

413 E. ATLANTIC BLVD., POMPANO BEACH, FL 33060



**Alex Rich**  
954-554-1526  
alex@rcgroupe.com

## 413 E. Atlantic Blvd.: Property Overview

<b>Address:</b>	<b>413 E. Atlantic Blvd., Pompano Beach, FL 33060</b>
<b>Building Size:</b>	<b>17,386 Sq. Ft.</b>
<b>Sale Price:</b>	<b>\$2,700,000</b>
<b>Rental Rate</b>	<b>\$12.50/ Sq. Ft.</b>
<b>CAM</b>	<b>\$4.00/ Sq. Ft.</b>
<b>Loading:</b>	<b>1 Overhead Door</b>
<b>Land Area:</b>	<b>.84 Acres</b>
<b>HVAC:</b>	<b>4 – 12.5 Ton Units</b>

### Site Analysis

<b>Location:</b>	<b>In the heart of the Pompano CRA just east of the I-95 Exit between Federal and Dixie Hwy.</b>
<b>Frontage/Access</b>	<b>Street to street property with direct frontage to E. Atlantic Ave. and N.E. 1<sup>st</sup> Street.</b>
<b>Zoning:</b>	<b>TO</b>
<b>Parking:</b>	<b>49 Spaces</b>

### Demographics

	<b>1-Mile</b>	<b>3-Miles</b>	<b>5-Miles</b>
<b>Population:</b>	<b>15,989</b>	<b>116,548</b>	<b>268,813</b>
<b>Average HH Income:</b>	<b>\$66,838</b>	<b>\$74,523</b>	<b>\$73,430</b>



Pompano  
Beach  
Pier



HOUSTON'S

Publix

CVS

Wendy's

Walgreens



Auto  
Zone

SUBWAY

E. Atlantic Blvd.: 44,900 ADT



DUNKIN'  
DONUTS

















# SPACE INVADERS

EPILEPSY WARNING

A VERY SMALL PORTION OF THE POPULATION HAS A CONDITION THAT MAY CAUSE THEM TO EXPERIENCE EPILEPTIC SEIZURES OR OTHER KINDS OF FLICKERING LIGHTS OR PATTERNS THEY MAY NOT BE FULLY AWARE OF. THESE PERSONS MAY EXPERIENCE SEIZURES WHILE WATCHING SOME KINDS OF VIDEO PICTURES OR PLAYING CERTAIN VIDEO GAMES. PEOPLE WHO HAVE NOT HAD ANY PREVIOUS SEIZURES OR WHOSE SEIZURES WERE UNDETECTED EPILEPTIC CONDITIONS, SHOULD CONSULT THEIR PHYSICIAN BEFORE USING ANY VIDEO GAMES.

REMEMBER THAT PERSONS WHOSE THESE EXPLANED SENSITIVITIES OR PLAY VIDEO GAMES. IF YOU OR YOUR CHILD EXPERIENCE THE FOLLOWING SYMPTOMS:

- FLICKERING LIGHTS, EYE OR MUSCLE Twitching,
- SPOTS, OR OTHER VISION, LOSS OF BALANCE,
- UNUSUAL MOVEMENTS, LOSS OF ORIENTATION,
- OR IDENTIFICATION, OR CONFUSION, STOP PLAYING THE GAME IMMEDIATELY AND CONSULT YOUR PHYSICIAN.

### SNACKS

FRUIT & VEGETABLES

SPACE INVADERS

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### SPACE INVADERS

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### TICKET RING

WIN TICKETS

TICKETS

TICKETS

### FRUIT & VEGETABLES

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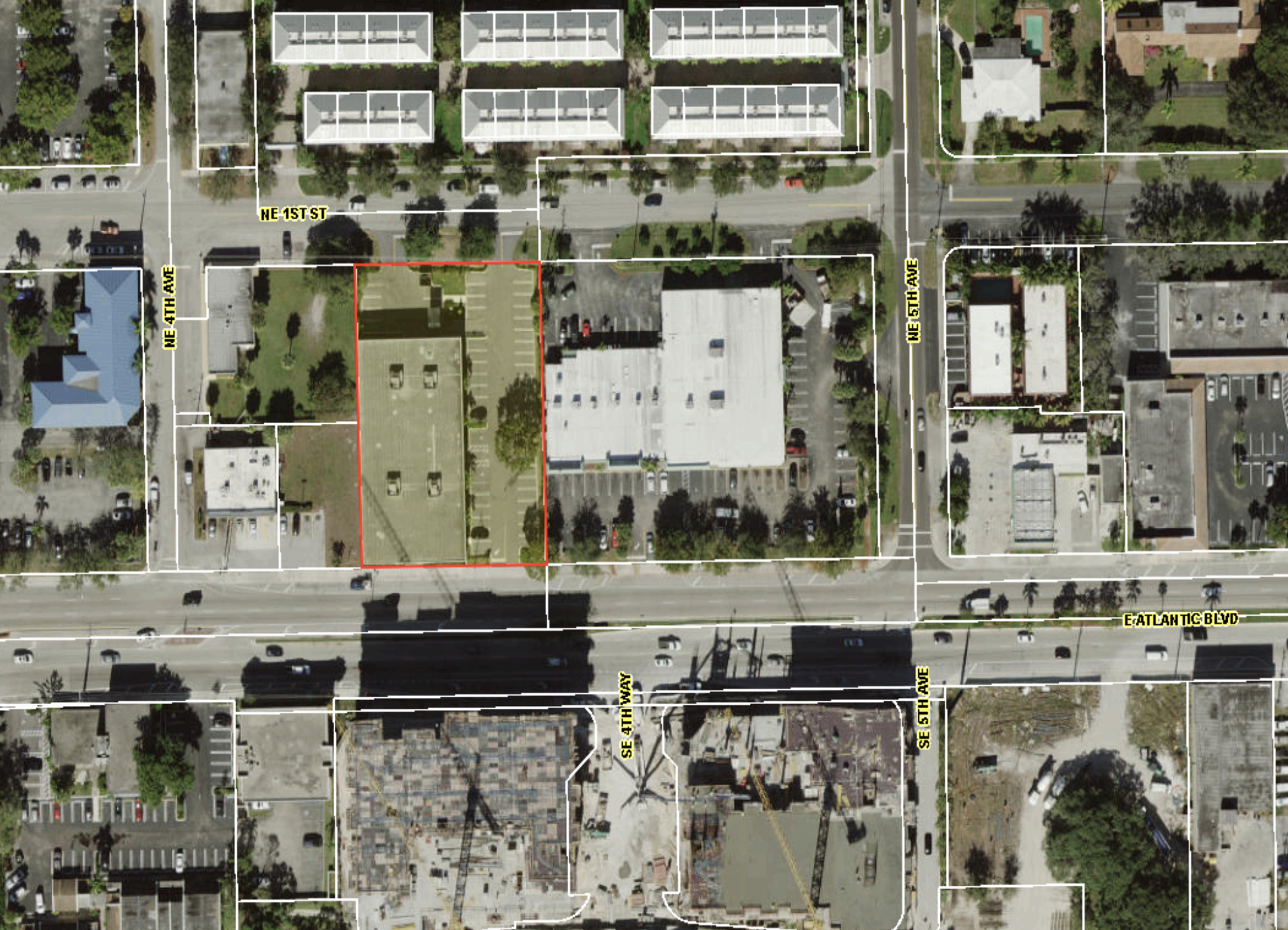
FRUIT & VEGETABLES

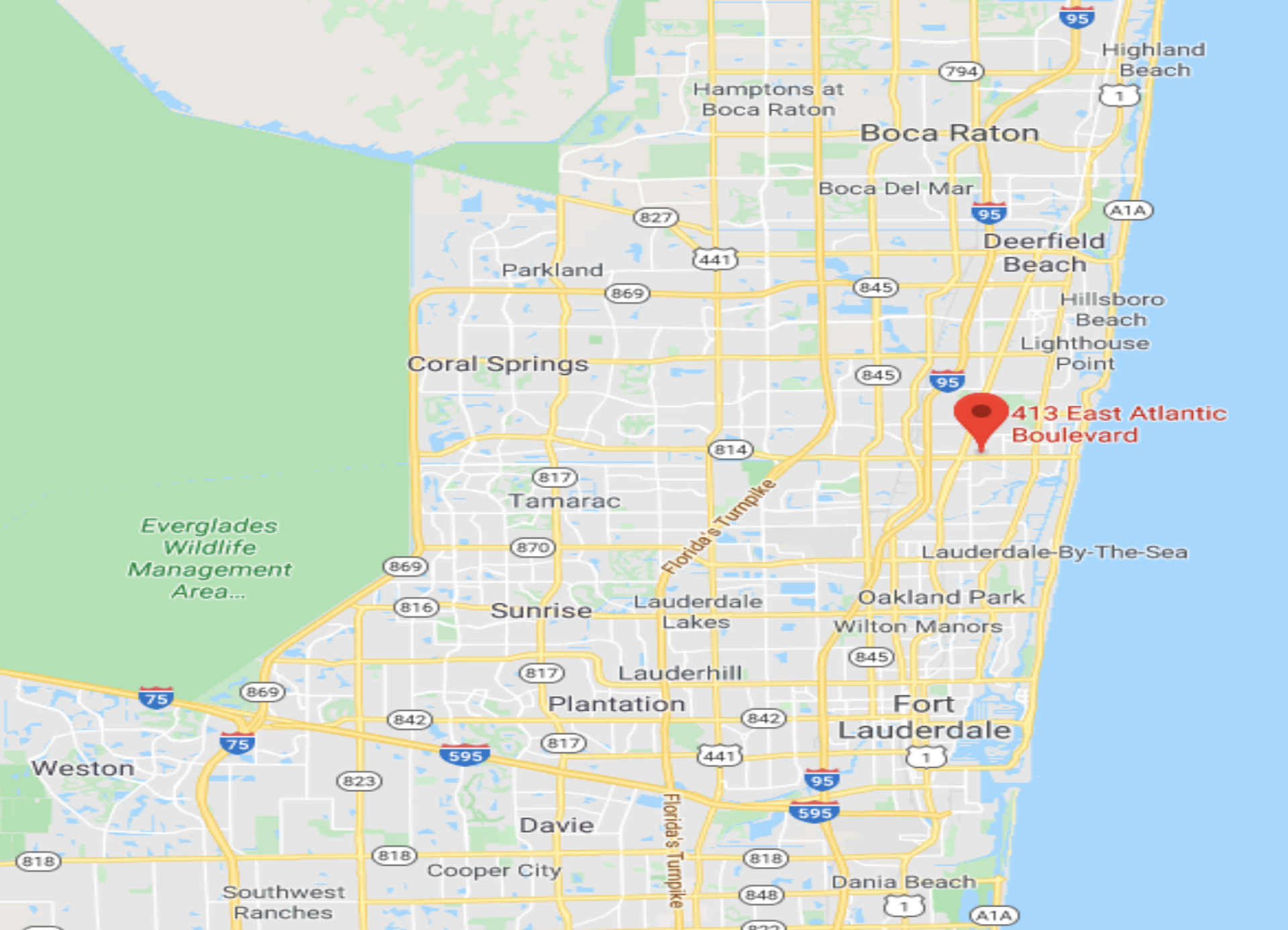
FRUIT & VEGETABLES











**413 East Atlantic Boulevard**

For property inquiries & tours  
please call:

**Alex Rich**

954-554-1526

alex@rcgroupre.com



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