

# REDEVELOPMENT OPPORTUNITY

5391 N Federal Highway, Pompano Beach, FL 33064  
**FOR SALE - \$3.2 Million**



## PROPERTY HIGHLIGHTS:

- Land: 40,000 SF
- Building 3,058 SF
- 180 Ft. of Frontage on Federal Hwy / US 1  
Just South of SW 10<sup>th</sup> St
- Corner Property with Traffic Light
- General Retail / Auto Repair / 3 Bays
- Restrictions on Gas Stations and Convenience Stores
- Year Built – 1968 Renovated 1994



Subject to errors, omissions, prior withdrawal, lease or sale without notice

**Steven A. Leeds**

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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

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### NEARBY BUSINESSES:



### ZONING

➤ B3

[CLICK HERE FOR PERMITTED USES](#)

### DEMOGRAPHICS

	2023	1 mile	3 miles	5 miles
Population:		38.9K	151K	288K
Average Income:		\$67.4K	\$61.4K	\$67.8K
Average Age:		42	46	44



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