

Powerline Commerce Center

1501 N Powerline Road
Pompano Beach, FL 33069



Contact Us

Tom O'Loughlin
Executive Vice President
+1 954 356 0468
tom.oloughlin@cbre.com

Larry Genet
Executive Vice President
+1 786 496 0440
larry.genet@cbre.com

Owned by:



Miller Construction Company



relationships that build™

Powerline Commerce Center

1501 N Powerline Road | Pompano Beach, FL 33069

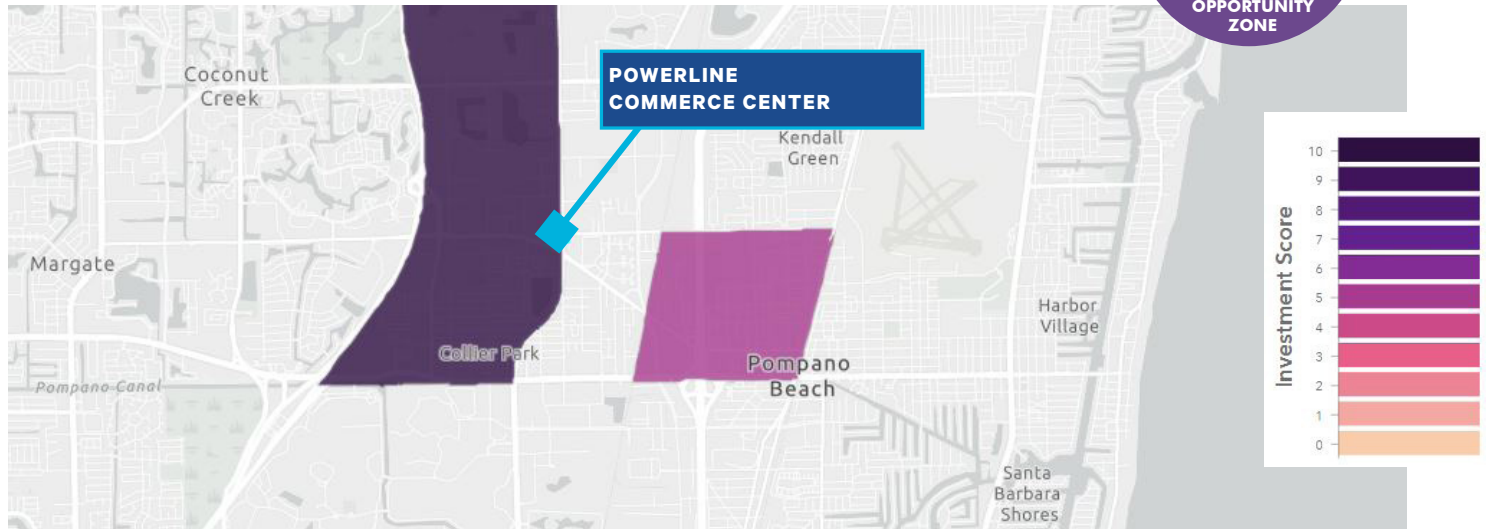


Property Features

- + Available SF: $\pm 4,800$ SF to $\pm 41,520$ SF
- + 24' Clear Ceiling Heights
- + Loading: 16 Grade Level Loading Doors (12' X 14' Doors)
- + ESFR Fire Sprinklers
- + Construction – Delivery June 2022
- + Flexible Zoning Allows for Cold Storage, Distribution, Light Assembly, Wholesale/Retail Sales
- + Access Via Powerline and Hammondville Roads
- + Less than $\frac{1}{2}$ mile to Florida Turnpike and 1 Mile from I-95
- + Asking \$14.00 - \$15.00 PSF NNN Plus \$4.00 OPEX

Opportunity Zone

Tract: 1201103060



Investment Score - 10

(1=low; 10=high)

The Urban Institute developed a score of investment flows to census tracts factoring commercial lending, multifamily lending, single-family lending and small business lending. Data on existing equity flows is limited so debt flows are used as a proxy for understanding access to local capital.

Area Stats

2000-2010 Household Growth*	1.2%
Total Households 2010*	1,791
Total Households 2018**	2,172
2010-2018 Household Growth**	2.4%
Average Home Value 2018**	\$141,051
Median Household Income 2010*	\$26,648
Median Household Income 2018**	\$29,882
Median Household Income Growth 2010-2018**/**	12.1%
% Households under poverty level: (ACS Multiyear Data 2012 - 16)	18.2%

* U.S. Census

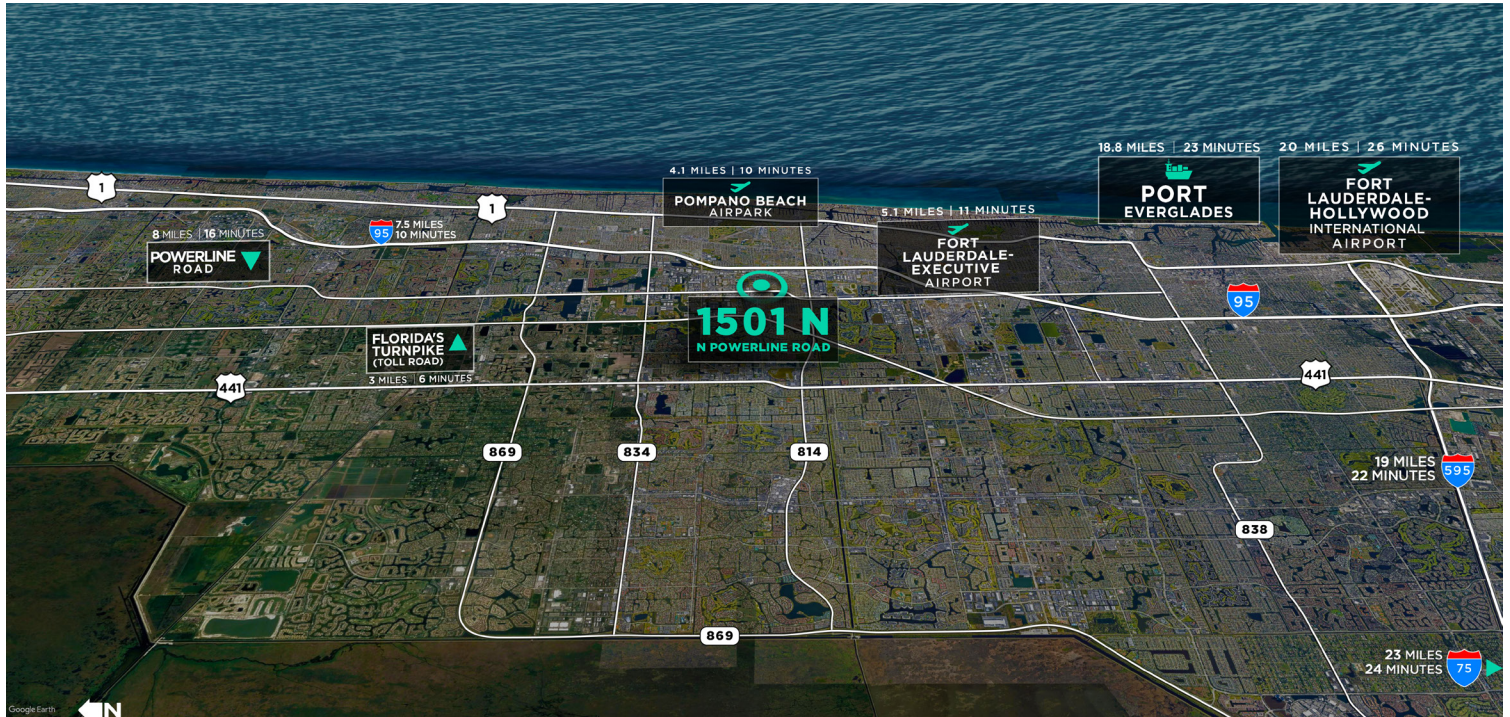
** ESRI Demographics

Tenant Benefits

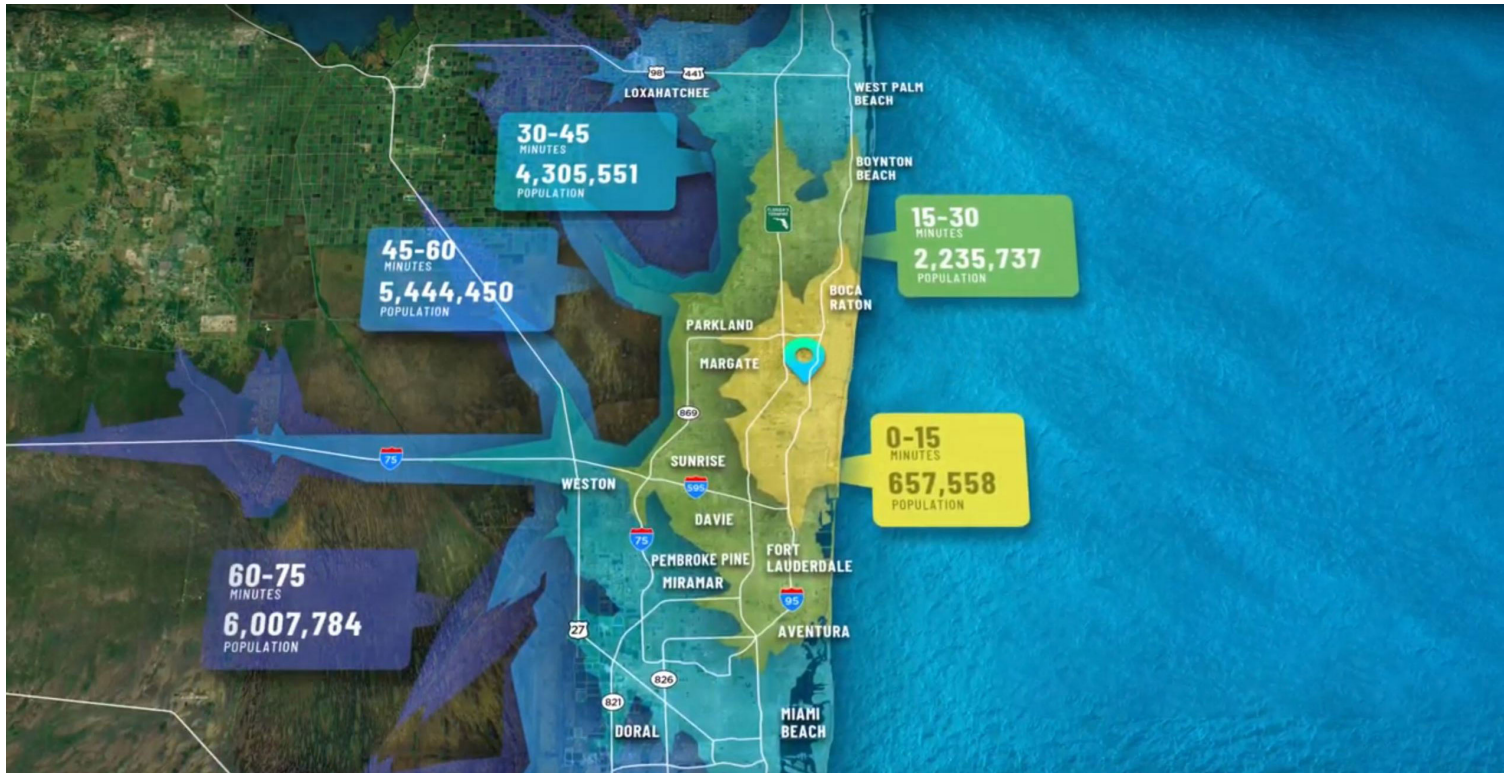
It makes good business sense to be in an opportunity zone! Investors in Qualified Opportunity Funds can achieve significant tax benefits for equity investments, including tax deferral and permanent tax reduction. How does this effect tenants?

- Tenants can use an upgraded building for lower rent.
- Tenants can fund improvements or other capital needs in the leased space with the proceeds of an opportunity zone investment.
- An investor can invest in YOU! An investor can invest in a tenant's business with at least 70% of its tangible assets in an opportunity zone, or if 50% of its employees hours or wages are in the zone, or if 50% of the business revenue is generated within the zone.

ACCESS AERIAL



DRIVETIME POPULATION MAP



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.