

FOR  
LEASE

# ANDREWS AVENUE WAREHOUSE

## INDUSTRIAL PROPERTY FOR LEASE

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



**CURRENT CAPITAL**  
Real Estate Group



## LIGHT INDUSTRIAL USES - CARPENTRY | E-COMMERCE | STORAGE FLEX SPACE

### PROPERTY HIGHLIGHTS

- NEWLY DESIGNED ATTRACTIVE BUILDINGS
- Storage Warehouse to Accommodate Product Handling
- LED Lighting, Renovated Restrooms & more
- Air Conditioned Units Available Upon Request
- Lot Size is 85,611 Square Feet
- 10' High Bay Doors
- 13' Ceiling Height
- Liberal I-I Z

4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181  
CURRENTCAPITALGROUP.COM

For Leasing or Sales Information Or An On-Site Tour Please Contact  
STEVEN RAFILOVITC | P 561.316.8444 | STEVEN@CC-REG.COM

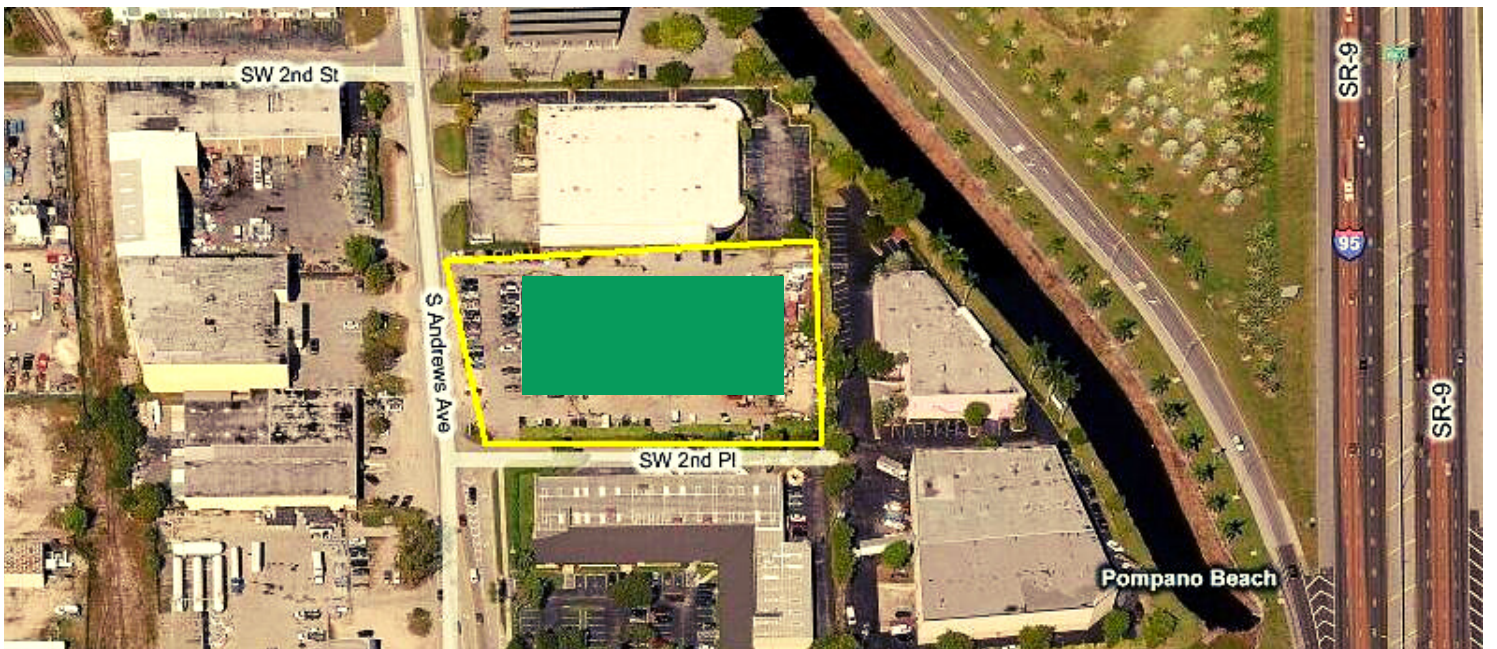


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## RETAIL MAP





ANDREWS  
AVENUE  
WAREHOUSE



## AVAILABLE

### Building 230

230-03.....1,150 SQ. FT.

230-04.....1,150 SQ. FT.

### Building 240

240-02.....1,100 SQ. FT.

240-05.....1,500 SQ. FT.

*\*available September 1st 2021*





## DEMOGRAPHICS



1 Mile 3 Miles 5 Miles

Total population	12,755	108,690	302,166
Population American Indian	9	144	363
Population Asian	121	1,610	5,084
Population Black	4,553	26,371	69,009
Population White	6,367	73,217	209,504
Persons per Household	2.7	2.4	2.4
Total households	4,778	45,177	127,719
Average HH income	\$41,757	\$58,949	\$64,078

Average Age	35.5	42.1	42.2
Female Average Age	37.5	43.8	43.4
Male Average Age	34.9	41.0	41.5

TOTAL POPULATION  
Pompano Beach, FL



111,954

TRAFFIC COUNT  
S Andrews & SW 3rd St



29,100  
AADT

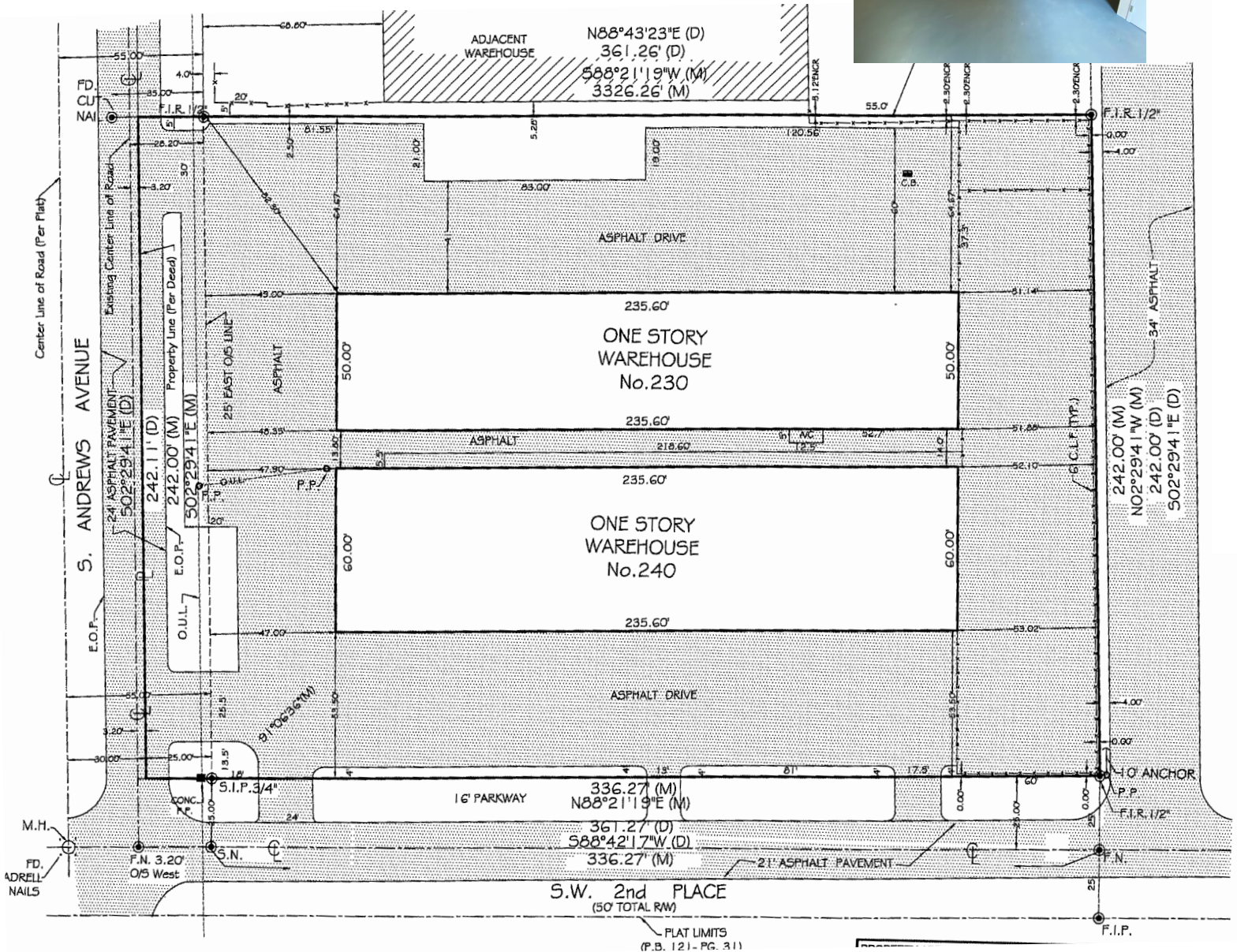


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## INDUSTRIAL WAREHOUSE SURVEY



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.



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AVENUE  
WAREHOUSE

## LEASING

STEVEN RAFAILOVITC  
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