



## *Prime Retail Shopping Plaza – Excellent Investment Opportunity with Upside Potential*

1806-1856 N Pine Island Rd  
Plantation, FL 33322

*For Sale*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Located in the heart of Plantation, Florida, this retail shopping plaza offers a rare opportunity for savvy investors to acquire a well-positioned property with significant upside potential. The plaza is strategically situated in a high-traffic area, surrounded by a diverse and growing community with excellent visibility and easy access to major roadways.



**MARTINEZ  
TEAM**



**Asking Price: \$4,000,000.00**

**OPEX: \$6.34 PSF**

**CAP Rate: 8.2% at market rents, 3.8% current rents**

**Seller has owned this property over 45 years.**

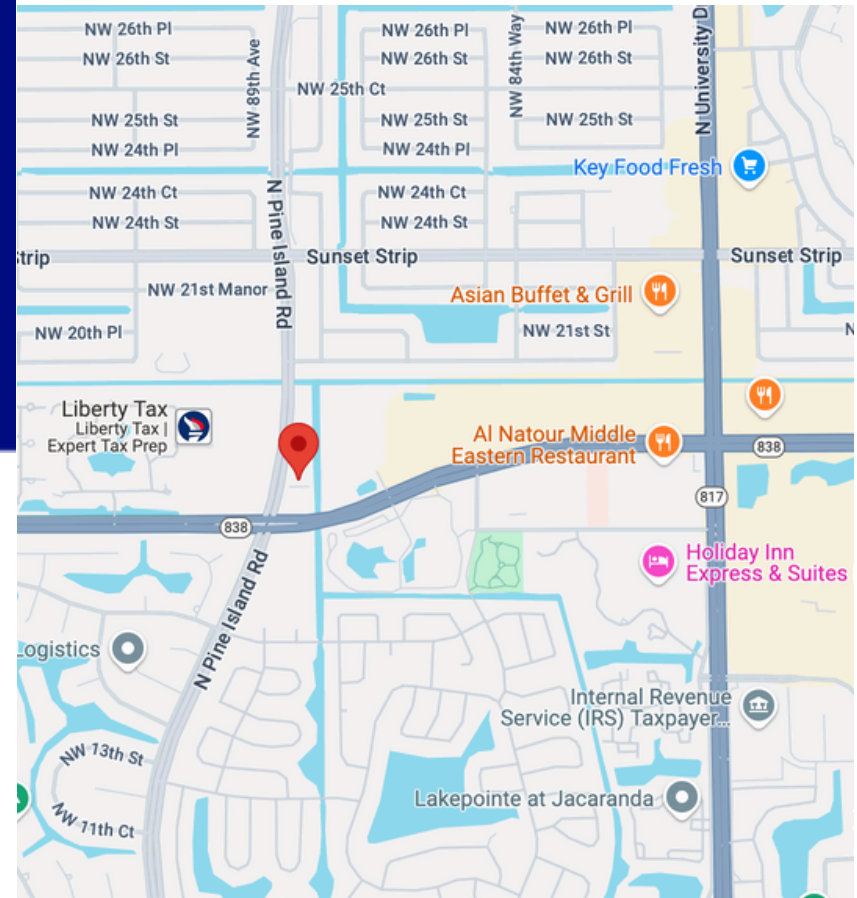
## HIGHLIGHTS

- Tremendous Upside for a seasoned landlord.
- All leases are under market and are charged as Gross rents.
- More than half the tenants are M-T-M.
- Plenty of parking for customers, patients and employees.
- In the Heart of Plantation.
- Rear of property is on a canal for a peaceful environment.

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	83,023	409,034	1,204,003
2024 Households	34,349	156,884	458,781
Average Household Income	\$81,247	\$78,527	\$90,552

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# Current Rent Roll

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UNIT		SF	Price per SF	Annual	Monthly Net 2025	Annual Adjust	Lease start	Lease end
1820	tenant	952	\$ 21.30	\$20,277.60	\$ 1,689.80			MTM
1836	tenant	750	\$ 21.91	\$16,430.28	\$ 1,369.19			1/31/2026
1830	tenant	789	\$ 23.46	\$18,513.00	\$ 1,542.75			MTM
1840	tenant	1,000	\$ 6.00	\$6,000.00	\$ 500.00	3%		10/31/2025
1806	tenant	3,150	\$ 28.83	\$90,830.04	\$ 7,569.17	3%		MTM
1856	tenant	1,009	\$ 21.84	\$22,033.32	\$ 1,836.11	3%		MTM
1846	tenant	1,200	\$ 26.69	\$32,028.00	\$ 2,669.00	3%		5/31/2026
1834	tenant	550	\$ 16.19	\$12,622.56	\$ 1,051.88	3%		MTM
1850	tenant	1,041	\$ 19.86	\$20,677.20	\$ 1,723.10			MTM
1816	Vacant	300						
1818	Leasing Office-vacant	300						



# Multi Income Analysis

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	Scenario 1	Scenario 2
Purchase Price	\$4,000,000	\$4,000,000
Annual Operating Income	\$239,412	\$413,291
Annual Operating Expenses	\$86,383	\$86,383
Down Payment (as a % of purchase price)	20%	20%
Annual Loan Payments	\$0	\$0
Down Payment (in dollars)	\$800,000	\$800,000
Annual Net Operating Income	\$153,029	\$326,908
Annual Cash Flow	\$153,029	\$326,908
Capitalization Rate	3.8%	8.2%
Cash On Cash Return	19.1%	40.9%
Gross Rent Multiplier	16.7	9.7



# *Keg Plaza Annual Expenses*

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BUSY BEE BUG	\$1,236.00
FPL	\$2,460.00
Utilities	\$5,040.00
Waste Management	\$5,520.00
IPFS Insurance	\$13,241.64
Am Complete Grass	\$12,600.00
HMG Maintenance	\$9,000.00
RE Taxes 2024	\$37,285.56
Total	\$86,383.20

	\$86,383.20 / \$13622.5 SF
OPEX	\$6.34 PSF







