



For Lease & Sale: 50,611 SF Office Building on 5.31 Acres of Industrial Land

Executive Summary

5000 SW Green Farms Ln
Palm City, FL
34990

Information herein is subject to change. Buyer and buyers agent to verify all information. This offering is subject to errors, omissions, prior sale or withdrawal without notice.

555 SW 12th Avenue

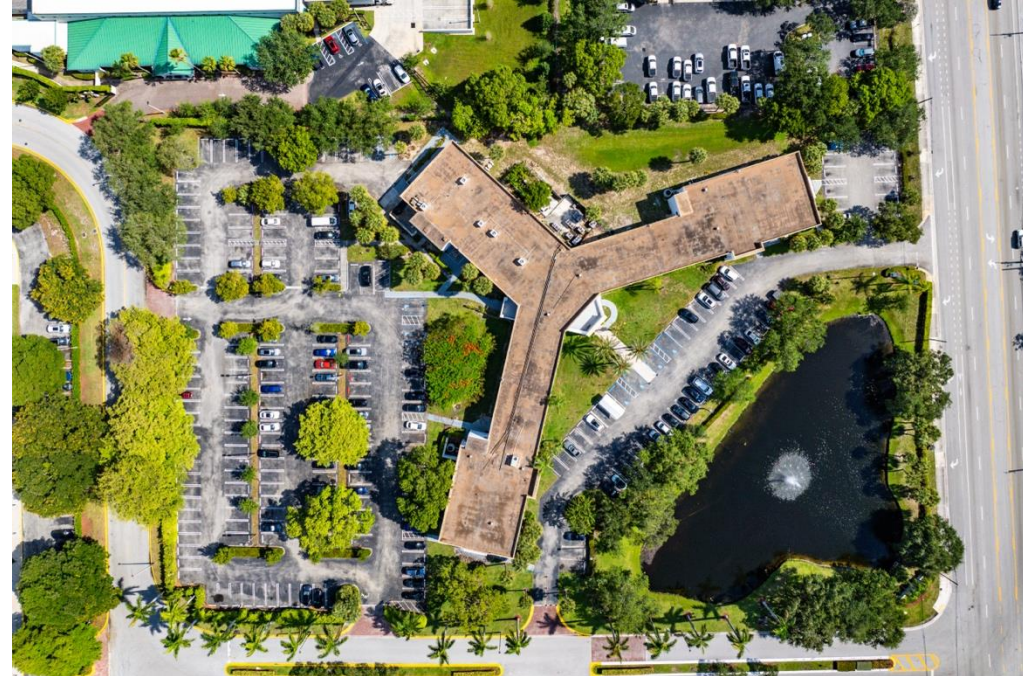
Pompano Beach, FL 33069



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555 SW 12th Avenue

Pompano Beach, FL 33069

Overview

555 SW 12th Avenue offers an irreplaceable location just five minutes from I-95, providing exceptional access across South Florida. The building encompasses 50,611 square feet of office space, situated on 5 acres with 215 parking spaces, allowing for a variety of permitted uses. Zoned industrial, this asset presents a strong covered land opportunity with future redevelopment potential.

Currently 71% occupied, there is 13,975 square feet available for lease. All existing tenants must remain in place. Financials are available upon request with a signed NDA.



Address	555 SW 12th Avenue Pompano Beach, FL 33069
APN	494203160010
Current Use:	Office
Lot Size	5.31 AC
Zoning:	I-1 Industrial
Parking	215 Parking Spaces
FAR	0.22

Asking \$15,990,000

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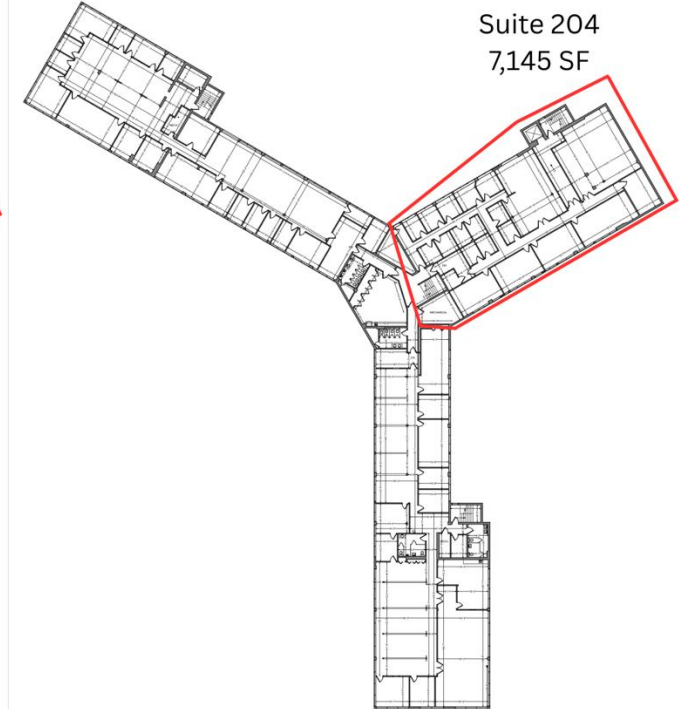
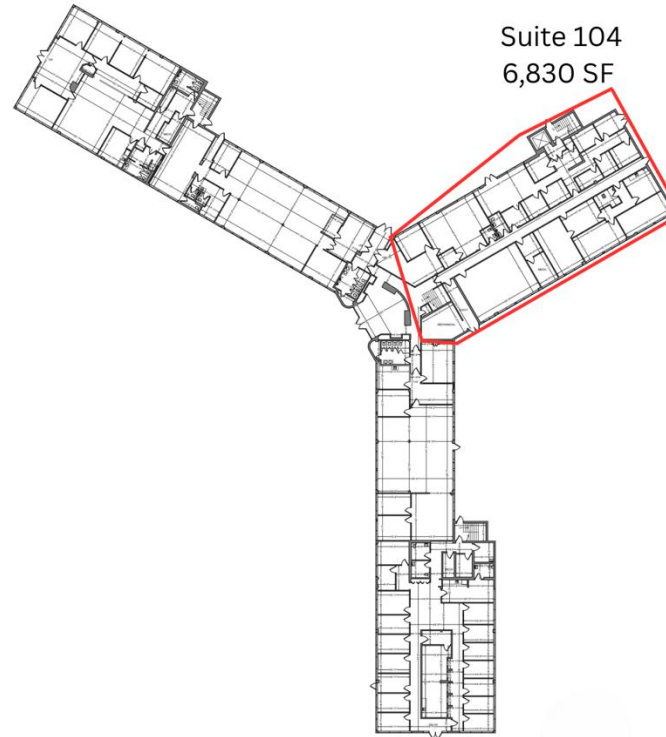
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Space for Lease

- Rental Rate: \$27/SF
- Tenant pays their share of Electric & Water
- Suite 104: 6,830 SF
- Suite 204: 7,145 SF
- Currently built out as office, can be used for a wide range of uses such as medical, call center, child-care facilities, banks, etc.
- Can be rented together or separate. If together, tenant would have exclusive elevator access. Exterior entry and signage available.



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555 SW 12th Avenue

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Demographics



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POPULATION

	1 MILE	3 MILE	5 MILE
2020 POPULATION	14,008	113,318	333,234
2024 POPULATION	14,303	121,011	352,746
ANNUAL GROWTH 2020-2024	0.50%	1.70%	1.50%
MEDIAN AGE	37.3	44.9	45

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2020 HOUSEHOLDS	5,554	49,609	142,941
2024 HOUSEHOLDS	5,658	52,842	151,780
ANNUAL GROWTH 2020-2024	0.70%	0.70%	0.70%
OWNER OCCUPIED HOUSEHOLDS	2,020	30,104	91,531
RENTER OCCUPIED HOUSEHOLDS	3,654	23,320	61,830

INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$63,010	\$82,295	\$85,727
MEDIAN HOUSEHOLD INCOME	\$45,180	\$59,569	\$61,825
< \$25,000	1,672	10,623	27,969
\$25,000-\$50,000	1,424	11,736	34,076
\$50,000-\$75,000	989	9,444	26,865
\$75,000-\$100,000	474	6,203	18,472
\$100,000-\$125,000	464	5,577	15,297
\$125,000-\$150,000	282	2,957	8,407
\$150,000-\$200,000	148	2,593	7,986
\$200,000+	205	3,730	12,807

SOURCE: COSTAR

