

Well Located Wendy's for Sale

For Sale \$1,700,000

1840 E. Atlantic Blvd.
Pompano Beach, FL 33062



FOR SALE	1 story 2,144 Sq. Ft. Retail Building on 35,419 Sq. Ft. Property			
DESCRIPTION	First time available for sale. 3 folios one being operated as a Wendy's in the heart of Pompano Beach. Site is 3 blocks west of Federal Hwy and boasts a high traffic count of 40,013. Close to numerous national retail establishments. This Wendy's was built in 1975 and has one of the longest tenancies in the area. Wendy's has (2) 5 year options to 2039. 165' frontage on E. Atlantic Hwy. TO-EOD. Permitted uses would include high-density mixed-use developments, including residential units, professional offices, retail sales, Restaurants/ Café's and personal services, while encouraging pedestrian-friendly amenities and structured parking.			
PROPERTY VIDEO	https://www.youtube.com/watch?v=2-APRSOOJJI			
FOLIOS	4842-36-01-2880, 4842 36 01 2921 & 4842 36 01 2920			
LOCATION	Located 3 blocks west of Federal Hwy. on the south side of East Atlantic Blvd.			
PRICING	\$1,700,000 Building \$792/ Sq Ft. Parcels \$48/ Sq. Ft.			
FINANCIAL HIGHLIGHTS	\$74,800 NOI. CAP Rate 4.4%.			
YEAR BUILT	1954 Effective 1969			
TRAFFIC COUNT	40,013 Total Cars Atlantic Blvd.			
PARKING	48 Spaces			
ZONING/ FOLIO	TO-EOD Transit Oriented East Overlay District. Folio 4842 36 01 2520			
DEMOGRAPHICS 2025		2 mile	5 mile	10 mile
	HH Population:	105,854	275,334	1,066,724
	Average HH Income:	\$107,672	\$101,941	\$100,854

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

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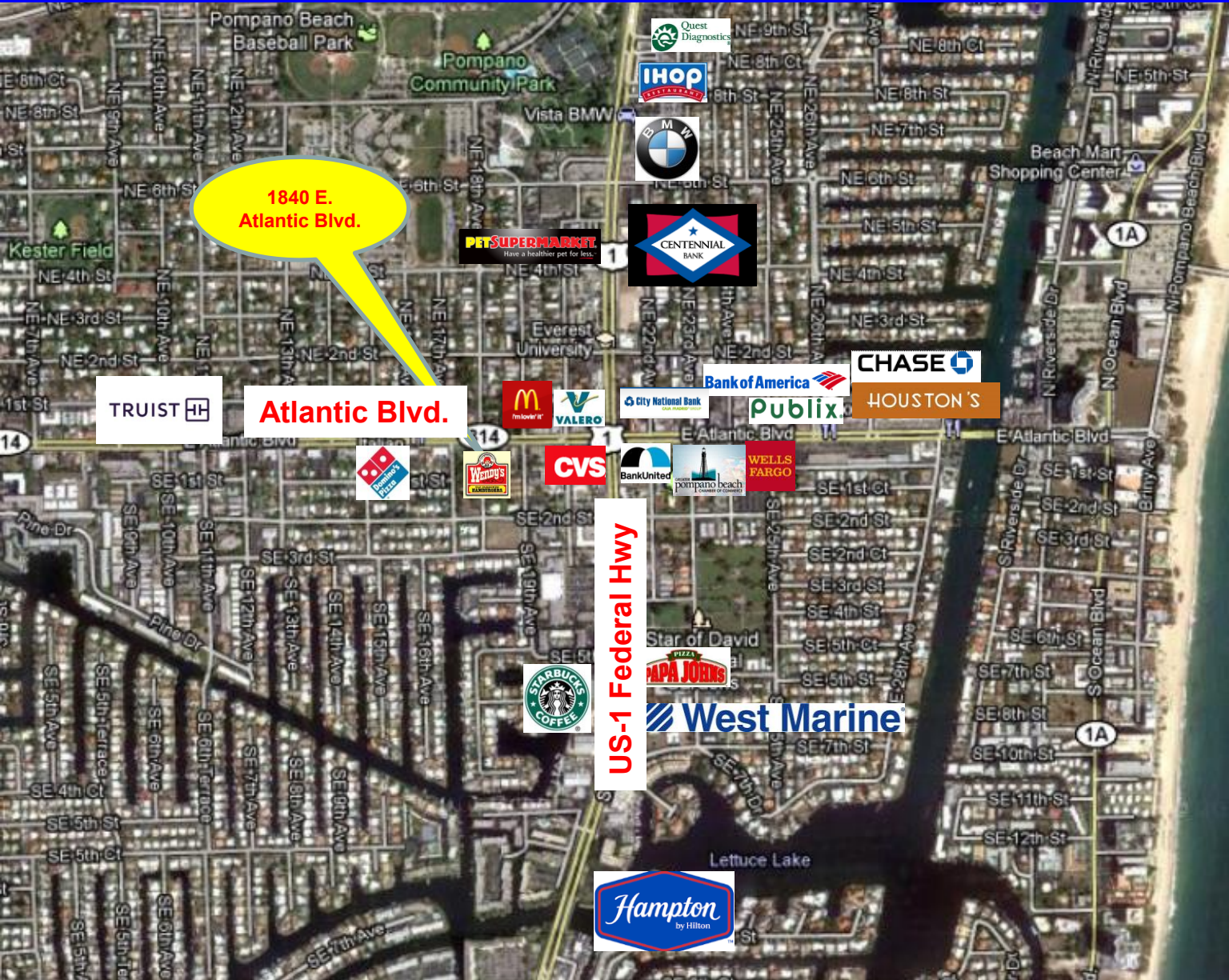
1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Folios

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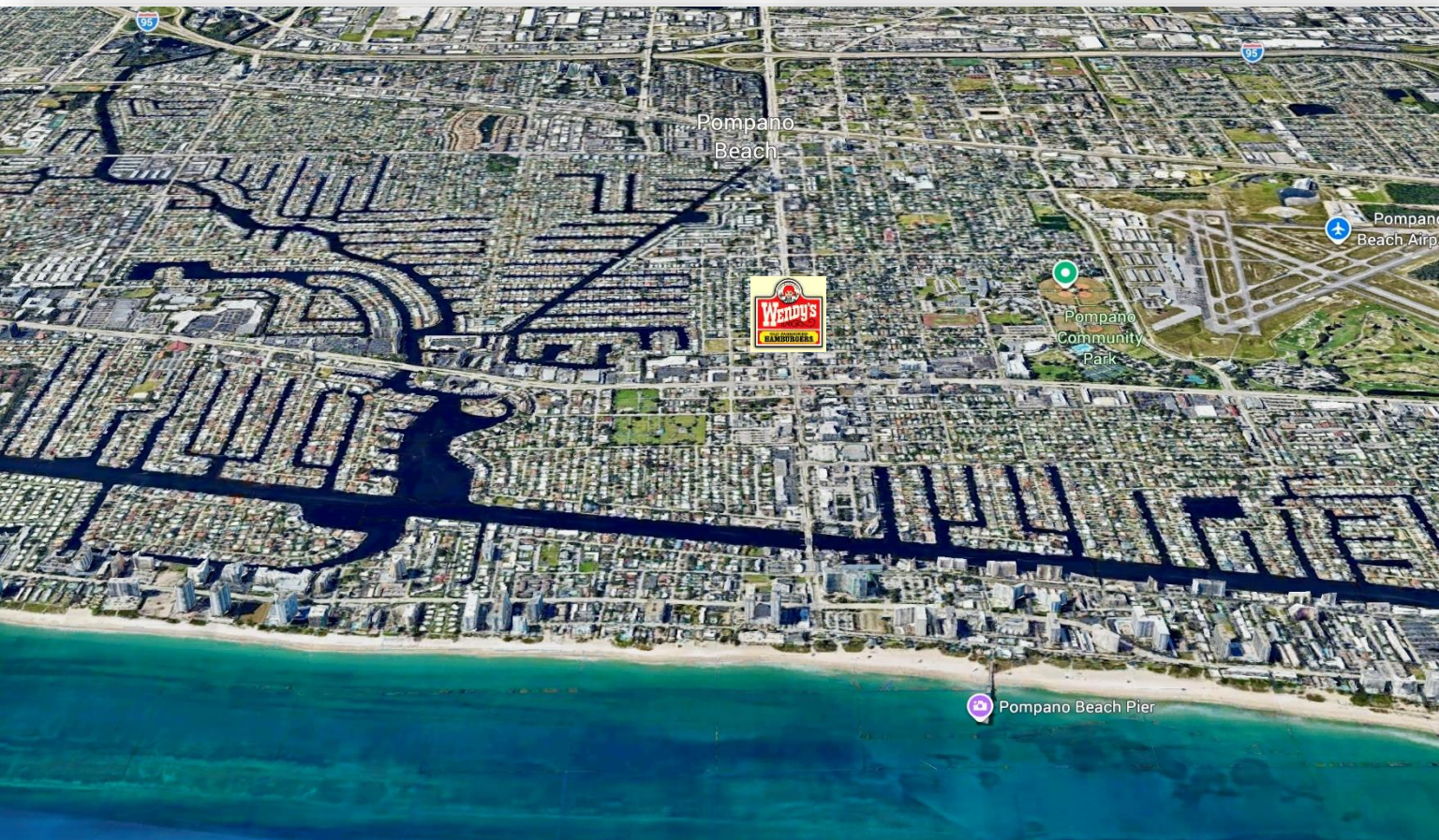
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Aerial Photos

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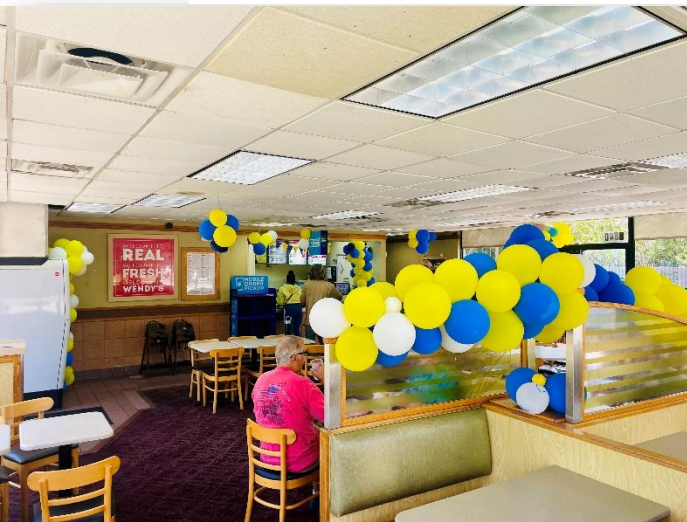
Drive Thru



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Inside Dining



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