

FREESTANDING RETAIL STRIP CENTER

230 SOUTH CYPRESS ROAD
POMPANO BEACH, FL 33060



FOR LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Michael Avendano

Vice President

M: | O:305.484.4666

mavendano@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is proud to present this commercial property located in the bustling city of Pompano Beach, FL. Situated on S Cypress Road, this retail-zoned unit offers a fantastic opportunity for your business to thrive in a high-traffic area. The property boasts a prime location on S Cypress Road, which witnesses a remarkable daily traffic count of approximately 23,000 cars passing by. This high visibility ensures a steady flow of potential customers and 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

Vice President

305.484.4666

mavendano@lee-associates.com

PROPERTY HIGHLIGHTS



Available Spaces for Lease
33 Parking Spaces
Pylon Sign
+/- 214 ft Frontage on S Cypress Road
Daily Traffic Count of Approximately 23,000



Prime Location:
Pompano Beach, FL



Exceptional Freeway Access:
US-1 & I-95



Total Population
10 min Drive Time
154,938
15 min Drive Time
447,793
20 min Drive Time
955,186

PROPERTY HIGHLIGHTS



LOCATION INFORMATION	
BUILDING NAME	Freestanding Retail Strip Center
STREET ADDRESS	230 South Cypress Road
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

LEASE SPACES



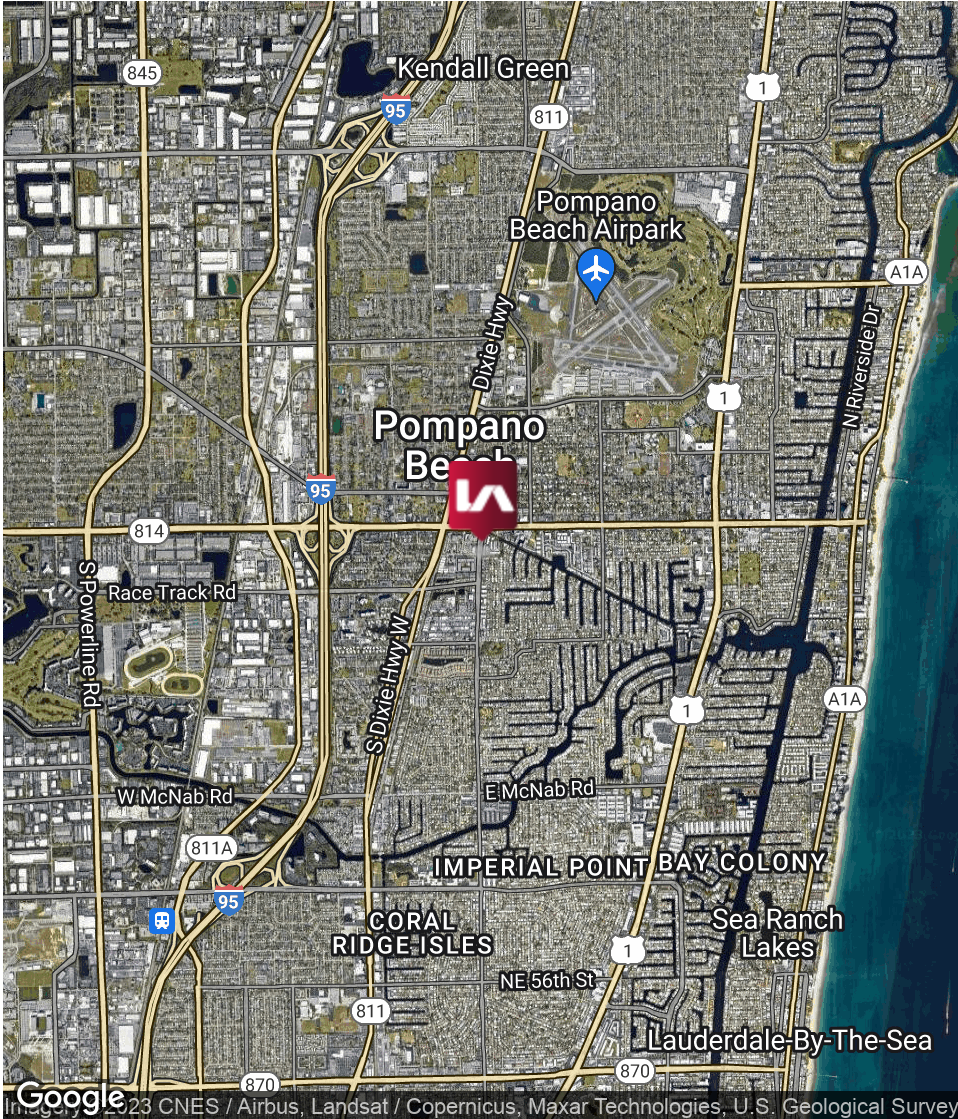
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	640 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit E	Available	640 SF	NNN	\$22.00 SF/yr

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

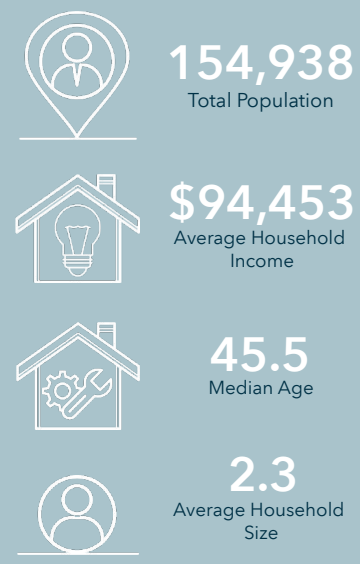
CITY:	Pompano Beach
MARKET:	South Florida
TRAFFIC COUNT:	23,000
SUBMARKET:	Fort Lauderdale
NEAREST HIGHWAY:	I-95 & US-1
NEAREST AIRPORT:	Fort Lauderdale Executive Airport & Pompano Beach Airpark

RETAILER MAP

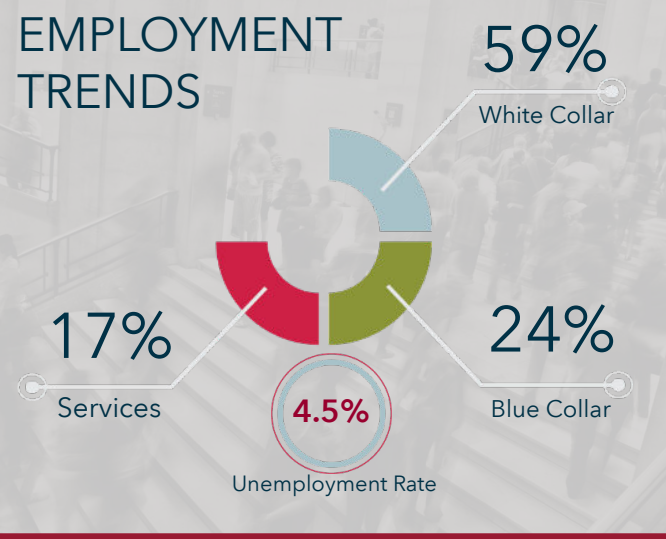
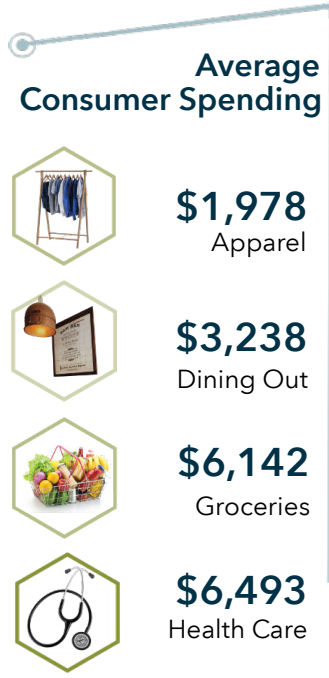
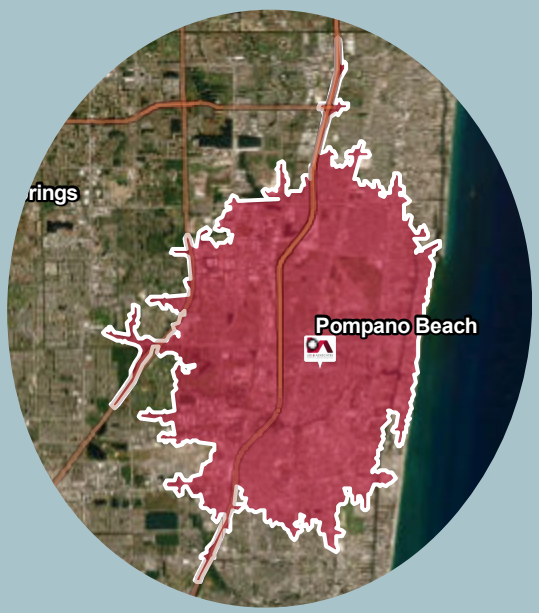


DEMOGRAPHIC PROFILE

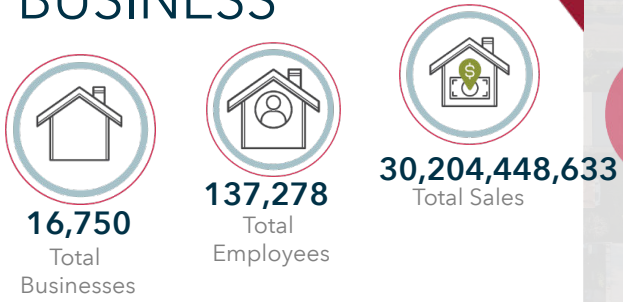
KEY FACTS



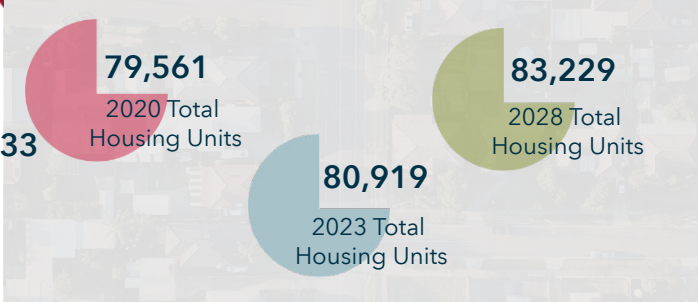
Drive time of 10 minutes



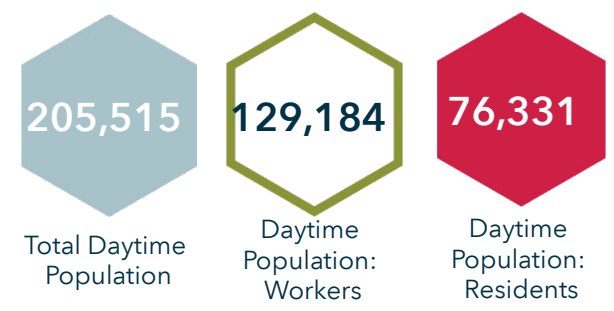
BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



447,793
Total Population



\$91,346
Average Household Income

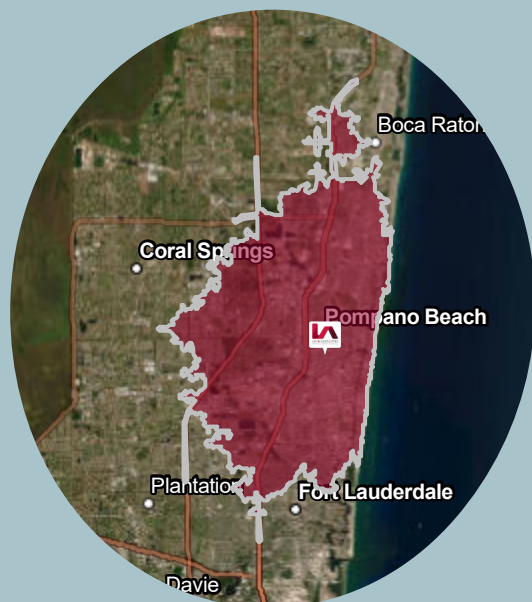


45.5
Median Age



2.3
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,908
Apparel



\$3,136
Dining Out

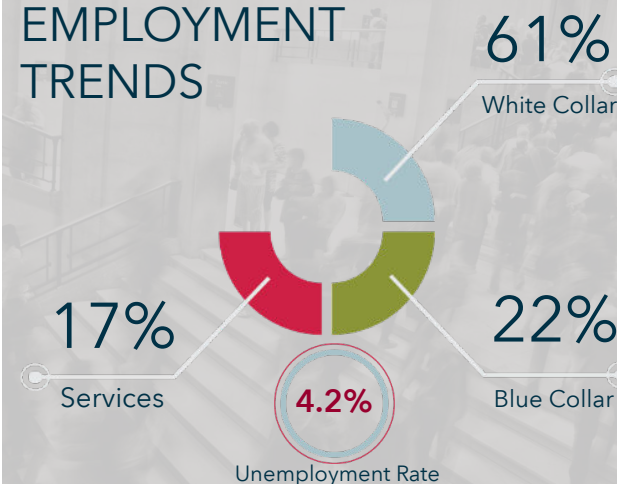


\$5,932
Groceries



\$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

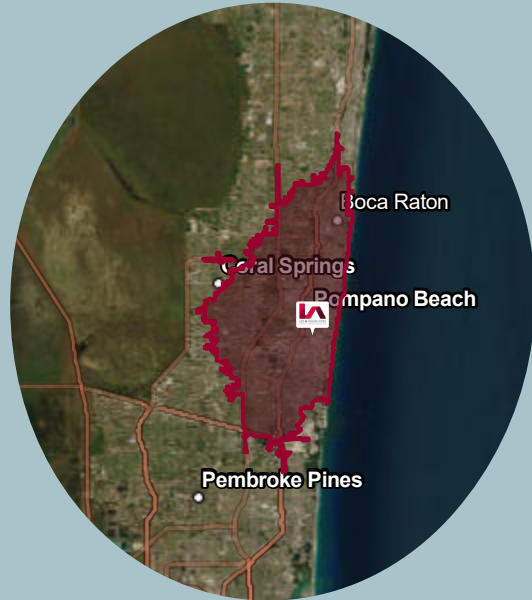


43.2
Median Age



2.4
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$2,023
Apparel



\$3,314
Dining Out

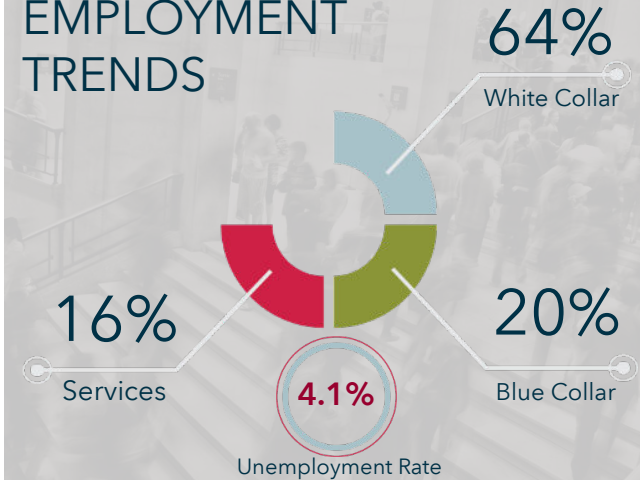


\$6,231
Groceries



\$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

