



FOR SALE

SINGLE TENANT NET LEASE

633 PEMBROKE RD
HALLANDALE BCH, FL 33009



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

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MIGUEL PINTO

CEO /Managing Broker

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OFFERING SUMMARY

633 PEMBROKE RD, HALLANDALE BEACH, FL

Lot Size	33,354 SF (0.77 Acres)
Building Size	8,254 SF
Year Built	2015
Frontage	322'
Zoning	West RAC (Regional Activity Center)
Traffic Count	35,000 AADT
NOI	\$187,786.08
CAP Rate	5.5%
Asking Price	\$3,420,000.00

APEX Capital Realty is excited to offer an exclusive opportunity to acquire a single tenant net lease (STNL) property encompassing an entire city block along a prominent thoroughfare East of I-95 in Hallandale Beach, FL. Positioned in Hallandale Beach, a burgeoning sub-market nestled between Aventura and Hollywood



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MIGUEL PINTO | CEO / MANAGING BROKER | 305 632 2575

INCOME ANALYSIS

10 YEAR CASH FLOW

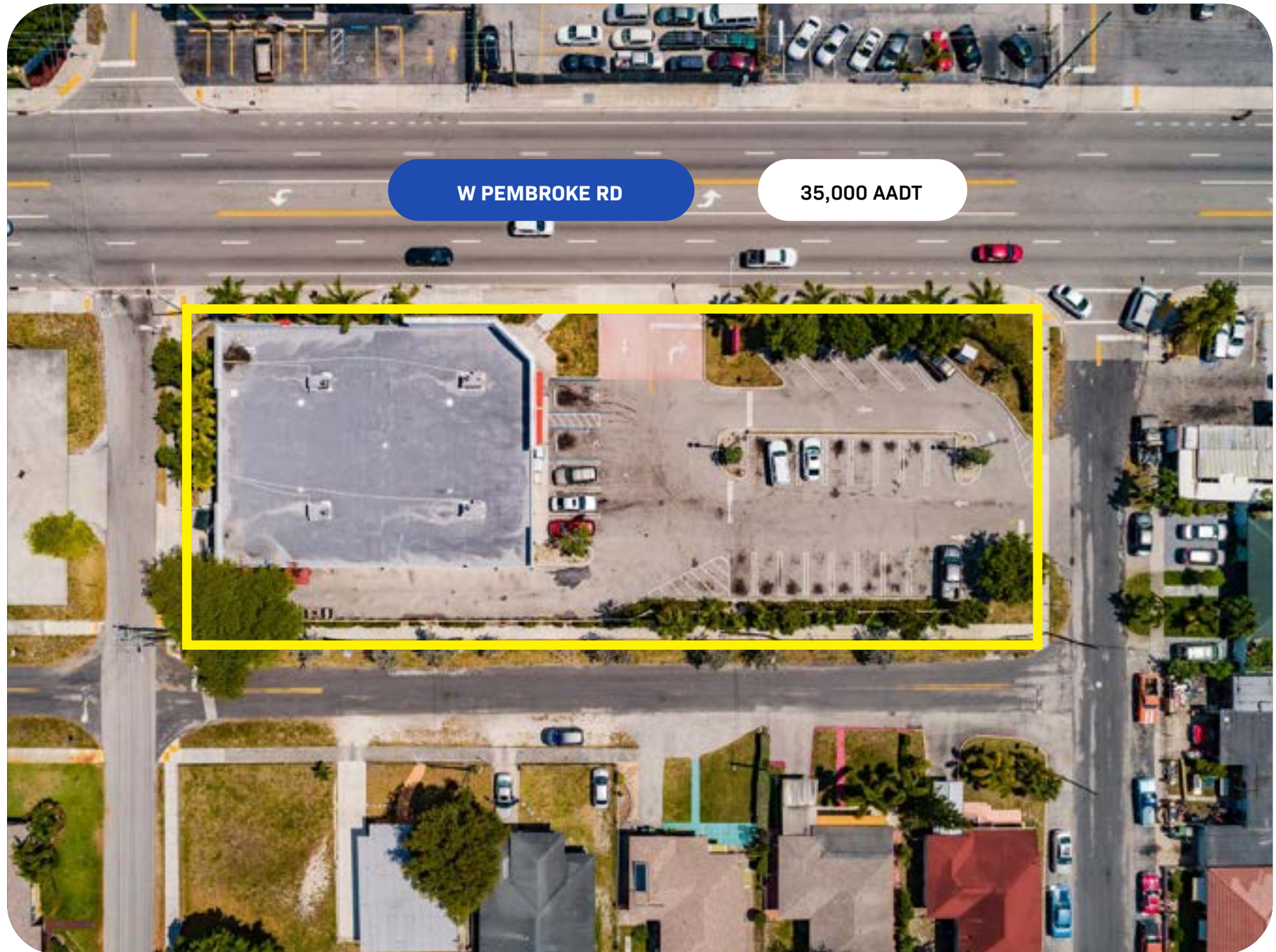
	Y1 (2024)	Y2 (2025)	Y3 (2026)	Y4 (2027)	Y5 (2028)	Y6 (2029)	Y7 (2030)	Y8 (2031)	Y9 (2032)	Y10 (2033)
NOI	\$187,786.08	\$ 187,786.08	\$ 187,786.08	\$ 187,786.08	\$ 187,786.08	\$ 206,656	\$ 206,656	\$ 206,565	\$ 206,565	\$ 206,565
CAP % RATE	5.08%	5.08%	5.08%	5.08%	5.08%	5.58%	5.58%	5.58%	5.58%	5.58%

CURRENT NOI

\$22.75 PSF / NNN

\$187,786.08 Annually

BIRD'S EYE VIEW



EAST VIEW

HOLLYWOOD BEACH

3.8 MILES AWAY

THREE ISLAND

2.2 MILES AWAY



PEMBROKE RD



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