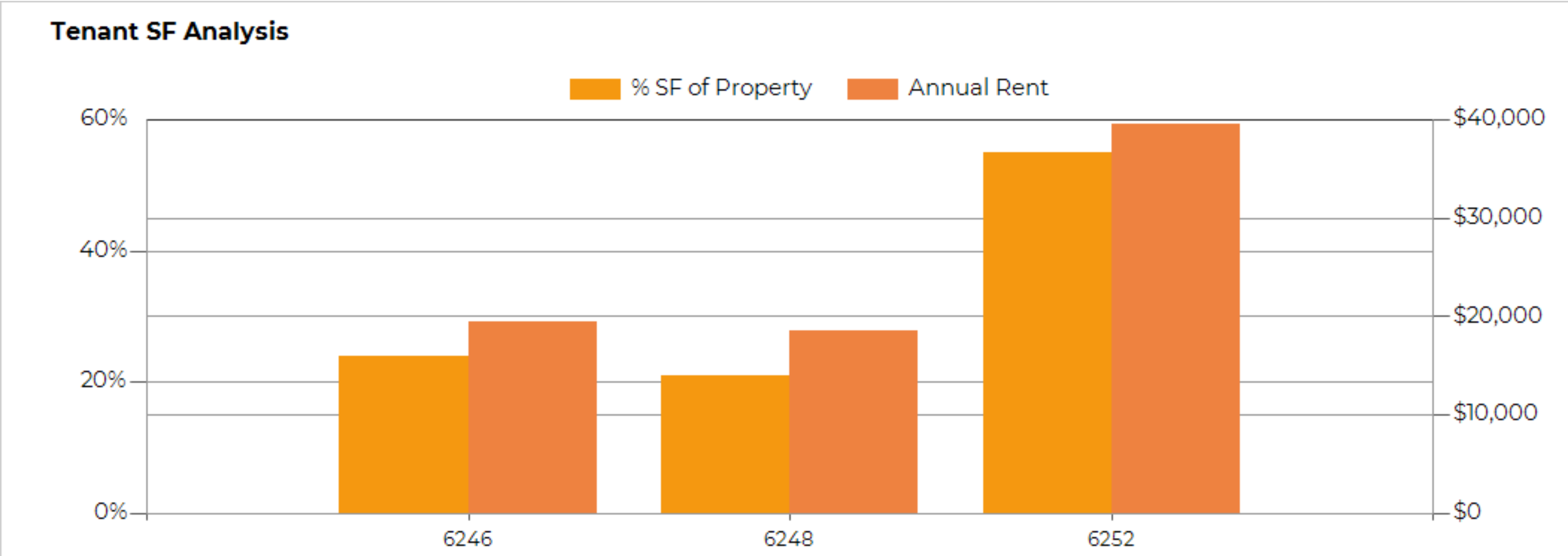

BON APPETIT
RESTAURANT
BARBER
SMOKE

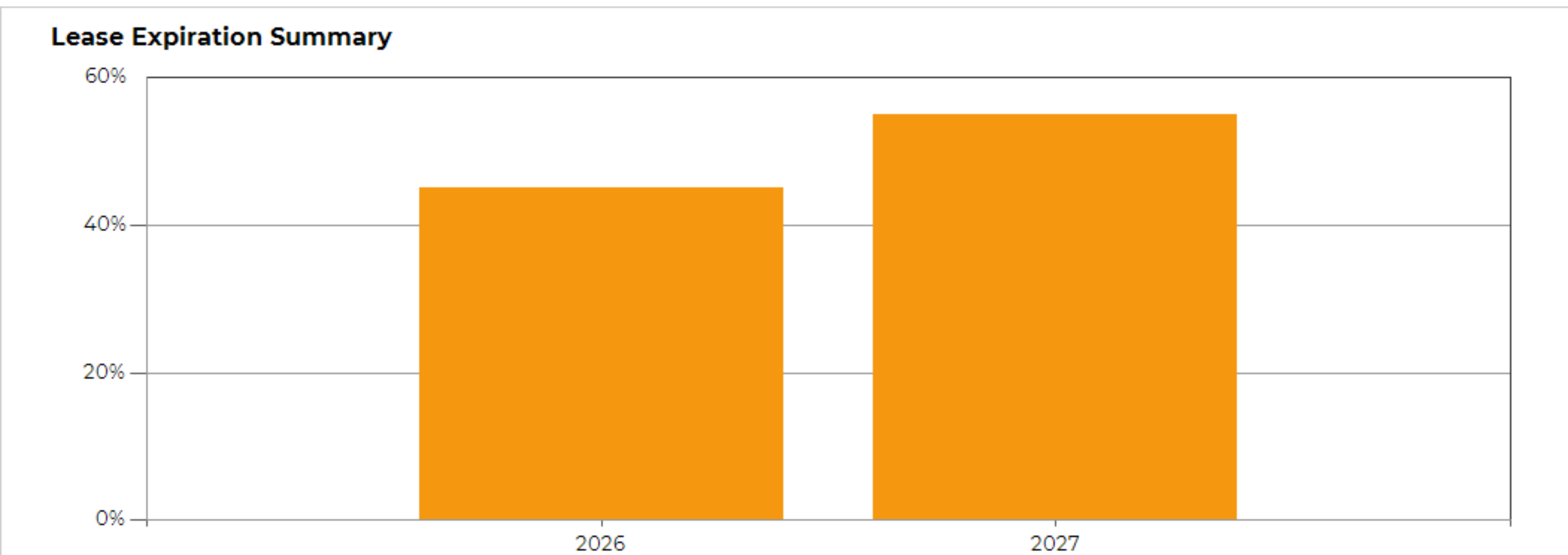

BON APPETIT
RESTAURANT
BARBER
SMOKE SHOP
R&F BARBERSHOP


BON APPETIT
RESTAURANT
BARBER
R&F BARBERSHOP


SMOKE SHOP
SIMPLE Mobile
AUTHORIZED DEALER
ECIGARETTES
CIGARS
HOOKAHS
R&F BARBERSHOP
STAY LIT
SMOKE SHOP
CIGARETTES
CIGARS
HOOKAHS
R&F
BARBER
SHOP
Welcome

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
6246	WIRELESS MOBILE	700	24.45%	12/01/24	12/31/26	CURRENT	$1,625	$2.32	$19,500	$27.86			
						01/01/2026	$1,706	$2.44	$20,475	$29.28			
6248	R&F BARSHOP	600	20.96%	11/01/23	10/31/26	CURRENT	$1,550	$2.58	$18,600	$31.00			
						10/31/2025	$1,628	$2.71	$19,530	$32.52			
6252	FOUNEY RESTAUARANT	1,563	54.59%	11/01/24	10/31/27	CURRENT	$3,300	$2.11	$39,600	$25.34			
						11/01/2025	$3,465	$2.22	$41,580	$26.64			
	Totals:	2,863					$6,475		$78,262				

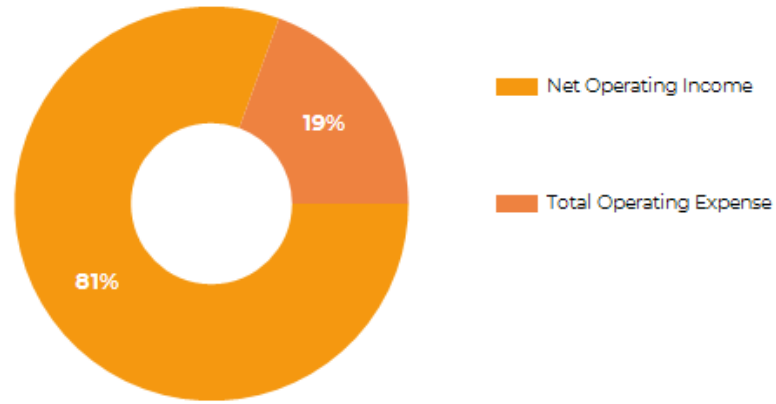

Tenant SF Analysis
% SF of Property
Annual Rent
60%
40%
20%
0%
$40,000
$30,000
$20,000
$10,000
$0
6246
6248
6252


Lease Expiration Summary
60%
40%
20%
0%
2026
2027

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	$78,262		$81,585	
Effective Gross Income	**$78,262**		**$81,585**	
Less Expenses	$15,200	19.42%	$15,200	18.63%
Net Operating Income	**$63,062**		**$66,385**	

REVENUE ALLOCATION

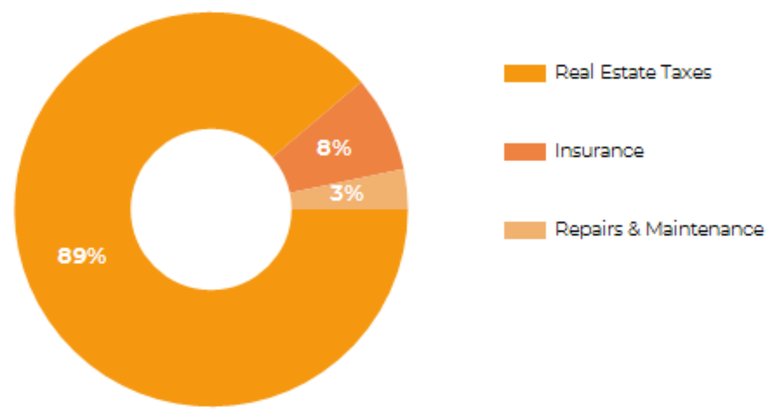
CURRENT



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	$13,500	$13,500
Insurance	$1,200	$1,200
Repairs & Maintenance	$500	$500
Total Operating Expense	**$15,200**	**$15,200**
Expense / SF	$5.31	$5.31
% of EGI	19.42%	18.63%

DISTRIBUTION OF EXPENSES

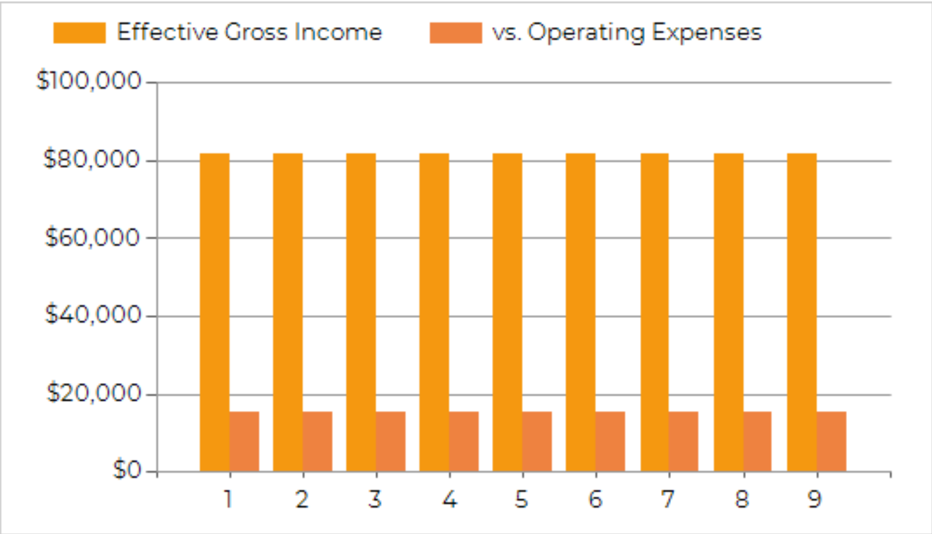
CURRENT

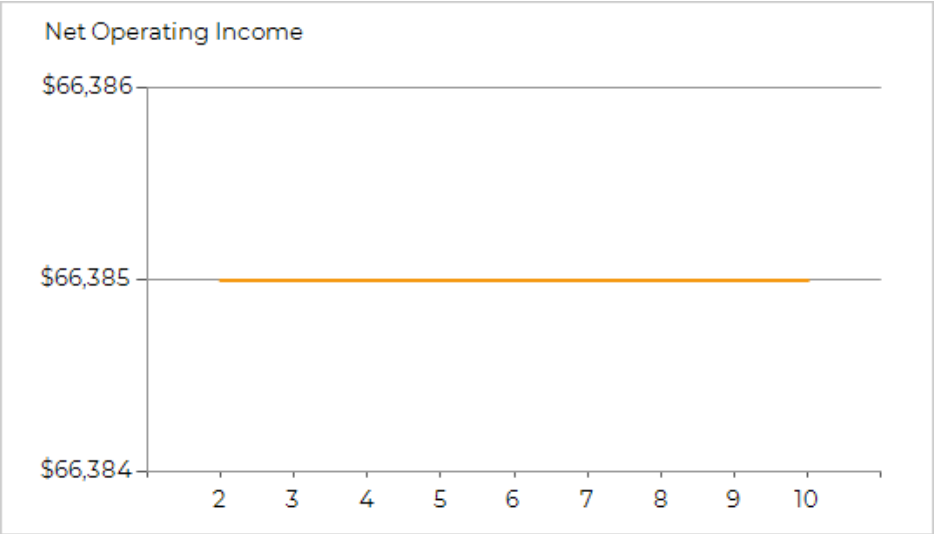


GLOBAL

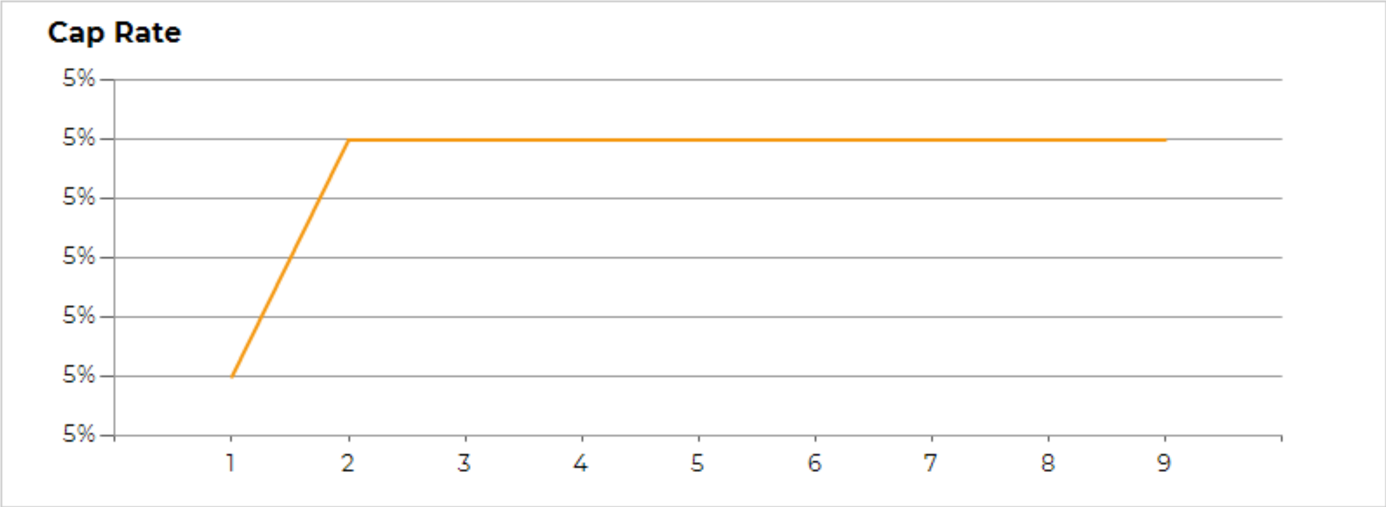
Price	**$1,350,000**
Millage Rate (not a growth rate)	**1.00000%**

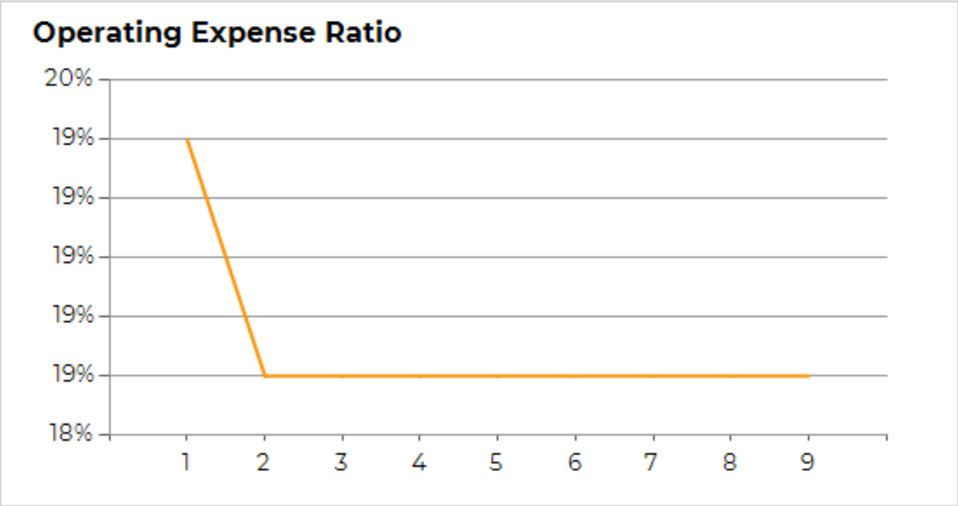
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	$78,262	$81,585	$81,585	$81,585	$81,585	$81,585	$81,585	$81,585	$81,585	$81,585
Effective Gross Income	**$78,262**	**$81,585**	**$81,585**	**$81,585**	**$81,585**	**$81,585**	**$81,585**	**$81,585**	**$81,585**	**$81,585**
Operating Expenses										
Real Estate Taxes	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500	$13,500
Insurance	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200	$1,200
Repairs & Maintenance	$500	$500	$500	$500	$500	$500	$500	$500	$500	$500
Total Operating Expense	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**
Net Operating Income	**$63,062**	**$66,385**	**$66,385**	**$66,385**	**$66,385**	**$66,385**	**$66,385**	**$66,385**	**$66,385**	**$66,385**

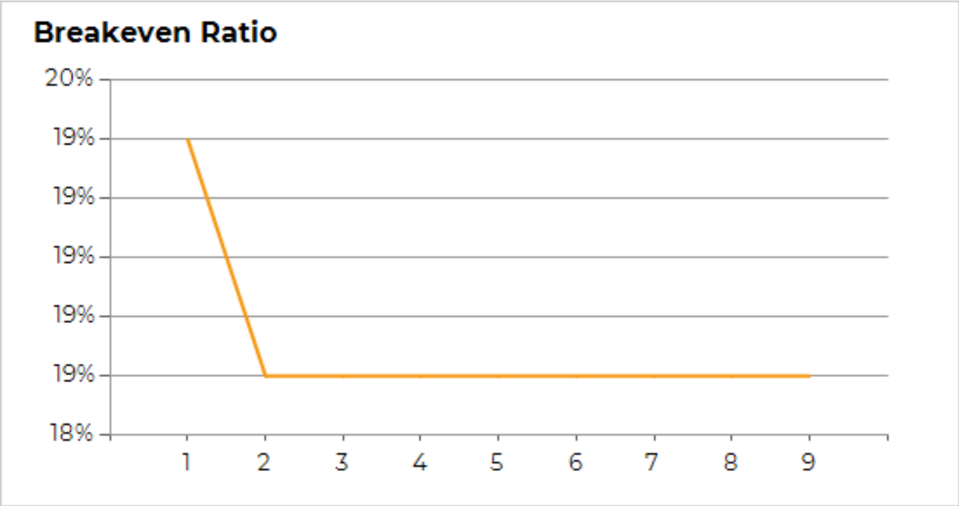




Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	4.67%	4.92%	4.92%	4.92%	4.92%	4.92%	4.92%	4.92%	4.92%	4.92%
Operating Expense Ratio	19.42%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%
Breakeven Ratio	19.42%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%	18.63%
Price / SF	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53	$ 471.53
Income / SF	$ 27.33	$ 28.49	$ 28.49	$ 28.49	$ 28.49	$ 28.49	$ 28.49	$ 28.49	$ 28.49	$ 28.49
Expense / SF	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30	$ 5.30



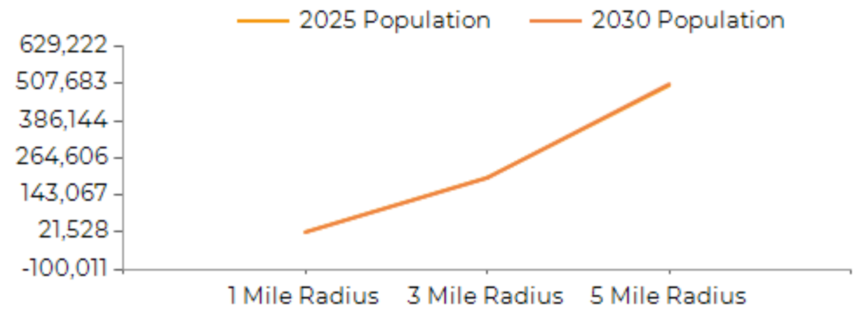




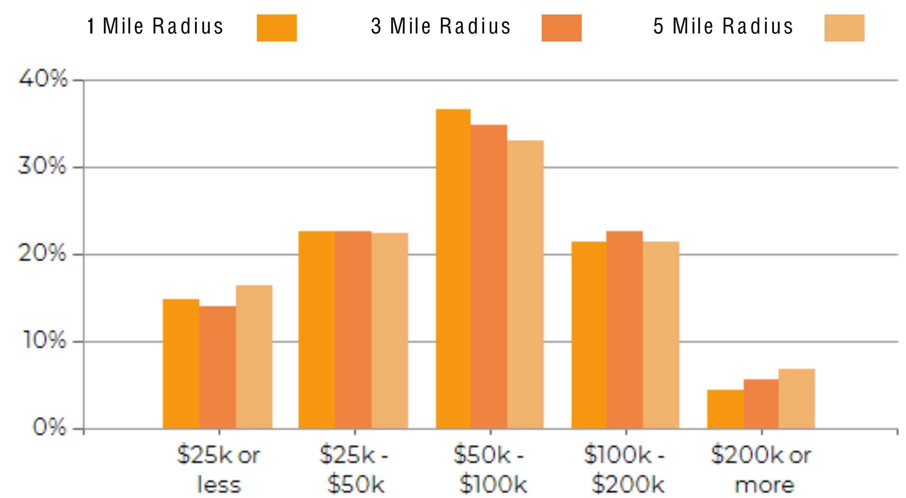
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,899	164,794	417,014
2010 Population	20,795	179,490	445,674
2025 Population	22,059	200,685	503,056
2030 Population	21,528	199,669	507,683
2025-2030: Population: Growth Rate	-2.45%	-0.50%	0.90%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	492	5,009	16,456
$15,000-$24,999	547	4,744	13,377
$25,000-$34,999	506	4,936	14,337
$35,000-$49,999	1,082	10,760	26,335
$50,000-$74,999	1,489	13,628	32,447
$75,000-$99,999	1,088	10,650	27,556
$100,000-$149,999	1,134	10,566	26,063
$150,000-$199,999	380	5,226	12,785
$200,000 or greater	312	3,955	12,468
Median HH Income	$62,383	$64,806	$63,454
Average HH Income	$81,486	$86,992	$88,495

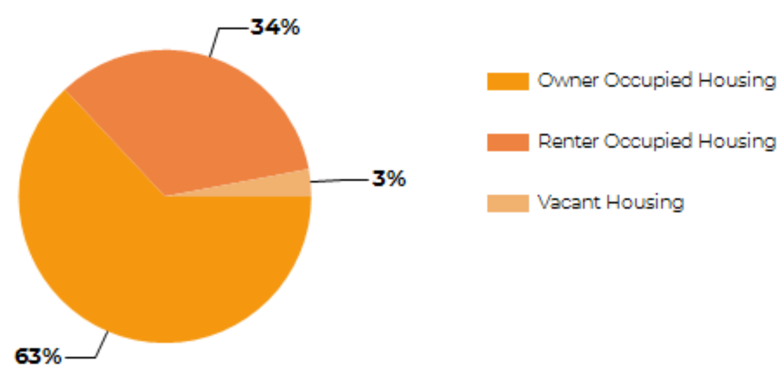
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,174	64,348	169,841
2010 Total Households	6,692	62,315	160,914
2025 Total Households	7,031	69,473	181,827
2030 Total Households	6,895	69,838	185,924
2025 Average Household Size	3.13	2.87	2.74
2025-2030: Households: Growth Rate	-1.95%	0.50%	2.25%



2025 Household Income

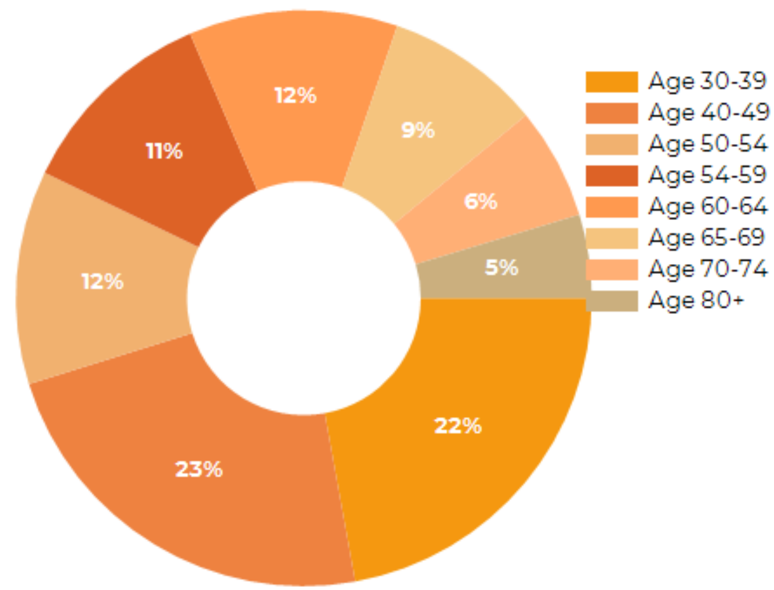


2025 Own vs. Rent - 1 Mile Radius

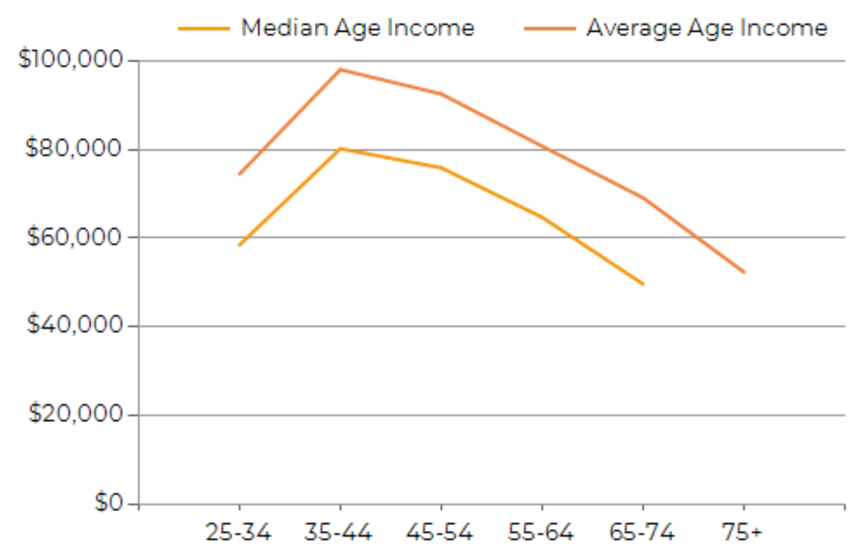


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,477	14,228	35,764
2025 Population Age 35-39	1,414	14,042	35,406
2025 Population Age 40-44	1,545	14,144	35,284
2025 Population Age 45-49	1,464	13,102	32,270
2025 Population Age 50-54	1,567	13,522	33,954
2025 Population Age 55-59	1,483	13,210	32,921
2025 Population Age 60-64	1,531	13,287	33,346
2025 Population Age 65-69	1,145	10,831	27,755
2025 Population Age 70-74	820	8,210	21,624
2025 Population Age 75-79	612	5,932	15,801
2025 Population Age 80-84	363	3,603	9,815
2025 Population Age 85+	343	3,679	9,677
2025 Population Age 18+	17,388	158,774	400,244
2025 Median Age	40	40	40
2030 Median Age	40	41	41



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$58,484	$62,739	$61,993
Average Household Income 25-34	$74,542	$83,562	$84,069
Median Household Income 35-44	$80,272	$81,886	$79,502
Average Household Income 35-44	$98,147	$103,153	$104,635
Median Household Income 45-54	$75,955	$79,872	$79,814
Average Household Income 45-54	$92,639	$100,994	$105,305
Median Household Income 55-64	$64,748	$69,360	$68,829
Average Household Income 55-64	$80,821	$90,092	$92,457
Median Household Income 65-74	$49,656	$50,639	$50,571
Average Household Income 65-74	$69,159	$71,605	$73,687
Average Household Income 75+	$52,369	$55,631	$56,029



GREAT INVESTMENT OPPORTUNITY!
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