

Powerline Commerce Center

1501 N Powerline Road Pompano Beach, FL 33069



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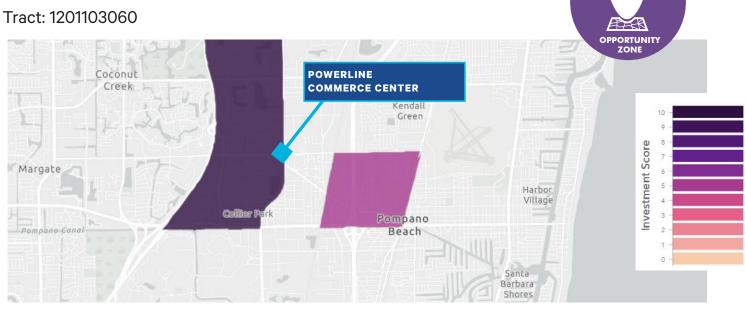


Property Features

- + Available SF: ±4,800 SF to ±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 ½ mile to Florida Turnpike and 1 Mile from I-95
- + Asking \$14.00 \$15.00 PSF NNN Plus \$4.00 OPEX

Opportunity Zone



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 <i>,7</i> 91
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

Tenant Benefits

It makes good business sense to be in a 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 invstor can invest in a tenant's business with at least 70% of it's tangible assets in an opportunity zone, or if 50% of it's employees hours or wages are in the zone, or if 50% of the business revenue is generated within the zone.

^{**} ESRI Demographics

ACCESS AERIAL



DRIVETIME POPULATION MAP



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