SALES PROSPECTUS

850 NE 62nd St., Fort Lauderdale, FL 33334

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RCG COMMERCIAL REALTY

MARATHON
CAR WASH
EXIT
Shop
Shop
MARATHON
MARATHON
MARATHON

Property Overiew

Address:	850 NE 62nd St., Fort Lauderdale, FL 33334
Asking Price:	$2,600,000.00
NOI	$130,927.50
Cap Rate	5.04%
Lot Size:	.76 Acres
Building Size:	880 Sq. Ft.
Year Built:	1976
MPDs:	4

Site Analysis

Location:	Less than a half mile east of I-95 Just west of Dixie Hwy.
Frontage/Access:	Corner lot with direct frontage to Cypress Creek Rd.
Zoning:	B-3
Traffic:	41,025 ADT

Demographics

	1-Mile	3-Mile	5-Mile
2021 Population	16,246	133,434	333,950
Avg. HH Income	$73,927	$86,917	$81,403

TENANT

Automated Petroleum is a leading provider of petroleum in the State of Florida. Based in Brandon, Florida, the company is a branded wholesaler for Mobil, Sunoco, Chevron, Marathon, Citgo, Shell, Circle K, Spirit, & BP. Automated Petroleum, owns over 300 gas stations in the state of Florida Automated Petroleum is led by President Bill McKnight and has 26 local and 37 total employees.

APEC

Learn more at https://www.automatedpetroleum.com/

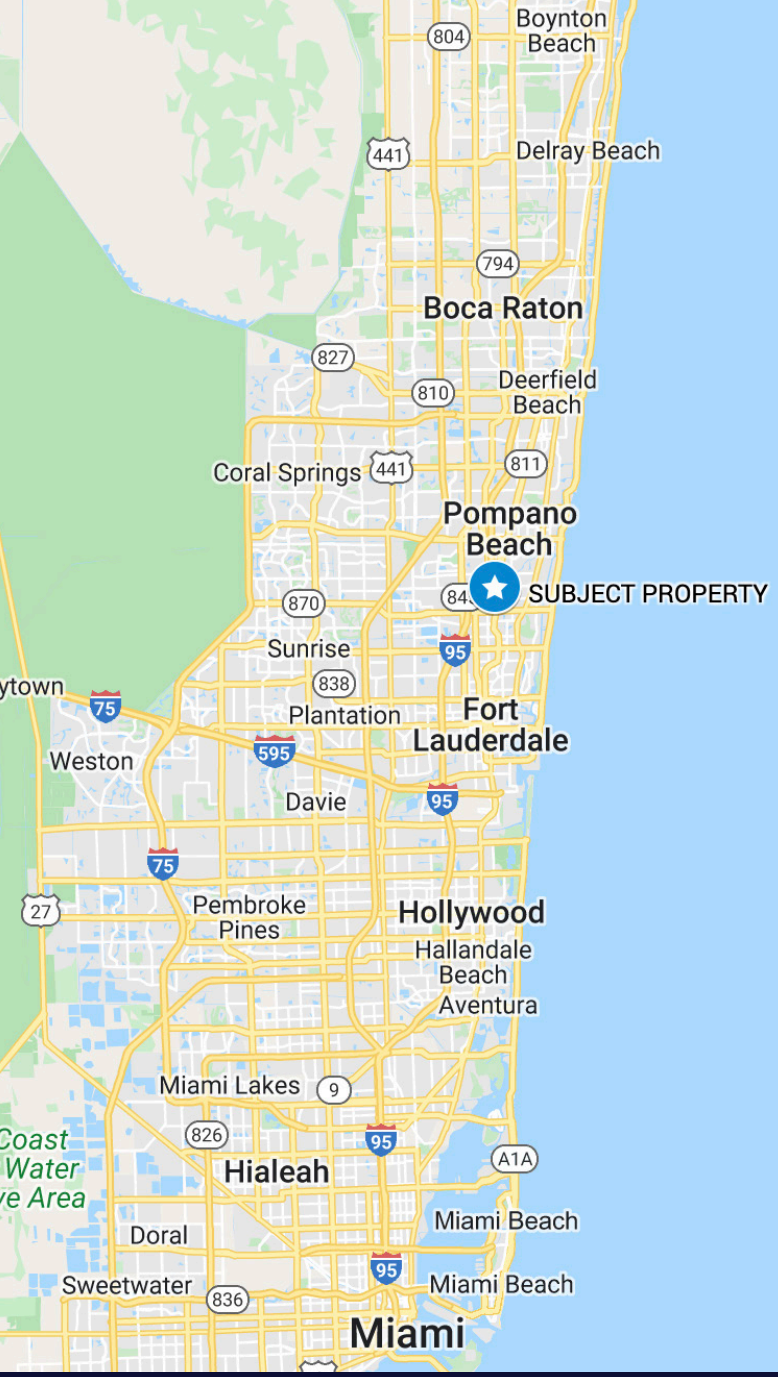
LEASE

Tenant:	**Service Station**
Lease Type:	**NNN**
Lease Start:	**1/1/10**
Lease Exp.:	**12/31/29**
Base rent:	**$130,927.50 Annually**
Increases:	**The greater of 15% or CPI every 5 years**
Options:	**2-5 Year**

Shop
MARATHON
ReddyIce

MARATHON
EXIT
CAR WASH
MARATHON
MARATHON
MARATHON

EXIT
CAR WASH


Boynton Beach
804
Delray Beach
441
794
Boca Raton
827
810
Deerfield Beach
Coral Springs
441
811
Pompano Beach
SUBJECT PROPERTY
870
Sunrise
838
Plantation
Fort Lauderdale
Weston
595
Davie
75
27
Pembroke Pines
Hollywood
Hallandale Beach
Aventura
Miami Lakes
9
826
Hialeah
A1A
Doral
Miami Beach
Sweetwater
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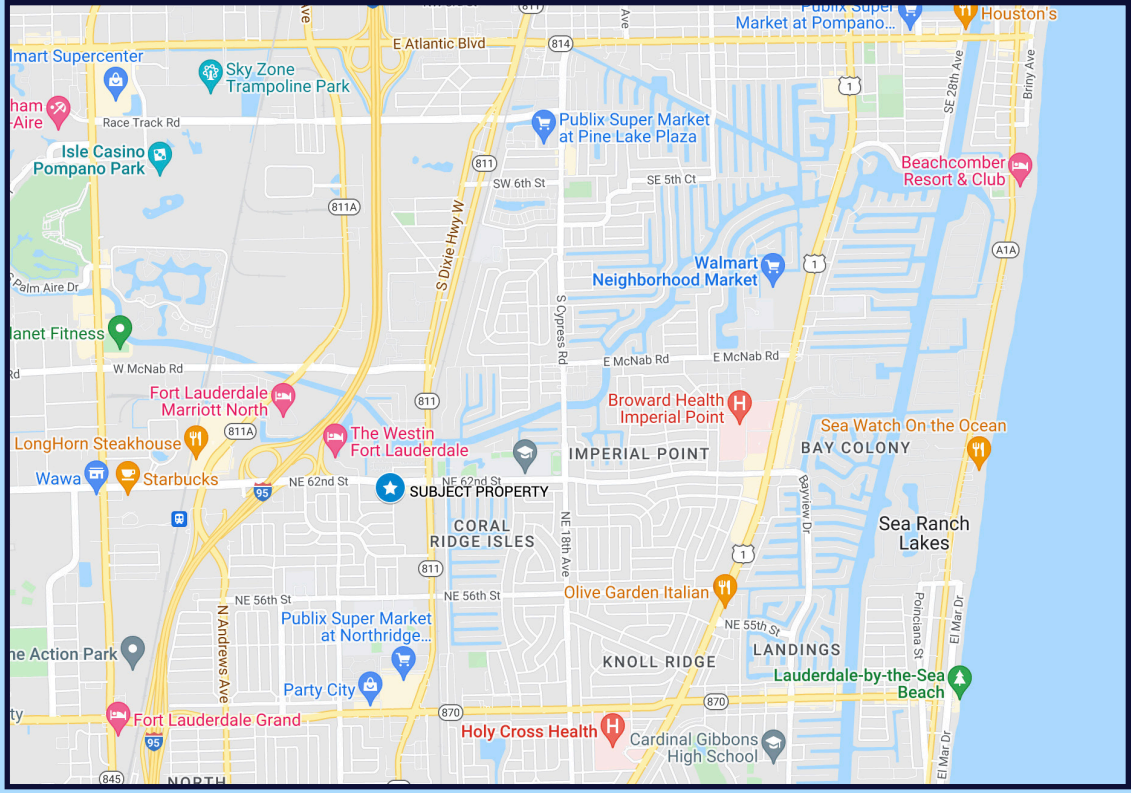
E Atlantic Blvd
814
Sky Zone Trampoline Park
Race Track Rd
Publix Super Market at Pine Lake Plaza
Isle Casino Pompano Park
SW 6th St
SE 5th Ct
Beachcomber Resort & Club
811A
S Dixie Hwy W
Walmart Neighborhood Market
A1A
W McNab Rd
E McNab Rd
Fort Lauderdale Marriott North
Broward Health Imperial Point
Sea Watch On the Ocean
LongHorn Steakhouse
The Westin Fort Lauderdale
IMPERIAL POINT
BAY COLONY
Wawa
Starbucks
NE 62nd St
SUBJECT PROPERTY
CORAL RIDGE ISLES
Sea Ranch Lakes
NE 18th Ave
Olive Garden Italian
NE 56th St
Publix Super Market at Northridge...
NE 55th St
KNOLL RIDGE
LANDINGS
N Andrews Ave
Party City
Lauderdale-by-the-Sea Beach
Fort Lauderdale Grand
Holy Cross Health
Cardinal Gibbons High School
845
NORTH

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