



FOR SALE

NATIONAL SINGLE TENANT NET LEASE DEAL

633 W PEMBROKE ROAD
HALLANDALE BEACH, FL 33009

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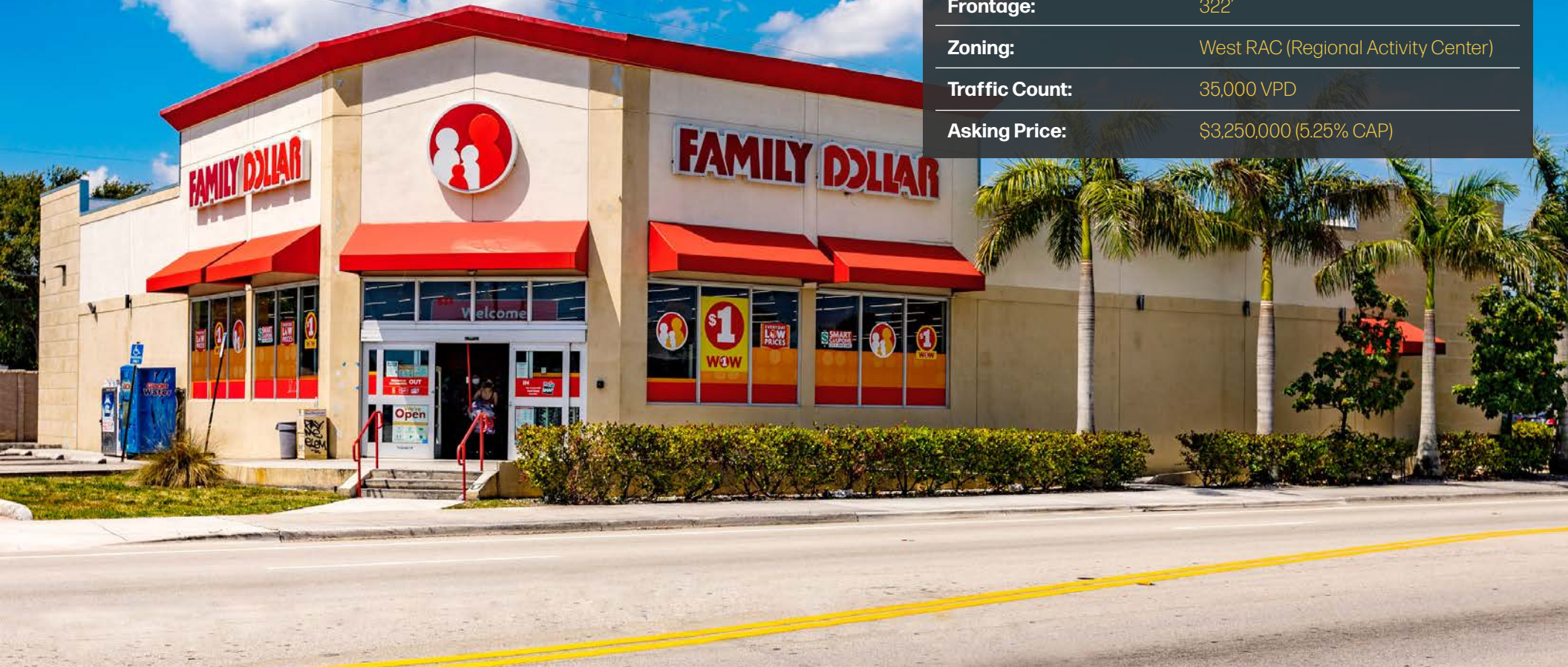


APEX
CAPITAL REALTY

901 NE 79 ST | MIAMI, FL 33138
305 570 2600

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PROPERTY DESCRIPTION

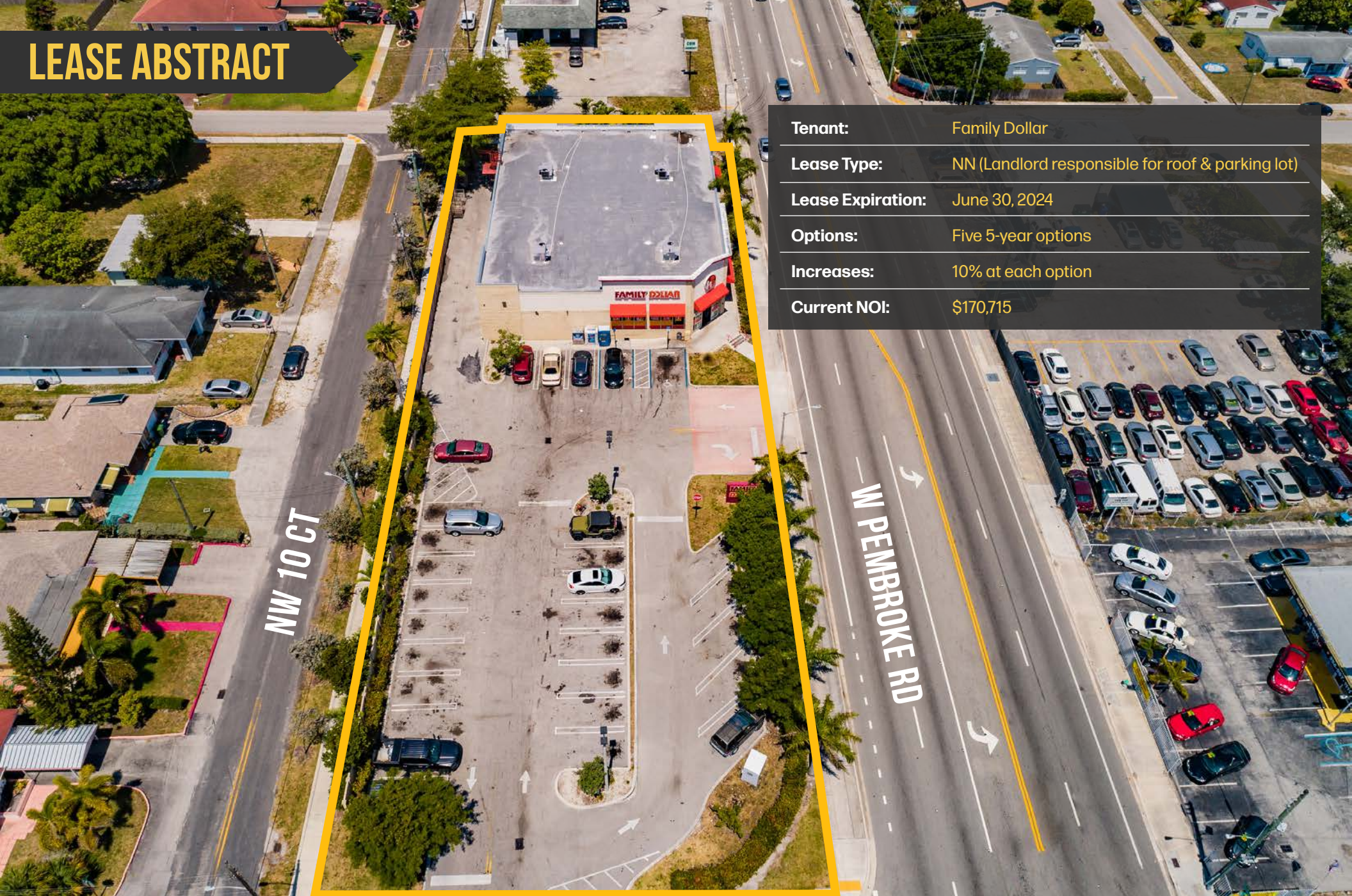


Land Area:	33,354 SF (0.77 acres)
Existing Building Area:	8,254 SF
Year Built:	2015
Frontage:	322'
Zoning:	West RAC (Regional Activity Center)
Traffic Count:	35,000 VPD
Asking Price:	\$3,250,000 (5.25% CAP)

APEX Capital Realty is proud to present a Family Dollar occupying a full-block on a main corridor East of I-95 in Hallandale Beach, FL. Sitting on nearly an acre of land, the single tenant net lease (STNL) property is being offered at a 5.25% CAP. Hallandale Beach is a growing sub-market located directly between Aventura and Hollywood, providing opportunity for a long-term play to maximize the future development potential of this site.



LEASE ABSTRACT



Tenant:	Family Dollar
Lease Type:	NN (Landlord responsible for roof & parking lot)
Lease Expiration:	June 30, 2024
Options:	Five 5-year options
Increases:	10% at each option
Current NOI:	\$170,715

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BIRD'S EYE VIEW

W PEMBROKE RD

322'

103.583'

33,354 SF

103.583'

322'

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AERIAL VIEW



NW 10 CT

NW 6 TER

NW 7 AVE

35,000 VPD

W PEMBROKE RD

W PEMBROKE RD

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LOCATION MAP



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