

FOR SALE/LEASE $\pm 4,604$ SF

1 E. MCNAB RD, POMPANO BEACH, FL 33060

FREESTANDING BUILDING WITH DRIVE THRU ON 1.23 ACRES



PROPERTY FEATURES:

- Former Bank Branch Available
- ± 1.23 acre Hard Corner Parcel
- Double Corner Lot
- $\pm 4,604$ SF Freestanding Building
- Attached Drive-Thru Lanes
- Zoning: B-3 General Business
- ± 30 Parking Spaces

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LEASE RATE AND SALE PRICE: PLEASE INQUIRE.

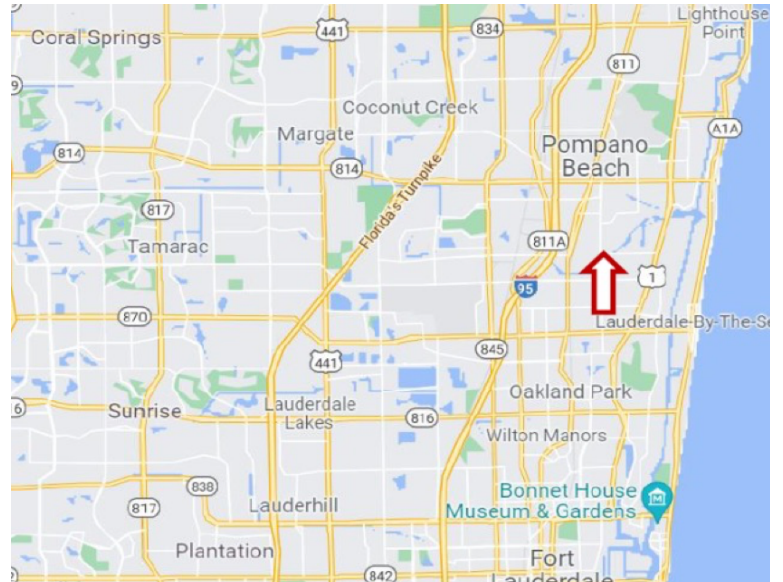
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Area Demographics

	2-mile	5-miles	10-miles
Population	69,858	279,965	1,051,379
Households	32,026	124,568	432,865
Medium Age	46.6	45.9	42
Med House Income	\$62,671	\$58,420	\$57,445



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.