

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



#### PROPERTY DESCRIPTION

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

#### OFFERING SUMMARY

Lease Rate:	\$23.00 - 25.00 SF/yr (MG)
Available SF:	1,150 - 1,500 SF
Lot Size:	85,611 SF
Building Size:	26,300 SF

SPACES	LEASE RATE	SPACE SIZE
230-4	Negotiable	1,150 SF
230-8	Negotiable	1,150 SF
230-11	\$25.00 SF/yr	1,150 SF
240 - 4	\$23.00 SF/yr	1,500 SF



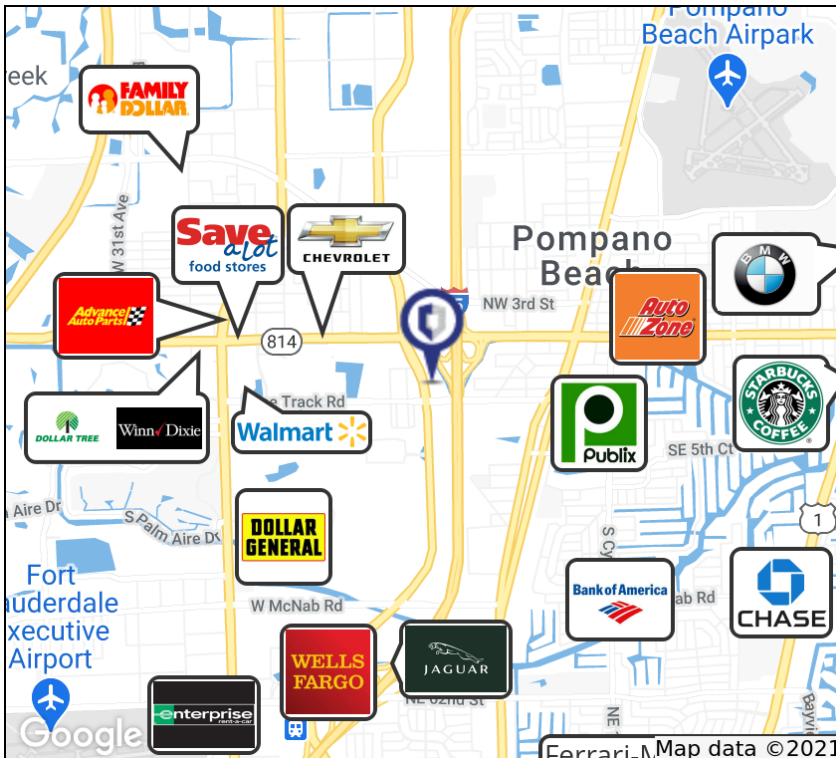
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,755	108,690	302,166
Median age	35.5	42.1	42.2
Median age (male)	34.9	41.0	41.5
Median age (female)	37.5	43.8	43.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,778	45,177	127,719
Total 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

*\* Demographic data derived from 2020 ACS - US Census*



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