



CURRENT CAPITAL
REAL ESTATE GROUP

FLEX SPACE PROPERTY FOR LEASE

ANDREWS AVE WAREHOUSE

230-240 S ANDREWS AVENUE, POMPANO BEACH, FL 33069

For Additional Information Please Contact:

STEVEN RAFAILOVITC
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CURRENT CAPITAL GROUP
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Current Capital Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1 PROPERTY INFORMATION

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POMPAÑO BEACH, FL 33069



PROPERTY SUMMARY

Available SF: 1,150 - 1,500 SF

Lease Rate: \$23.00 - 25.00 SF/yr (MG)

Lot Size: 85,611 SF

Building Size: 26,300 SF

Renovated: 2020

Zoning: I-1

Cross Streets:

PROPERTY OVERVIEW

Andrews Ave Center is a recently remodeled flex building located on Andrews Avenue (SW 12TH Street) just South of Atlantic Avenue in Pompano Beach, FL. This center is located at 230-240 S Andrews Avenue, offers 1,600 warehouse leasable square feet and 1,100 retail store-front. There is room to position your business set-up and streamline the floorplan for efficiency. Recent renovations include upgrading to state-of-the-art roofs, hurricane impact glass and new overhead doors. Excellent street visibility to Andrews Avenue with over 15,700 daily traffic and a block south of W Atlantic Blvd with easy access to I-95.

I-95 Highway access, Broward Outpatient Medical Center, Isle Casino, Walmart Supercenter & the surrounding industrial area make Andrews Ave Center the ultimate business hub!

PROPERTY HIGHLIGHTS

- I-1 Zoning
- Easy Access to Interstates
- Best Rates in the Area
- Units have Private Offices and Bathrooms



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I-95 Highway access, Broward Outpatient Medical Center, Isle Casino, Walmart Supercenter & the surrounding industrial area make Andrews Ave Center the ultimate business hub!

LOCATION DESCRIPTION

Pompano Beach covers over 25 square miles in northern Broward County. Pompano Beach is located on the southeast coast of Florida, midway between Miami and Palm Beach, (approximately 33 miles to both cities). Pompano Beach is in the heart of everything! Minutes from Ft. Lauderdale, Pompano Beach is the third largest of Broward County's 29 municipalities. Conveniently located close to major shopping and attractions, and it is only 12 miles from the Ft. Lauderdale / Hollywood International Airport and Port Everglades.



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Lease Rate

\$23.00 - 25.00 SF/YR

LOCATION INFORMATION

Building Name Andrews Ave Center
Street Address 230-240 S Andrews Avenue
City, State, Zip Pompano Beach, FL 33069
County Broward
Side of the Street East
Signal Intersection Yes

PROPERTY INFORMATION

Property Type FLEX SPACE
Property Subtype Flex Space
Corner Property Yes
Waterfront Yes
Power Yes

BUILDING INFORMATION

Tenancy Multiple
Number of Floors 1
Year Last Renovated 2020
Free Standing Yes

PARKING & TRANSPORTATION

Street Parking Yes

UTILITIES & AMENITIES

Security Guard Yes
Handicap Access Yes
Freight Elevator Yes
Centrix Equipped Yes
Leed Certified Yes
Gas / Propane Yes
Irrigation Yes
Water Yes
Telephone Yes
Cable Yes
Sewer Yes



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,150 - 1,500 SF	Lease Rate:	\$23.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
230-1	-	1,150 SF	Modified Gross	\$14.00 SF/yr	Great open space with restroom! Light Industrial uses: Great for Carpentry, Auto mechanic and/or storage Warehouses move fast, hurry will not last!
230-2	-	1,100 SF	Modified Gross	\$16.00 SF/yr	Great open space with office and restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last!
230-3	-	1,150 SF	Modified Gross	Negotiable	Great open space with office and restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last!



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
230-4	Available	1,150 SF	Modified Gross	Negotiable	Great open space with restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last!
230-7	-	1,100 SF	Modified Gross	\$16.00 SF/yr	Great open space with office and restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last!
230-8	Available	1,150 SF	Modified Gross	Negotiable	Great open space and restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last! Available January 1, 2022.
230-11	Available	1,150 SF	Modified Gross	\$25.00 SF/yr	Great open space and restroom! Light Industrial uses: Great for Carpentry, e-commerce and/or storage Warehouses move fast, hurry will not last!
240 - 1-3	-	3,150 SF	Modified Gross	\$14.00 SF/yr	-
240 - 1	-	1,000 SF	Modified Gross	\$20.00 SF/yr	-
240 - 2	-	1,100 SF	Modified Gross	\$21.00 SF/yr	-
240 - 3	-	1,000 SF	Modified Gross	\$20.00 SF/yr	-



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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
240 - 4	Available	1,500 SF	Modified Gross	\$23.00 SF/yr	Great open space and restroom! Light Industrial uses: Great for e-commerce and/or storage Warehouses. Must move fast, hurry will not last! Available Today!
240 - 5	-	1,500 SF	Modified Gross	\$16.00 SF/yr	-
240 - 8	-	1,500 SF	Modified Gross	\$20.00 SF/yr	-
240 - 9	-	1,500 SF	Modified Gross	\$18.00 SF/yr	-
240 - 10	-	1,500 SF	Modified Gross	\$16.00 SF/yr	-
230 & 240	-	26,300 SF	Modified Gross	\$14.00 SF/yr	Opportunity to lease entire warehouse. Both buildings for a total of 26,300 SqFt.



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It turns out, you don't have any Plans Published!
(be sure to "**Publish on Website and Docs**" in the [Plans Tab](#))



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SECTION 2

LOCATION INFORMATION

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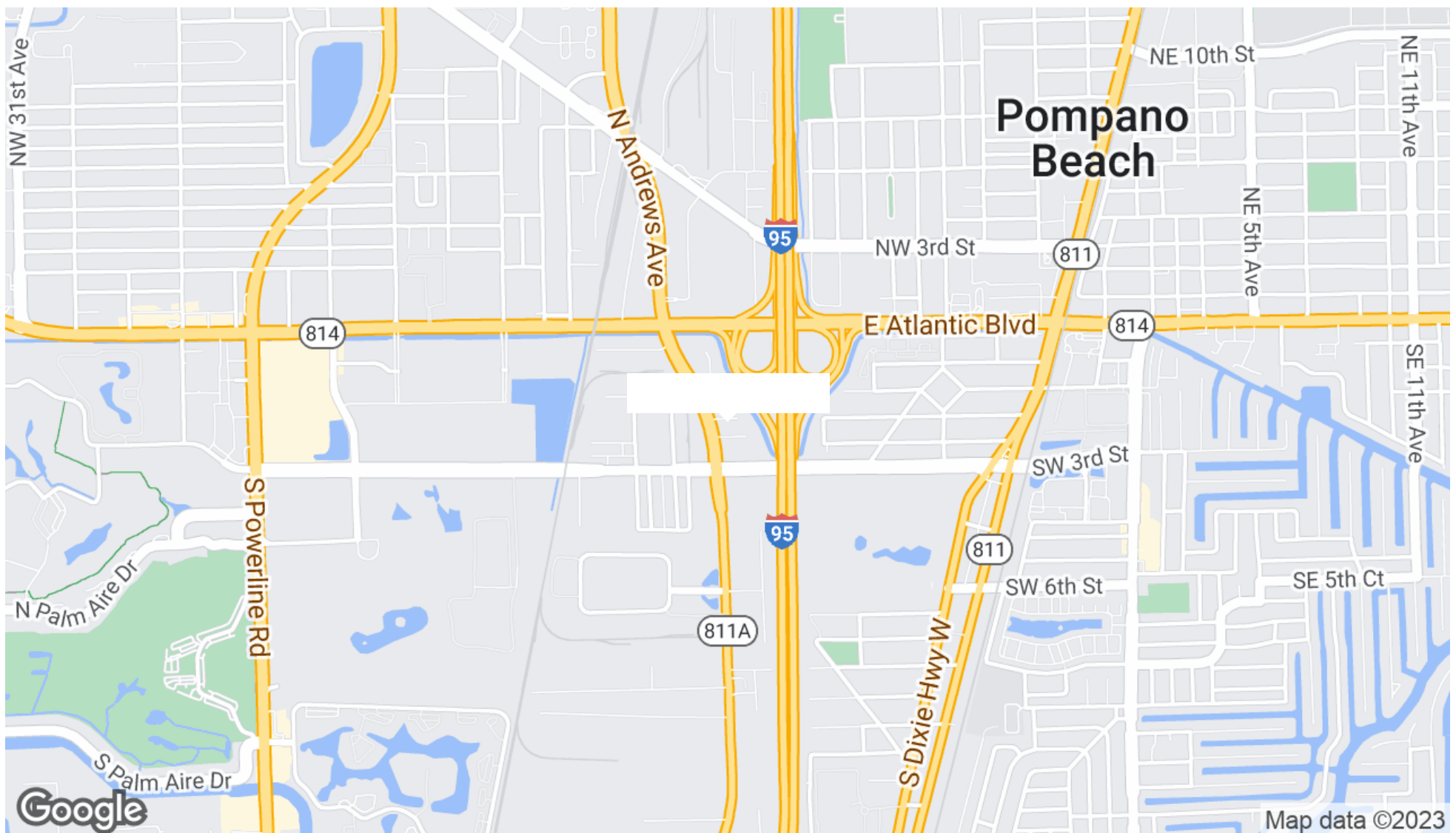
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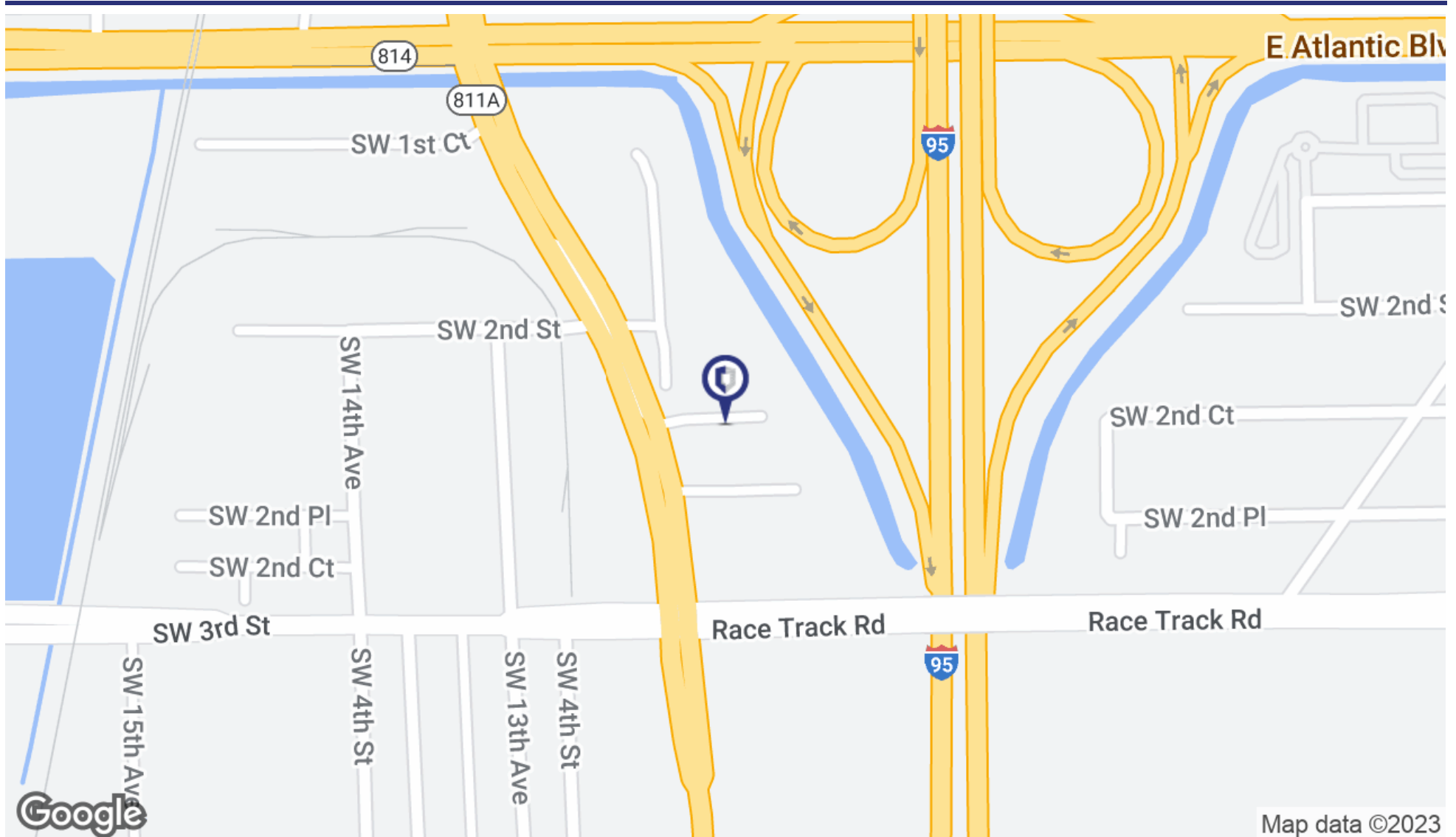
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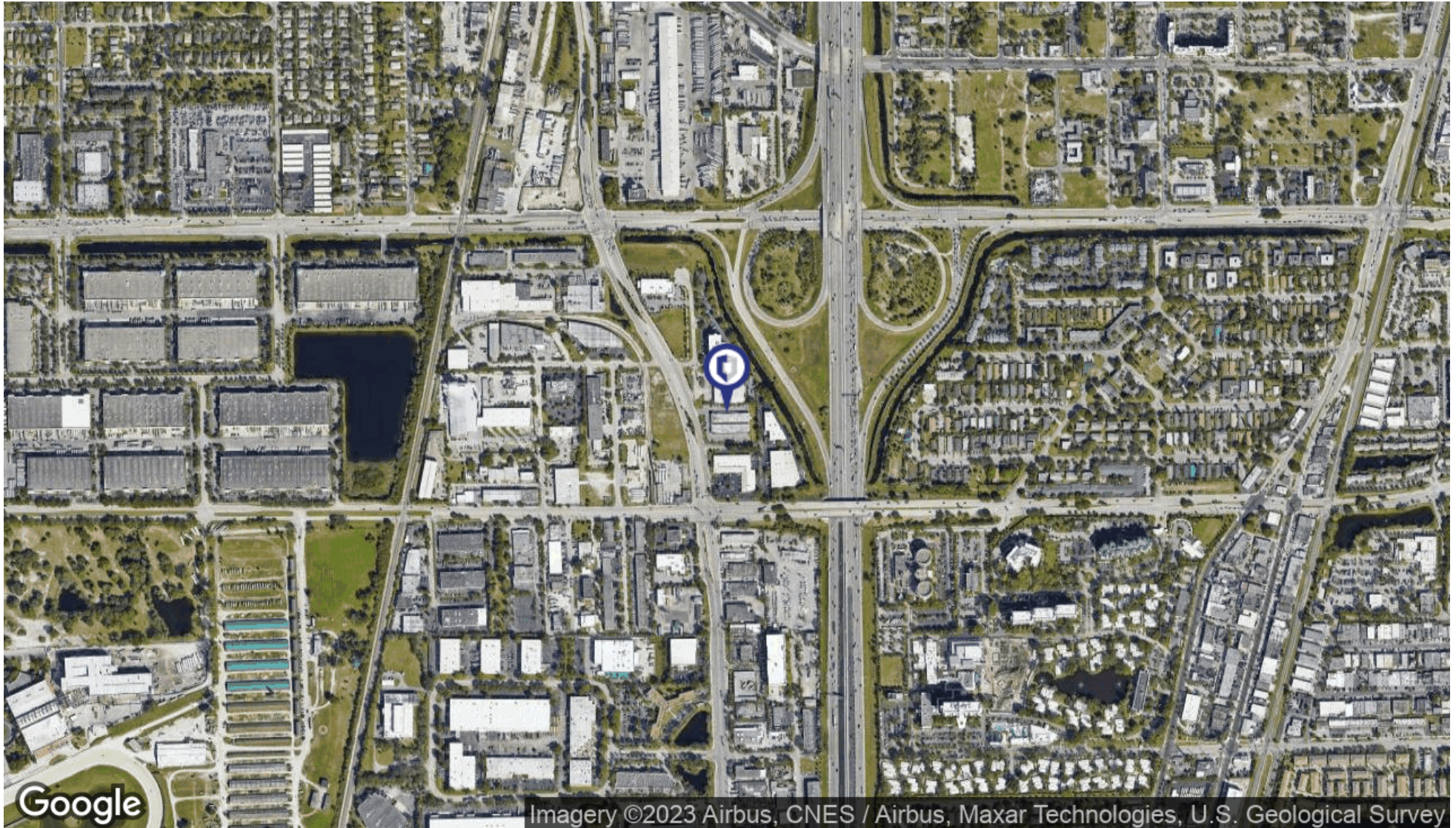
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SECTION 3

FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

Price	\$0
Price per SF	\$0.00
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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INCOME SUMMARY

PER SF

GROSS INCOME

-

-

EXPENSE SUMMARY

PER SF

GROSS EXPENSES

-

-

NET OPERATING INCOME

-

-



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Please Upload
Tenant Logo/Photo

TENANT OVERVIEW

Company: -
Founded: -
Locations: -
Total Revenue: -
Net Income: -
Net Worth: -
Lease Rate: -
Headquarters: -
Website: -

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

CUSTOM TEXT

Add text here...

TENANT HIGHLIGHTS

- Add bullets here...
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SECTION 4 SALES COMPARABLES

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SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
 Andrews Ave Center 230-240 S Andrews Avenue Pompano Beach, FL 33069	N/A	26,300 SF	-	-	-	-
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$	SF	\$NaN	%		-



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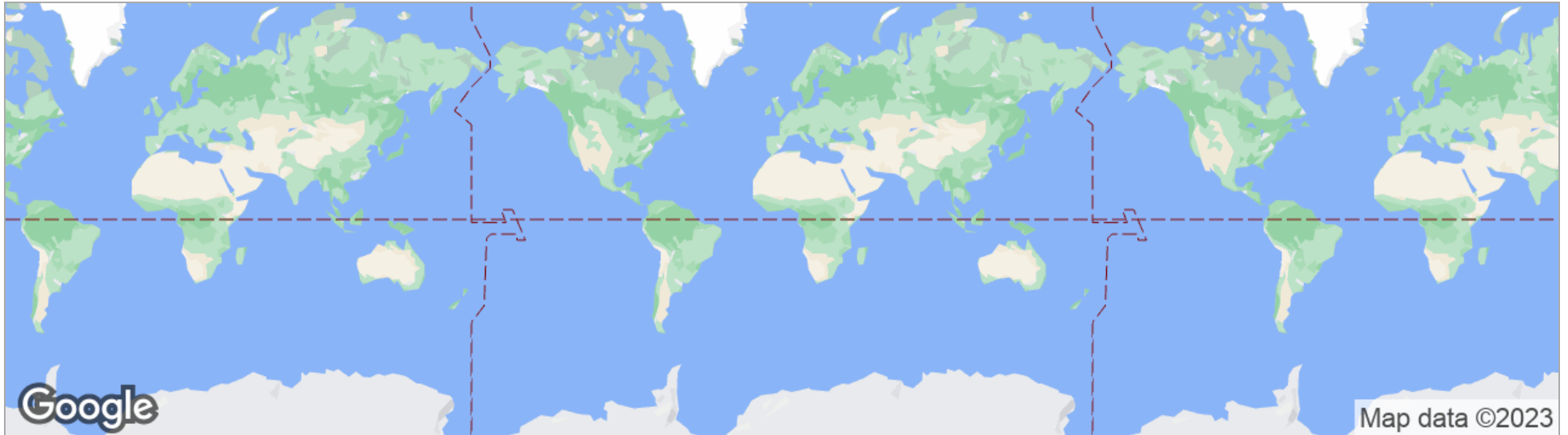
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SUBJECT PROPERTY

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SECTION 5 RENT COMPARABLES

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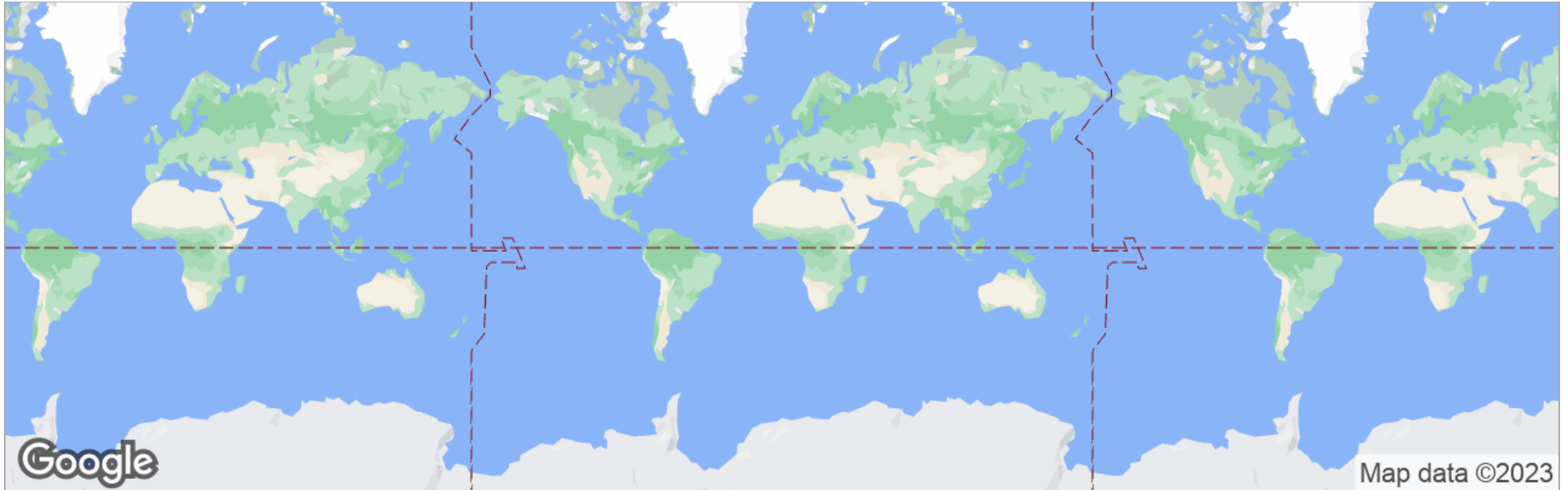
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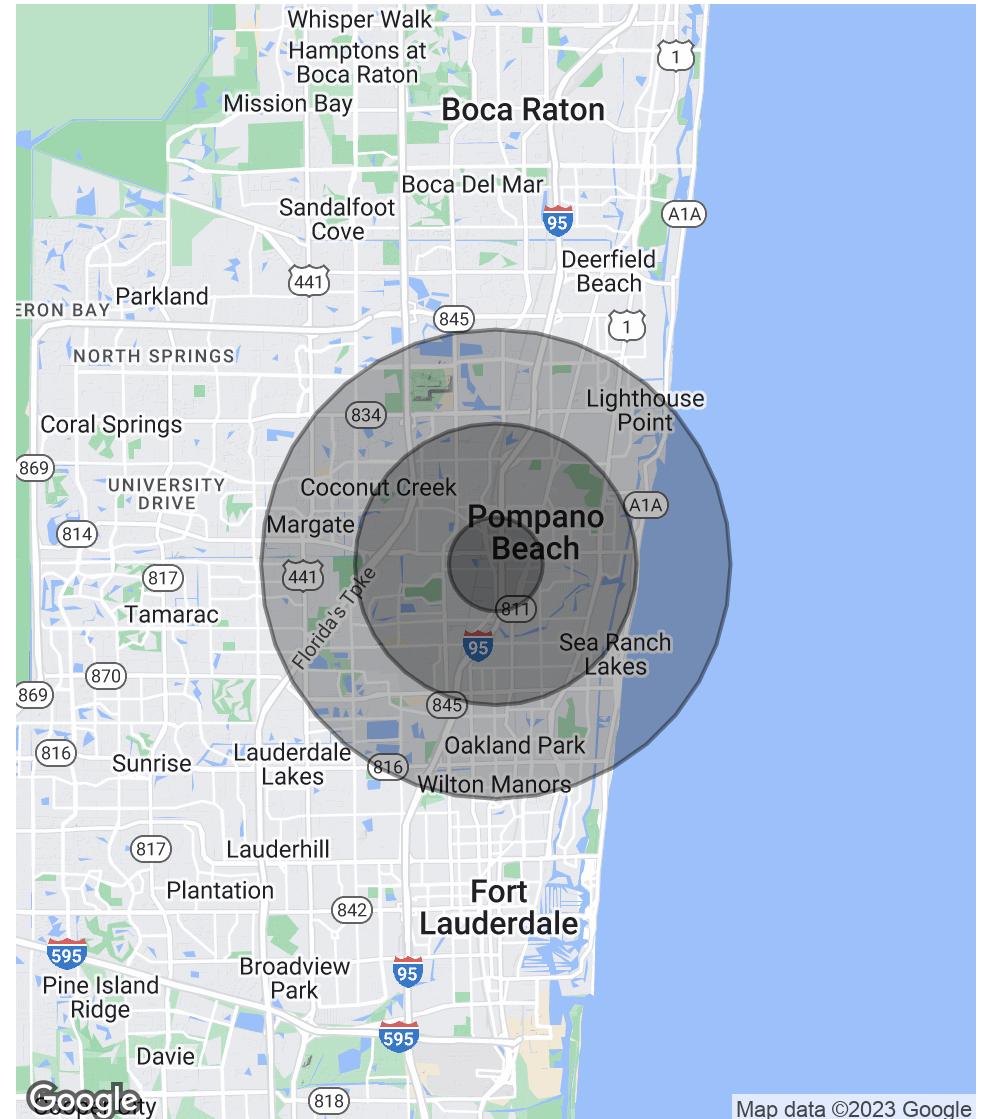
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,755	108,690	302,166
Average age	35.5	42.1	42.2
Average age (Male)	34.9	41.0	41.5
Average age (Female)	37.5	43.8	43.4
HOUSEHOLDS & INCOME			
Total households	4,778	45,177	127,719
# of persons per HH	2.7	2.4	2.4
Average HH income	\$41,757	\$58,949	\$64,078
Average house value	\$237,581	\$338,336	\$297,296
RACE			
Total Population - White	6,367	73,217	209,504
Total Population - Black	4,553	26,371	69,009
Total Population - Asian	121	1,610	5,084
Total Population - Hawaiian	0	0	8
Total Population - American Indian	9	144	363
Total Population - Other	937	4,856	12,277

* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google



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SECTION 7

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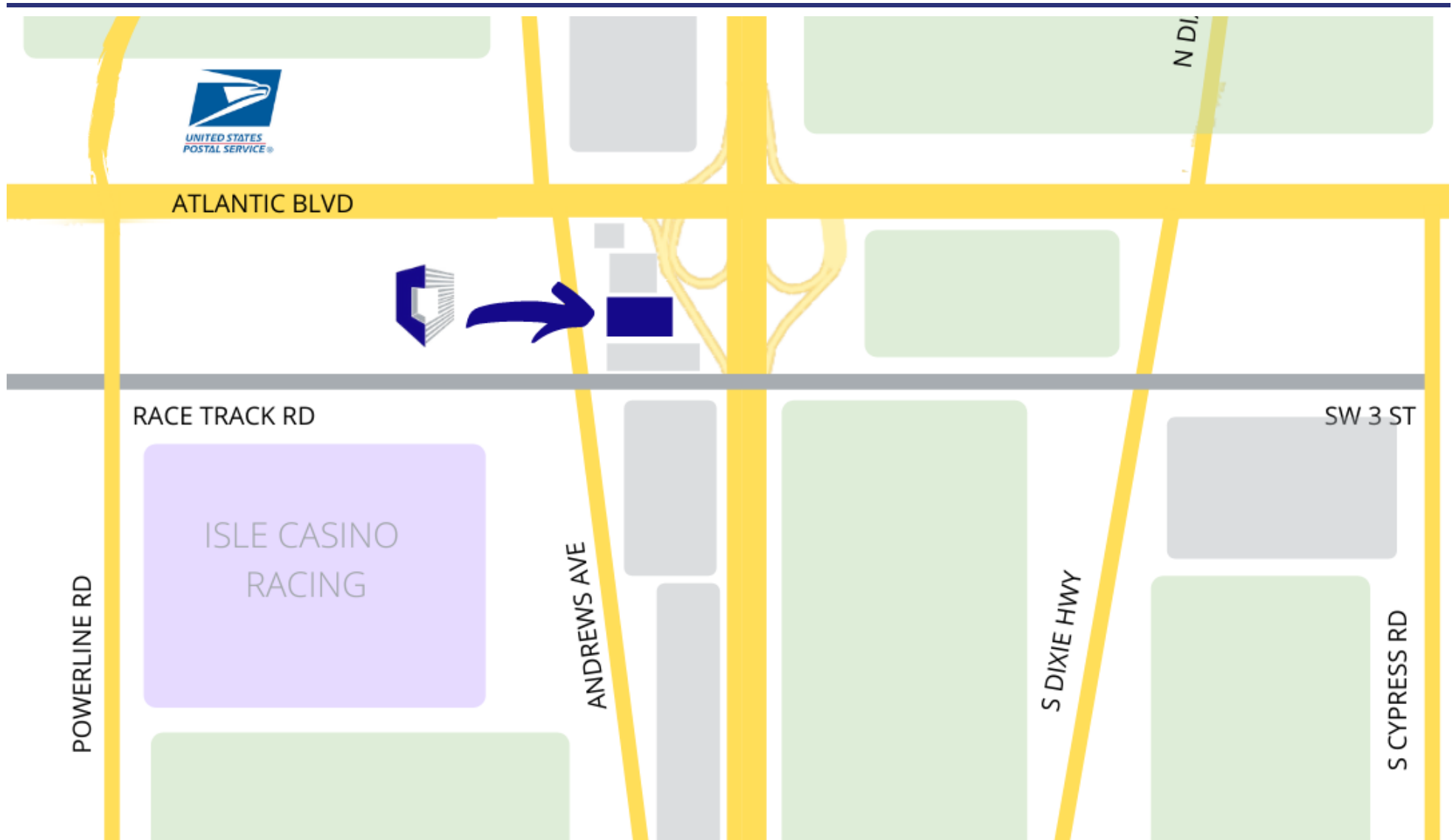
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STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

FLEX SPACE PROPERTY FOR LEASE
ANDREWS AVE WAREHOUSE
230-240 S ANDREWS AVENUE
POMPANO BEACH, FL 33069

50'

Open Warehouse Bay
13' to Ceiling



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