

POWERLINE CENTRE PLAZA OUTPARCEL

Retail Space For Rent

1301-1325 S Powerline Rd
1341-1361 S Powerline Rd
Pompano Beach, FL 33069

Micael Machado

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COMPASS
COMMERCIAL



About us



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Marc-Henri J. Kijner

LIC. ASSOC. R.E. BROKER

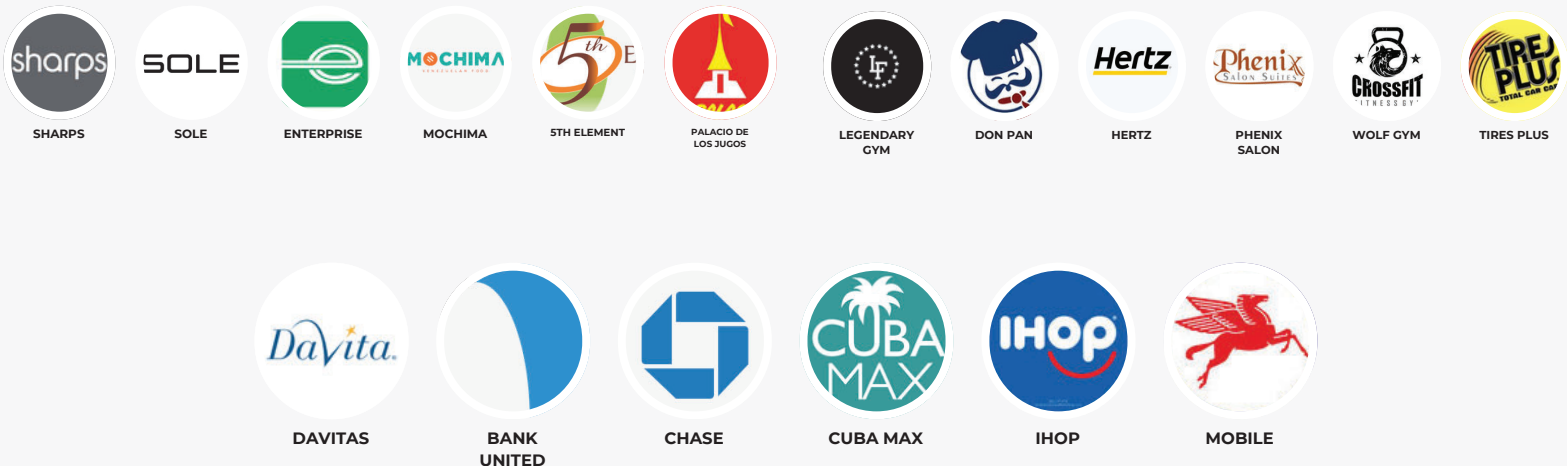
TEAM CO-PRINCIPAL

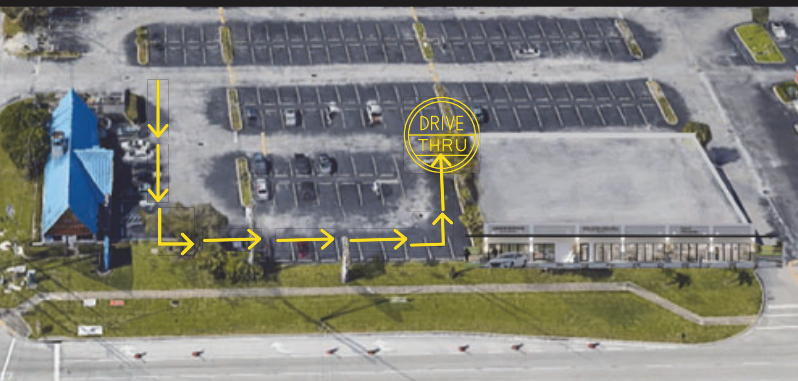
646.808.6476

MARC.KIJNER@COMPASS.COM



Client Portfolio





PROPERTY OVER VIEW



341-1361 S Powerline Rd
Pompano Beach, FL 33069

Prime Outparcel with large exposure on the Powerline Road corridor between Commercial and E. Atlantic Blvd, and is mere minutes away from major highways such as I-95 and Turnpike. Very close proximity to the future home of Harrah's Pompano Beach casino, formerly Isle Casino Racing Pompano Park and Palm Aire Country Club. The Outparcel building facing S Powerline Rd (41.8 K Daily Traffic), boasts approximately 6,000 square feet of GLA of space, with a possible drive-through on the South East side. It can be conveniently subdivided for the ideal tenants (2 tenants- 4,000 and 2,000 suites). Two entry points from S Powerline Rd, ensuring ample parking for your patrons! Zoned B-3 General Business, this space is versatile and adaptable, making it an excellent choice for a variety of retail uses such as fast food restaurants, sports bars, cafes, house hold items, pet stores, banks, auto and boat sales, vocational or trade schools, Beauty salons, Health Care facilities and much more. Tenant incentives are available on long-term leases.

Offering Summary



1341-1361 S Powerline Rd
Pompano Beach, FL 33069



Lease type :
NNN



Total Space Available:

- 922 - 12,000 SF
- Out Parcel + Possible
Drive Through



Under New Management



Market:

South Florida

Pompano

Cypress Creek



Daily Traffic:
41.8k



Lease Term

Negotiable :
Yes



Year Built:

1979 / 2024

Substantially remodeled



Parking:

130 Surface Spaces are
available; Ratio 7.08/1000 SF
175 Spaces

Lease Rate:

Out Parcel

\$28.00 SF | +\$7 CAM

Back Building

\$24.00 SF | +\$7 CAM

ZONING:

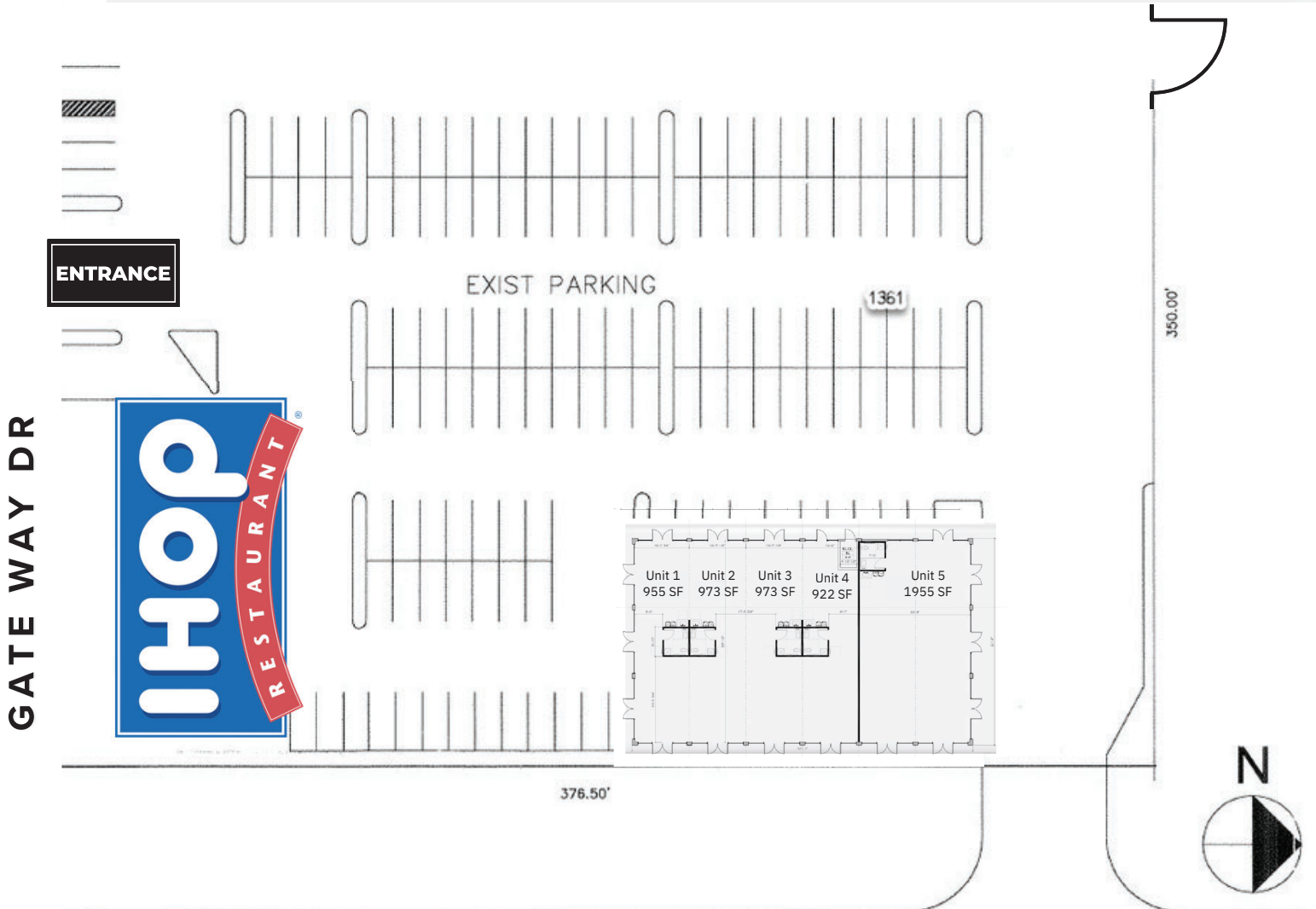
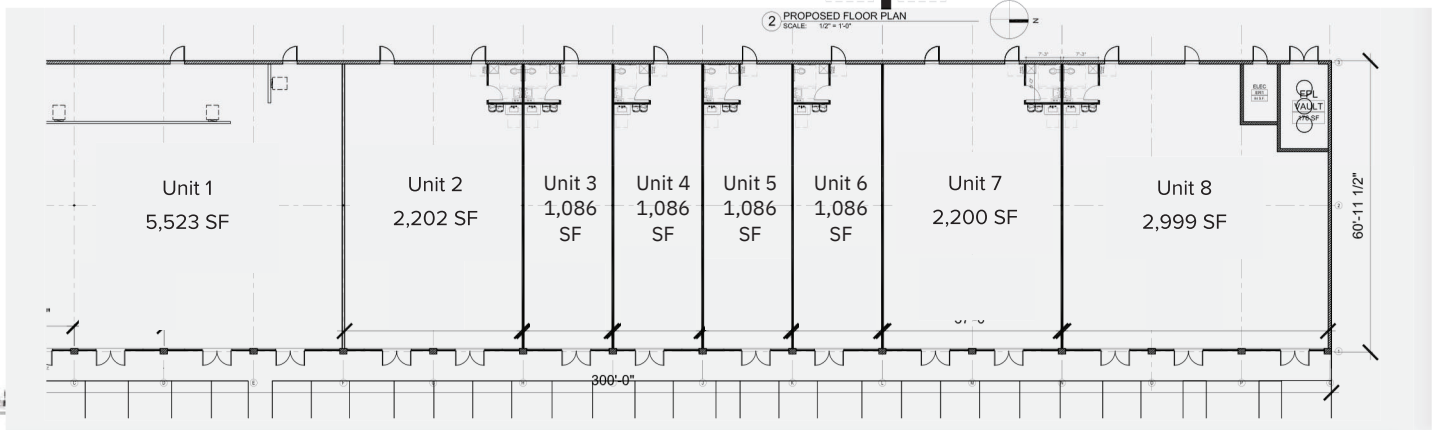
B-3 - Retail, Service, Office, Recreation,
Entertainment, Institutional use,
Restaurants, Boats and auto show case
rooms : Furniture, Boats, Vehicles,
Appliances and more.



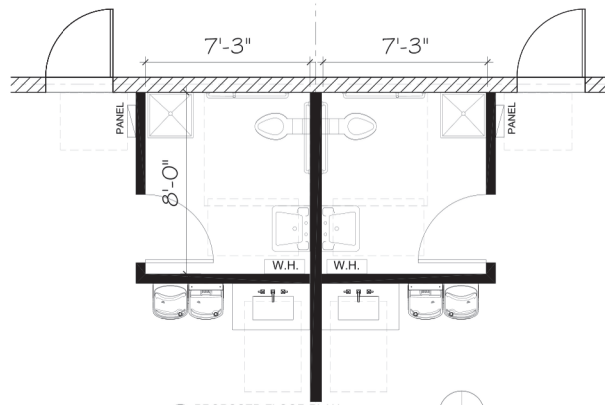
1341-1361 S Powerline Rd
Pompano Beach, FL 33069



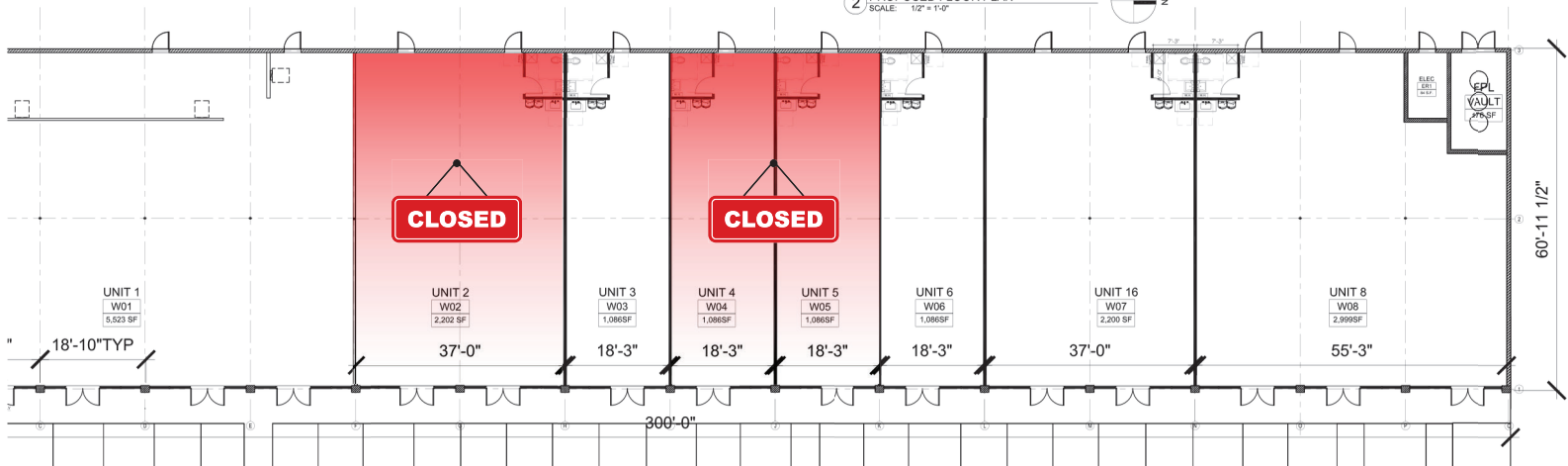
SW 27TH AVE



S POWER LINE RD



2 PROPOSED FLOOR PLAN
SCALE: 1/2" = 1'-0"



1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

CLIENT
**POWERLINE PLAZA
INTERIOR BUILDOUT**
1301 - 1325 S. POWERLINE PLAZA MALL
POMPAHO BEACH, FL 33069

CDS
CASTELLANOS DESIGN

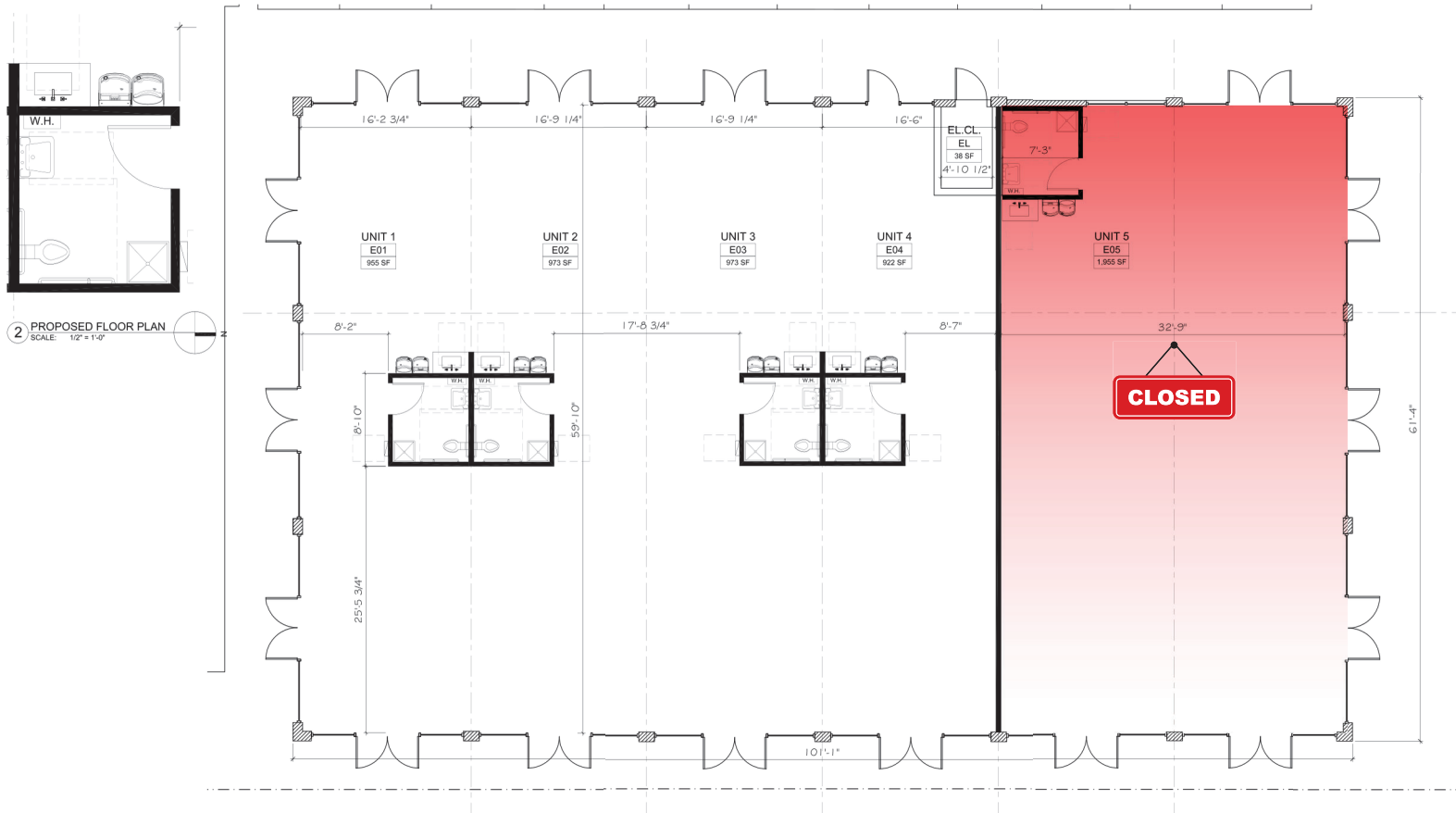
7300 BISCAYNE BLVD. STE. 200
MIAMI, FL 33138
TEL: 786-218-3338
FAX: 786-218-3338
WWW.CASTELLANOSDESIGN.COM

NO.	DATE	ISSUED / REVISED
1.	04/15/2022	SCHEMATIC DESIGN
2.		
3.		
4.		
5.		
6.		
7.		

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2022-46ID
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DRAWN BY: W.C.
SCALE: AS NOTED
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SHEET NAME:
**PROPOSED
ARCHITECTURAL
FLOOR PLAN**
SHEET NO:
AS-1



CLIENT
**POWERLINE PLAZA
INTERIOR BUILDOUT
BUILDING B**
1341 - 1361 S. POWERLINE PLAZA MALL
POMPANO BEACH, FL 33069



7300 BISCAYNE BLVD. STE.300
MIAMI, FL 33138
TEL: 796.212.1515
License #AA 20003467
WWW.CASTELLANOSDESIGN.COM

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1.	08/01/2025	SCHEMATIC DESIGN
2.	08/01/2025	SCHEMATIC DESIGN REVISION 1
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SHEET NAME
**PROPOSED
ARCHITECTURAL
FLOOR PLAN**
SHEET NO.
AS-1

INCENTIVES

Desirable out parcel
space available with a
possible
Drive-Thru
Abundant parking. (175)
Competitive lease rates
Tenant's incentives
Impact Windows
New roof

EXCELLENT PROPERTY VISIBILITY

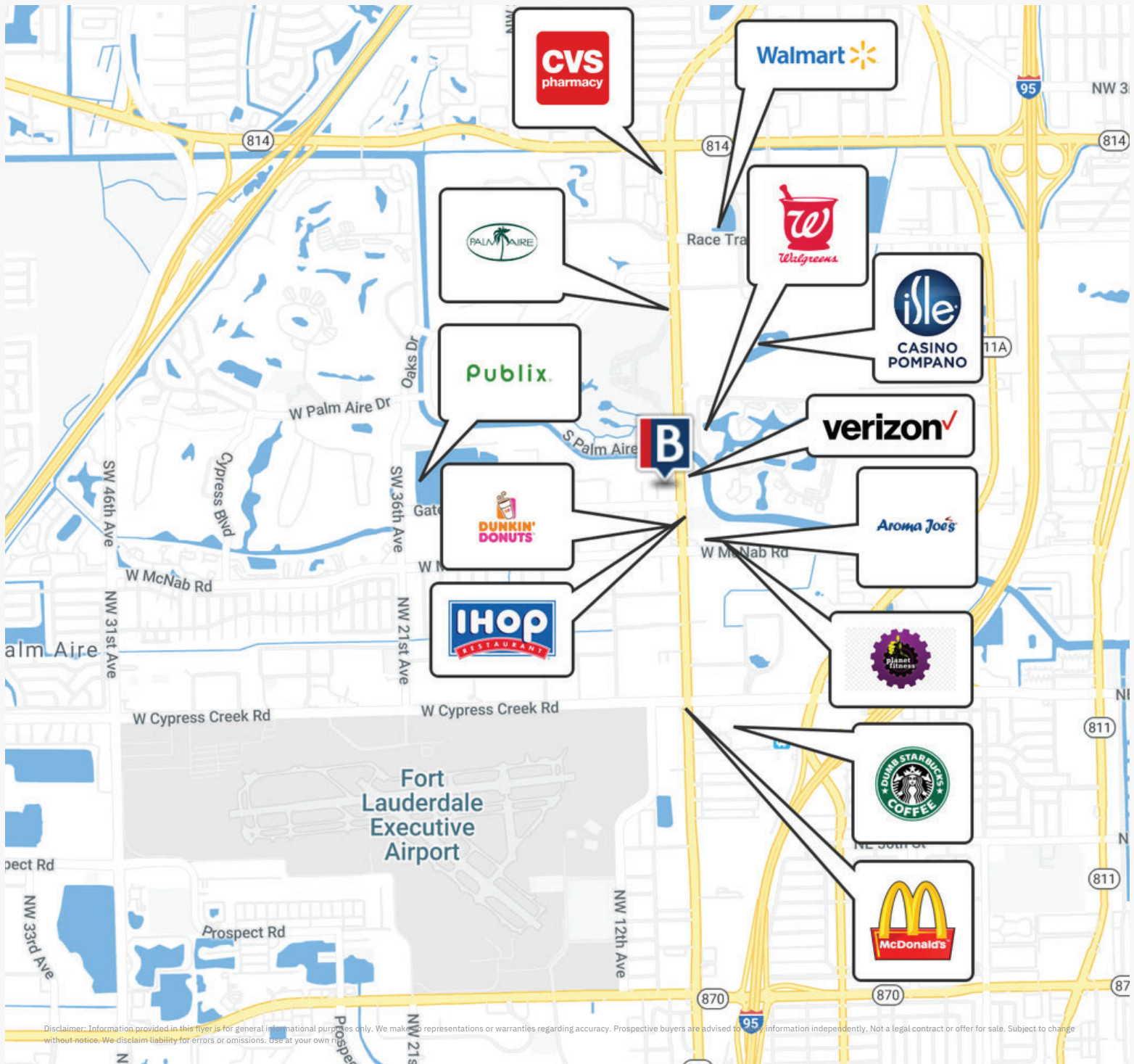
Less than half a mile from
"THE POMP Casino"
is a 2 Billion Dollars project Near
major planned community shaping
mixed-use projects Excellent proximity
to established residential areas -
Daily traffic 42k

OUTSTANDING DEMOGRAPHICS

The site sits in the middle of a
dense populous area with over
391,000 residents in
a 5-mile radius

STRONG RETAIL SYNERGY

Located in a retail infill
corridor, nearby tenants
include
Walmart, Walgreens
Publix, Home Depot
Dunkin' Donuts
Verison , Starbucks, and
many others.
125,000 + population
within 3 miles



RETAIL AERIAL ZOOMED IN



RETAIL AERIAL ZOOMED OUT





DEMOGRAPHICS

KEY FACTS 5 MILES

\$273,046 **\$52,249** **1974**

MEDIAN HOME
VALUE

HOUSEHOLD
INCOME

YEAR BUILD

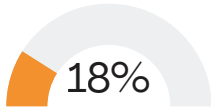
POPULATION

6,157

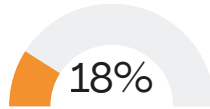
MEDIAN AGE

47 Y

5 MILES



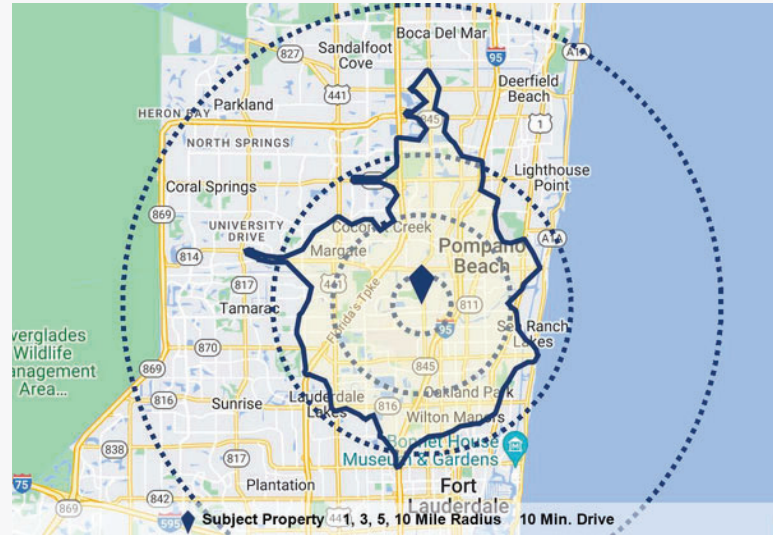
BUYING POWER



HOUSE HOLD



EMPLOYEEMENT



TRAFFIC COUNTS

S Pompano Pkwy/Gateway Dr

41.8 K

NW 69th St/SW 27th Ave

23.1 K

South Pompano Parkway/N Pow

46.2 K

West McNab Road/NW 15th Ave

19.8 K

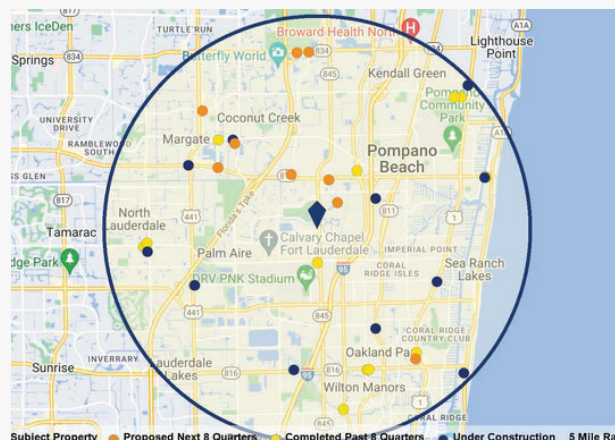


Proposed SF Next 8 Qtrs

1,061,156

Delivered SF Past 8 Qtrs

127,629



All-Time Annual Avg. SF

132,304

Delivered SF Next 8 Qtrs

96,282

Peer Property Comparison

Property Name / Address

NNN Asking Rent Per SF

Vacancy Rate

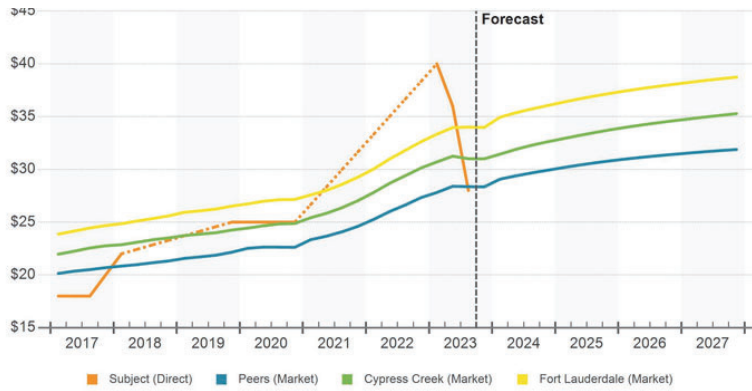
		Star Rating				
6	300-310 W Hallandale...	★★★★★	\$32.00	↔	0%	↔
1	1879 N State Road 7	★★★★★	\$28 - 35(Est.)	↔	49.3%	↔
2	2223 Pembroke Rd	★★★★★	\$28 - 34(Est.)	↔	0%	↔
3	Southland Shopping... 1005-1025 W State Road 84	★★★★★	\$27 - 33(Est.)	↔	0%	↔
4	Roselli Plaza East 3099 E Commercial Blvd	★★★★★	\$26 - 32(Est.)	↔	0%	↔
5	Retail Bldg 9 2201-2283 SW 2nd St	★★★★★	\$26 - 32(Est.)	↔	0%	↔
7	1825 Way Pointe Pl	★★★★★	\$26 - 32(Est.)	↔	36.9%	↔
	Outparcel 1341-1361 S Powerline Rd	★★★★★	\$28.00	↔	0%	↔
8	Sunrise Town Center 3408-3548 N University Dr	★★★★★	\$25 - 31(Est.)	↔	3.7%	↔
9	I Hop 1395 S Powerline Rd	★★★★★	\$25 - 30(Est.)	↔	0%	↔
1	1692-1696 S 22nd Ave	★★★★★	\$24 - 30(Est.)	↔	0%	↔
15	1301-1325 S Powerlin...	★★★★★	\$26.00	↔	0%	↔
1	Lot 11&12 9351-9353 W Sample Rd	★★★★★	\$23 - 29(Est.)	↔	0%	↔
1	Shoppes at Dillard 2711 W Sunrise Blvd	★★★★★	\$25.00	↔	22.9%	↔
1	1717 N State Road 7	★★★★★	\$22 - 27(Est.)	↔	0%	↔
1	Lot 4&5 9319 W Sample Rd	★★★★★	\$21 - 26(Est.)	↔	0%	↔
1	9363-9367 W Sample Rd	★★★★★	\$21 - 26(Est.)	↔	0%	↔
1	Lakes Plaza 2424-2466 N St Rd 7	★★★★★	\$20 - 24(Est.)	↔	0%	↔
Average			\$27.7	1	10.9%	



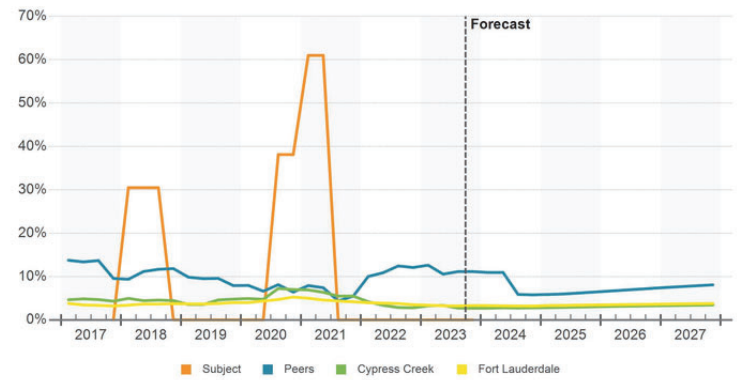
RENT ANALYTICS

FORT LAUDERDALE RENT TRENDS

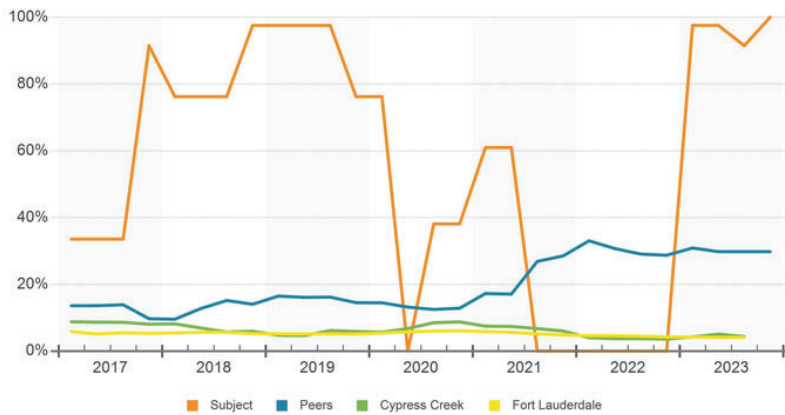
NNN RENT PER SQUARE FOOT



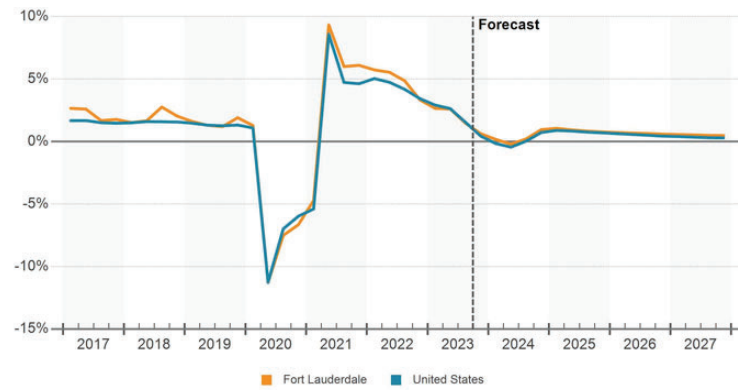
VACANCY RATE



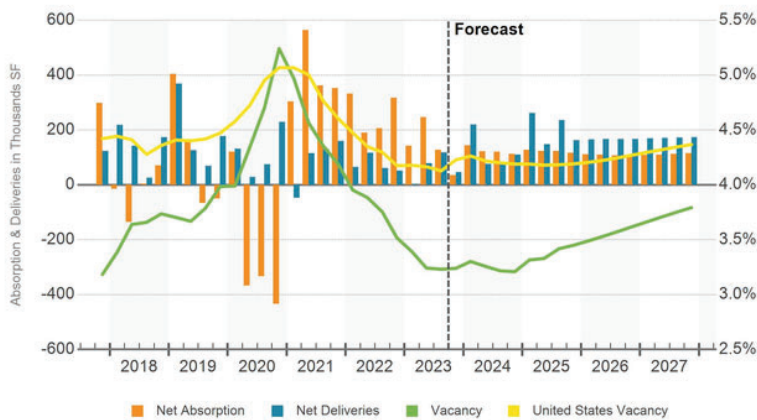
AVAILABILITY RATE



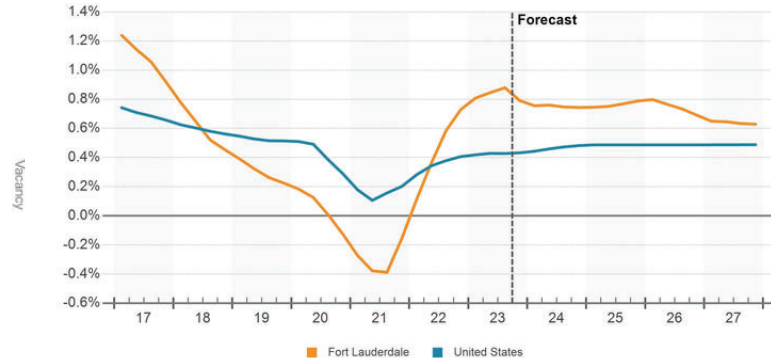
FORT LAUDERDALE ECONOMIC SUMMARY



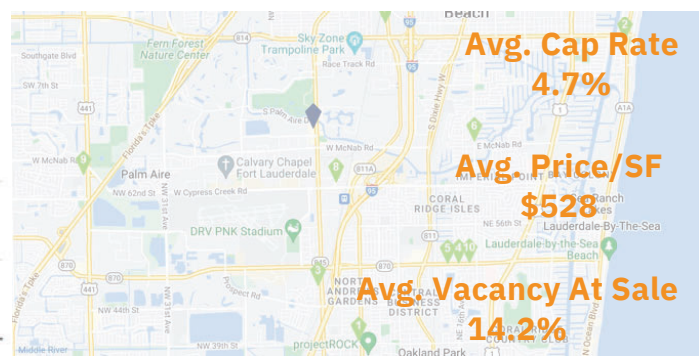
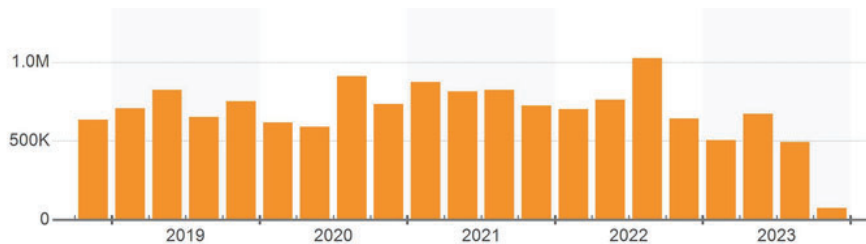
NET ABSORPTION, NET DELIVERIES & VACANCY



POPULATION GROWTH (YOY %)



LEASING ACTIVITY IN FORT LAUDERDALE IN SQUARE FEET



COMPASS COMMERCIAL

MACHADO KIJNER
GROUP

Who we are

We're a dynamic Real Estate team, specializing in Commercial, Residential, Luxury, Waterfront, and International properties. With expertise in negotiation and market insights, we deliver exceptional results for our clients. Our multicultural team speaks English, Spanish, Portuguese, Italian, Greek, Russian, Hebrew, Thai, French & Chinese, ensuring personalized service worldwide.

What We Do

COMMERCIAL



Commercial real estate involves properties for business like offices, retail spaces, and industrial sites. We specialize in buying, selling, and leasing these properties, offering expertise in market analysis, negotiations, and property management to clients seeking commercial investments or business space.

ASSET MANAGEMENT



Rental real estate involves properties leased to tenants for residential or commercial purposes, generating rental income for the owner. As rental realtors and management, we assist landlords in finding suitable tenants, handling lease agreements, and managing property maintenance to ensure smooth and profitable rental operations.

ULTRA LUXURY RESIDENTIAL

Ultra-luxury residential real estate encompasses the most exclusive, high-end properties. As ultra-luxury residential realtors specialized in buying and selling these elite properties, we offer personalized service and expert guidance to discerning clients.

NEIGHBORHOOD COLLECTION

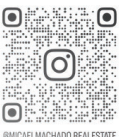


OUR TEAM COVERS ALL OF FLORIDA

Client Portfolio



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Team Founder & Principal



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RETAIL
SPACE

FOR
RENT

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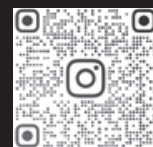
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POWERLINE CENTRE PLAZA Outparcel



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