



**NEXT GENERATION  
PREPARATORY ACADEMY**  
HOME OF THE EAGLES EST. 2024

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PREPARATORY ACADEMY**  
HOME OF THE EAGLES EST. 2024

Next Generation  
Preparatory Academy  
K-12  
754.444.4978

Home  
of the  
Eagles

**FranklinStreet**

OFFERING MEMORANDUM

**1350 PLAZA**

1311-1401 S DIXIE HWY E, POMPANO BEACH, FL 33060

# CONTACT US

## INVESTMENT SALES



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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.



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# PROPERTY INFORMATION



## 1350 PLAZA

1311-1401 S Dixie Hwy E,  
Pompano Beach, FL 33060

## 1350 PLAZA

ADDRESS: 1311-1401 S DIXIE HWY E, POMPANO BEACH, FL 33060

**SALE PRICE: \$7,400,000**

Current Cap Rate	7.80%
Current NOI	\$577,457
Pro Forma NOI YR 2	\$762,183
Proforma Cap Rate YR 2	10.30%
Occupancy	96.89%
WALT	1.6 Years
Square Feet	37,312 SF
Price Per Square Feet	\$198.33/SF
Number of Acres	1.31 Acres

## SALE DESCRIPTION

Franklin Street is pleased to present 1350 Plaza — a ± 37,312 SF retail center in the heart of Pompano Beach, FL. Currently 97% leased, the property offers strong value-add potential through lease-up and moving rents to current market rates.

Situated on 1.31 acres across five parcels, the property features 43 suites ranging from 567 to 2,070 SF — ideal for local retailers and service providers.

With over 430 feet of dual frontage along South Dixie Highway and more than 25,000 vehicles per day, 1350 Plaza benefits from excellent visibility in both directions. It's ideally located between E. Atlantic Blvd and E. Commercial Blvd, with direct access to I-95 and the Florida's Turnpike.

## INVESTMENT HIGHLIGHTS



### Gross Lease Structures

- Gross Lease Structure allows future restructure to NNN



### Internet Resistant Tenant Mix

- 43 Separate Suites ranging from 567 SF – 2,070 SF



### Short Lease Term

- 7% of GLA on Month – to – Month Leases
- Low WALT of 1.6 Years



### Below Market Rents

- Average Rent of \$22.40 PSF



### Below Replacement Cost Basis

- Offered at sub-\$200/SF, well below today's construction costs.



### Strong In-Place Yield

- 7.75%+ going-in cap rate, delivering immediate day-one cash flow.

## LOCATION HIGHLIGHTS



### High Visibility and Frontage

- 430+ SF of dual street frontage and access along both East and West side of S Dixie Hwy



### High Traffic Area

- S Dixie sees over 25,000 VPD



### Prime Location in Pompano Beach

- Centrally located between Commercial and Atlantic Boulevard, which have access to I-95



### Dense Market

- Affluent demographics with over 135,000 people within a 3 mile radius



### High Barrier to Entry South Florida Market

- Located in highly desirable Pompano Beach, Broward County

# PROPERTY DETAILS

## LOCATION INFORMATION

Building Name	1350 Plaza
Street Address	1311 - 1401 S Dixie Hwy E
City, State, Zip	Pompano Beach, FL 33060
County	Broward

## BUILDING INFORMATION

Building Size	37,312 SF
Occupancy	96.89%
Tenancy	Multiple
Number of Suites	43
Year Built	1973

## PROPERTY INFORMATION

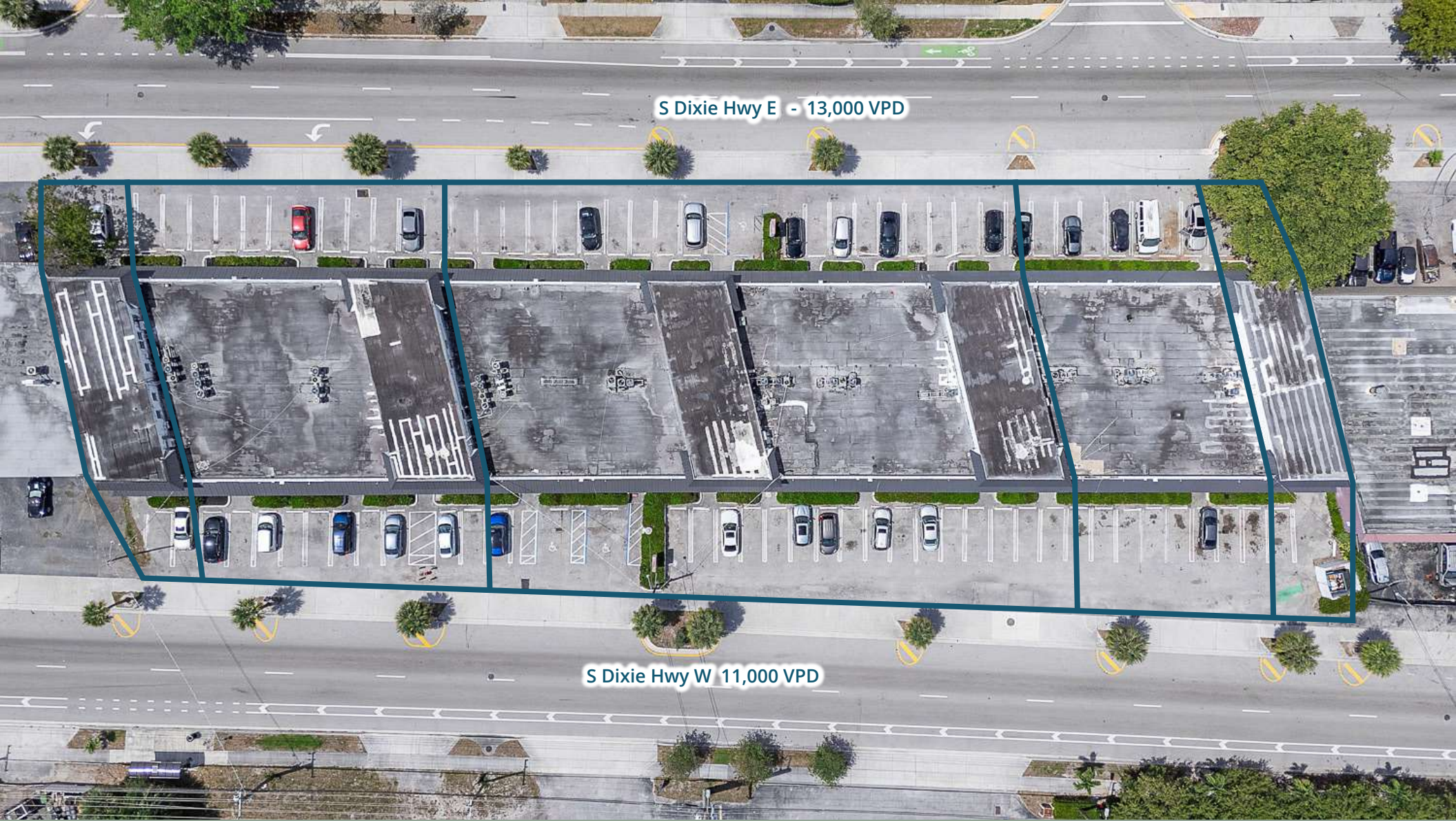
Property Type	Retail
Parcels	5
Property Subtype	Strip Center
Zoning	B-4
Lot Size	1.31 Acres
APN #	494202050550, 494202050561, 494202050562, 494202050570, 494202050571

## PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	1.96/1,000 SF
Number of Parking Spaces	83



# PARCEL OUTLINE



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION INFORMATION

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## 1350 PLAZA

1311-1401 S Dixie Hwy E,  
Pompano Beach, FL 33060



# AERIAL EAST



POMpano MARKETPLACE



CYPRESS SHOPPING CENTER



Miami semesterbostad  
Santa Barbara Villa 2337



Ritz - Carlton Residences  
1380 S Ocean Blvd

Pine Crest  
School

Publix

Marshalls



SW 15th St



S Dixie Hwy W



**SUBJECT  
PROPERTY**



S Dixie Hwy E

# AERIAL SOUTH



Pine Crest School

James S. Rickards Middle School

CAMPUS STORE

Publix

Downtown Fort Lauderdale

NORTHRIDGE SHOPPING

ROSS DRESS FOR LESS  
UPTOWN CHEAPSKATE  
FIREHOUSE SUBS  
T-Mobile  
SKECHERS  
Party City  
GameStop  
CHASE  
Rainbow

PINCH-A-PENNY POOL-PATIO-SPA  
The Perfect People For A Perfect Pool

Aviara East Pompano  
228 units



WESTIN HOTELS & RESORTS®

Augies Autobody & Paint

Amy's French Bakery & Bistro

Amaya Blossoms

H.S. WHITE CORPORATION  
Since 1935

SUBJECT PROPERTY

S Dixie Hwy W

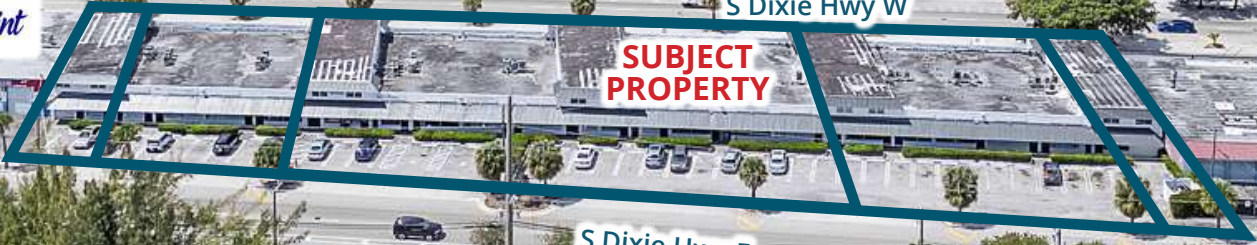
S Dixie Hwy E

# AERIAL WEST

CYPRESS CREEK STATION



I-95 29,750 VPD



S Dixie Hwy W

S Dixie Hwy E

# AREA OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Estimated Population (2024)	16,064	133,858	330,081
Estimated Households (2024)	6,856	61,461	147,146
Estimated Average Household Income (2024)	\$95,071	\$114,658	\$119,236
Estimated Average Household Net Worth (2024)	\$1.04 M	\$1.29 M	\$1.29 M



POMPANO BEACH IS LOCATED 11 MILES FROM DOWNTOWN FORT LAUDERDALE



APPROXIMATELY 115,000 RESIDENTS LIVE IN POMPANO BEACH



WELL-CONNECTED BY I-95 AND THE FLORIDA TURNPIKE



GDP GROWTH RATE FOR FLORIDA IS 4.3% PER YEAR



FLORIDA IS RANKED 4TH IN ECONOMIES ACROSS THE US



SOUTH FLORIDA IS A PRIME LOCATION AND A INFLUENTIAL HUB



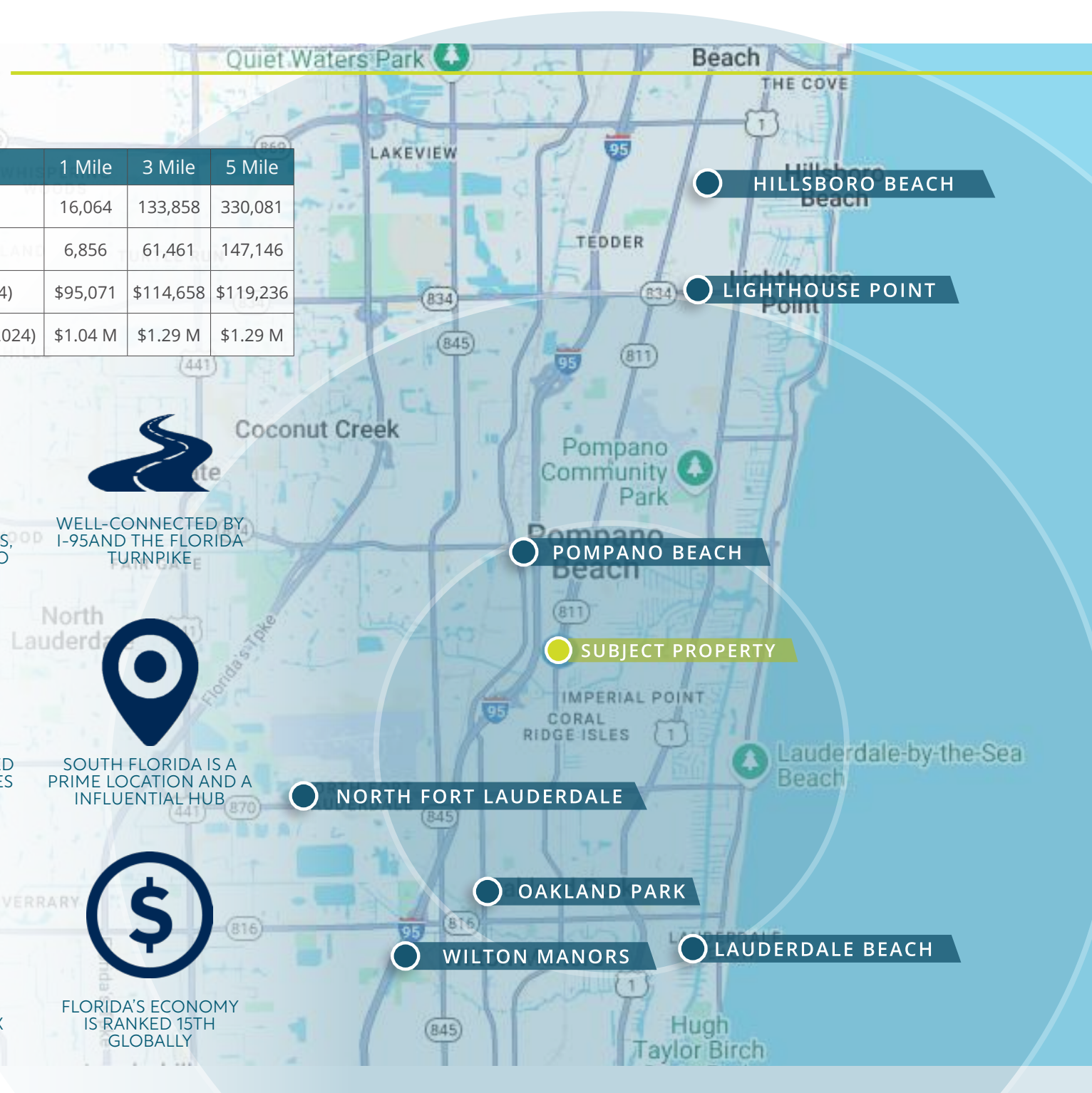
FLORIDA IS THE 3RD MOST POPULOUS STATE



THE STATE OF FLORIDA IS A TAX FREE STATE



FLORIDA'S ECONOMY IS RANKED 15TH GLOBALLY



# FINANCIAL ANALYSIS



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## 1350 PLAZA

1311-1401 S Dixie Hwy E,  
Pompano Beach, FL 33060

# RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL CAU	RECOVERY TYPE
1E	Lou DiSouza	644	1.68%	07/01/19	MTM	\$24.50	\$15,778	\$1,127.04	MG
1W	Ashley Jean	644	1.68%	04/01/24	03/31/27	\$22.50	\$14,490	\$1,127.04	MG
1AE	DSC	1,162	3.03%	02/01/26	01/31/27	\$11.00	\$12,782	\$1,925.52	MG
1AW	DSC	1,162	3.03%	02/01/26	01/31/27	\$11.00	\$12,782	\$0.00	MG
2E	The Leah Rose Foundation Inc	534	1.39%	06/01/25	05/31/26	\$24.50	\$13,083	\$934.56	MG
2W	The Eire Companies	534	1.39%	11/01/14	MTM	\$24.50	\$13,083	\$934.56	MG
3E	Little Mexican Flowers	544	1.42%	04/01/23	03/31/27	\$24.50	\$13,328	\$951.96	MG
3W	Mandy Lynn Photography LLC	544	1.42%	07/01/24	06/30/26	\$24.50	\$13,328	\$816.00	MG
4E	Mt Sinai Missionary Baptist	673	1.76%	09/01/20	08/31/26	\$24.50	\$16,489	\$1,009.56	MG
4W	Sunsave Insurance Corp	694	1.81%	04/01/24	06/30/26	\$24.50	\$17,003	\$1,214.52	MG
5E	The Place of Encounter International	725	1.89%	12/01/25	11/30/26	\$24.50	\$17,763	\$1,268.76	MG
5W	Annisia Graham	725	1.89%	03/01/26	02/28/27	\$24.50	\$17,763	\$1,268.76	MG
6E	The Red Violin Tattoo Shop	549	1.43%	08/01/26	07/31/27	\$24.50	\$13,451	\$960.72	MG
6W	LM Medical Spa LLC	565	1.47%	03/01/26	02/28/27	\$24.50	\$13,843	\$988.80	MG
6AE	Stiafone Pelham	1,162	3.03%	05/01/26	04/30/27	\$13.50	\$15,687	\$660.00	MG
6AW	Vacant	1,162	3.03%	TBD	TBD	\$15.00	\$17,430	\$0.00	-
7EW	Nora's Western Wear, INC	1,100	2.87%	04/01/19	03/31/27	\$24.50	\$26,950	\$1,925.04	MG
8E	Sacred Vision Network	685	1.79%	04/01/25	03/31/27	\$24.50	\$16,783	\$1,198.80	MG
8W	Sacred Vision Network	688	1.80%	04/01/26	03/31/27	\$24.50	\$16,856	\$1,203.96	MG
9E	Worthy Walk Ministries	683	1.78%	04/01/26	03/31/28	\$25.00	\$17,075	\$1,195.20	MG
9W	Marc Anthony Stevens	683	1.78%	05/01/26	04/30/27	\$25.00	\$17,075	\$1,195.20	MG
10EW	The Eire Companies	1,450	3.78%	03/01/25	05/31/26	\$24.50	\$35,525	\$2,537.52	MG
11E	MM Boca Group	682	1.78%	03/01/26	02/28/28	\$24.81	\$16,920	\$3,738.72	MG
11W	Oasis Body Jewelry Boutique	682	1.78%	08/01/25	07/31/26	\$24.50	\$16,709	\$1,193.52	MG
11AE	Henry Cummings	1,162	3.03%	05/01/23	04/30/27	\$13.50	\$15,687	\$1,161.96	MG
11AW	Vapenotiq	1,162	3.03%	01/01/26	12/31/26	\$14.50	\$16,849	\$2,033.52	MG

# RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL CAU	RECOVERY TYPE
12E	Nastia EscalanteAmmunition	501	1.31%	01/01/26	12/31/26	\$24.50	\$12,275	\$876.72	MG
12W	Vapenotiq	501	1.31%	01/01/26	12/31/26	\$24.50	\$12,275	\$876.72	MG
13W/13E	Mind Body Soul	1,300	3.39%	04/01/19	03/31/27	\$22.50	\$29,250	\$2,274.96	MG
14EW	Unity of Church	1,375	3.59%	03/01/23	02/29/28	\$25.72	\$35,371	\$2,165.64	MG
15E/16E/16W	Atlantic Marketing LLC	1,868	4.88%	04/01/24	07/31/26	\$24.50	\$45,766	\$2,802.12	MG
15W	Qilo Co	650	1.70%	10/01/00	09/30/26	\$25.50	\$16,575	\$975.00	MG
16AW	Mary Ann's Closet	1,162	3.03%	08/01/25	07/31/26	\$14.50	\$16,849	\$2,033.52	MG
16AE	Jeffrey Battie	1,162	3.03%	05/01/26	04/30/27	\$13.50	\$15,687	\$660.00	MG
17E/18EW/19EW	Next Generation Preparatory Academy	3,325	8.68%	01/01/26	12/31/26	\$25.45	\$84,624	\$5,923.80	MG
17 W	La-Tempestt Chaundria Jacobs	545	1.42%	04/01/23	03/31/27	\$25.24	\$13,755	\$953.76	MG
20W	Pierre Milcent	567	1.48%	08/01/25	07/31/26	\$24.50	\$13,891	\$1,292.88	MG
20E / 21	3 HZ ENT LLC	3,357	8.76%	07/01/22	06/30/26	\$16.37	\$54,956	\$2,294.76	MG
<b>VACANT TOTALS/AVGS</b>		<b>1,162</b>	<b>3.03%</b>			<b>\$15.00</b>	<b>\$17,430</b>	<b>\$0</b>	
<b>OCCUPIED TOTALS/AVGS</b>		<b>36,151</b>	<b>96.97%</b>			<b>\$21.25</b>	<b>\$768,356</b>	<b>\$55,701</b>	
<b>TOTALS/AVGS</b>		<b>37,313</b>	<b>100%</b>			<b>\$21.06</b>	<b>\$785,786</b>	<b>\$55,701</b>	

Notes:

- Suites with AE & AW are units in the 2nd floor
- Tenants 3 HZ Ent LLC & Freeman Funeral have rent increases of 5%

# INCOME & EXPENSE ANALYSIS



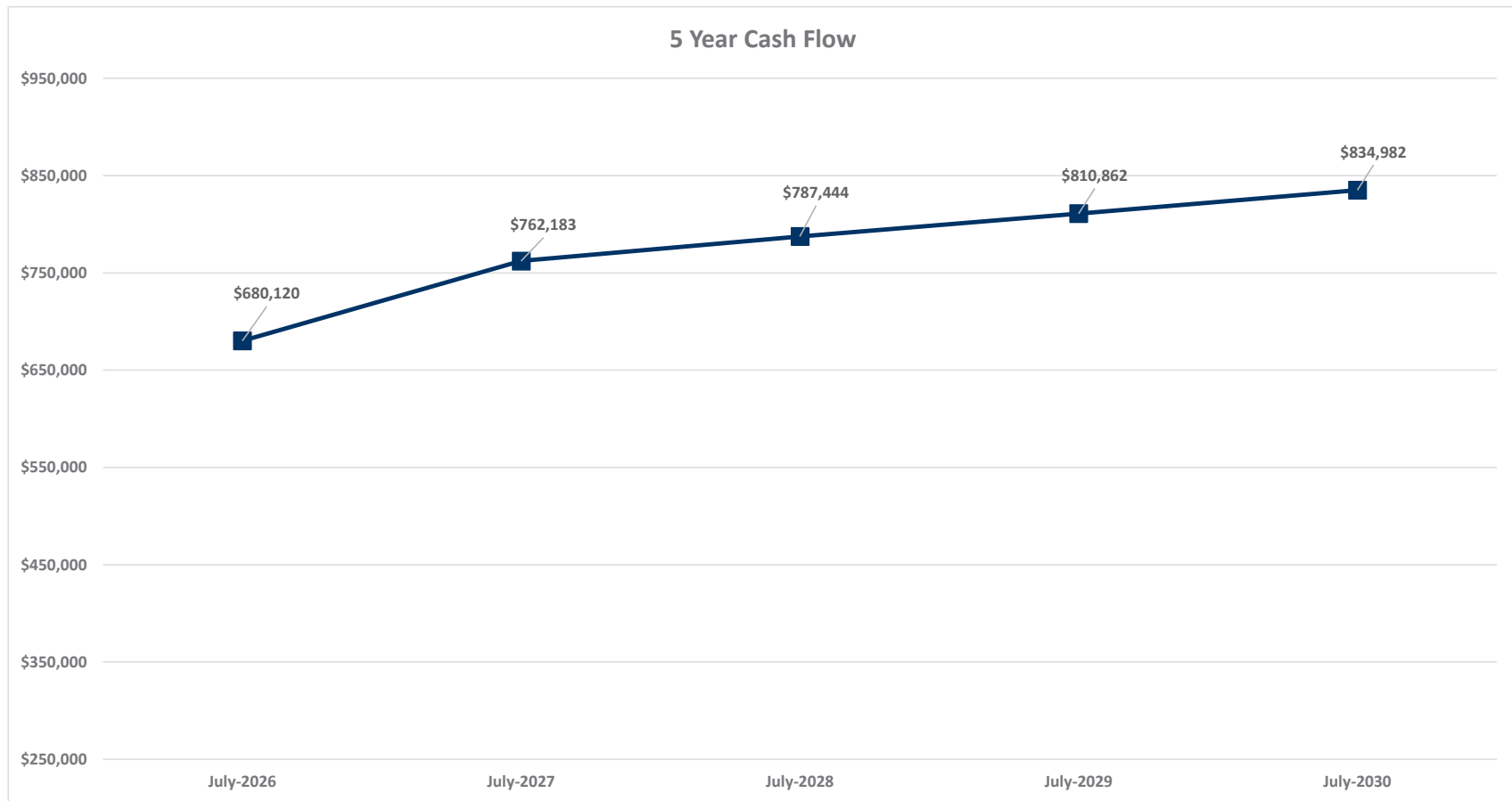
	CURRENT	CURRENT	PROFORMA YR 2	PROFORMA YR 2
INCOME	TOTAL	PER SF	TOTAL	PER SF
Base Rent	\$768,356	\$20.05	\$1,024,799	\$26.75
CAU	\$55,704	\$1.45	\$60,329	\$1.57
Annual Compliance Fee	\$7,525	\$0.20	\$7,525	\$0.20
<b>GROSS POTENTIAL INCOME</b>	<b>\$831,585</b>	<b>\$21.70</b>	<b>\$1,092,653</b>	<b>\$28.52</b>
Vacancy	\$0	\$0.00	\$54,632	\$1.43
<b>EFFECTIVE GROSS INCOME</b>	<b>\$831,585</b>	<b>\$21.70</b>	<b>\$1,038,020</b>	<b>\$27.09</b>
<b>EXPENSES</b>				
	TOTAL	PER SF	TOTAL	PER SF
Electric	\$15,491	\$0.40	\$16,434	\$0.43
Insurance	\$59,561	\$1.55	\$63,188	\$1.65
Landscaping	\$3,000	\$0.08	\$3,183	\$0.08
RE Taxes	\$106,195	\$2.77	\$112,662	\$2.94
Waste Management	\$18,440	\$0.48	\$19,563	\$0.51
Water	\$18,179	\$0.47	\$19,286	\$0.50
Management Fee	\$33,263	\$0.87	\$41,521	\$1.08
<b>TOTAL EXPENSES</b>	<b>\$254,129</b>	<b>\$6.63</b>	<b>\$275,837</b>	<b>\$7.20</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$577,456</b>	<b>\$15.07</b>	<b>\$762,183</b>	<b>\$19.89</b>

- Current base rent is based on current occupancy, assuming a close date of 7/1/2026
- RE taxes are based on the broker reassessment of 70% of the list price
- Proforma base rent is based on 100% occupancy for Y1, assuming each unit at market rents (2nd floor units at \$15/SF & 1st floor units at \$30/SF)
- Proforma vacancy factor is based on market rates of 5% per CoStar
- Reimbursements are based on a 3% general inflation rate & include the average CAU reimbursement amount of \$1.75/SF of the plaza
- Expenses are based on a 3% general expense inflation rate & the management fee is based on an average 4.0%
- Insurance expense is based on a quote provided by Franklin Street Insurance

# CASH FLOW

	In-Place Year 1	PF Year 1	PF Year 2	PF Year 3	PF Year 4	PF Year 5	
For the Years Ending	July-2026	July-2027	July-2028	July-2029	July-2030	July-2031	Total
<b>Rental Revenue</b>							
Potential Base Rent	\$785,786	\$929,091	\$1,024,799	\$1,058,395	\$1,090,147	\$1,122,851	\$5,225,283
Absorption & Turnover Vacancy	-\$17,430	\$0	\$0	\$0	\$0	\$0	\$0
Total Rental Revenue	\$768,356	\$929,091	\$1,024,799	\$1,058,395	\$1,090,147	\$1,122,851	\$5,225,283
<b>Other Tenant Revenue</b>							
Total Expense Recoveries	\$55,704	\$58,572	\$60,329	\$62,139	\$64,003	\$65,923	\$310,966
Total Tenant Revenue	\$824,060	\$987,663	\$1,085,128	\$1,120,534	\$1,154,150	\$1,188,774	\$5,536,249
<b>Other Revenue</b>							
Annual Compliance Fee	\$7,525	\$7,525	\$7,525	\$7,525	\$7,525	\$7,525	\$37,625
Potential Gross Revenue	\$831,585	\$995,188	\$1,092,653	\$1,128,059	\$1,161,675	\$1,196,299	\$5,573,874
<b>Vacancy &amp; Credit Loss</b>							
Vacancy Allowance	\$0	-\$49,759	-\$54,633	-\$56,403	-\$58,084	-\$59,815	-\$278,694
Effective Gross Revenue	\$831,585	\$945,429	\$1,038,020	\$1,071,656	\$1,103,591	\$1,136,485	\$5,295,181
<b>Operating Expenses</b>							
Electric	\$15,491	\$15,955	\$16,434	\$16,927	\$17,435	\$17,958	\$84,709
Insurance	\$59,561	\$61,348	\$63,188	\$65,084	\$67,036	\$69,048	\$325,704
Landscaping	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$16,406
Real Estate Taxes	\$106,195	\$109,381	\$112,662	\$116,042	\$119,523	\$123,109	\$580,717
Waste Management	\$18,440	\$18,993	\$19,563	\$20,150	\$20,754	\$21,377	\$100,837
Water	\$18,179	\$18,724	\$19,286	\$19,865	\$20,461	\$21,074	\$99,410
Management Fee	\$33,263	\$37,817	\$41,521	\$42,866	\$44,144	\$45,459	\$211,807
Total Operating Expenses	\$254,129	\$265,309	\$275,837	\$284,212	\$292,730	\$301,503	\$1,419,591
Net Operating Income	\$577,457	\$680,120	\$762,183	\$787,444	\$810,862	\$834,982	\$3,875,591
<b>Debt Service</b>							
FS - Interest Debt Quote	\$295,203	\$289,598	\$283,656	\$277,363	\$270,693	\$0	\$1,121,310
FS - Principal Debt Quote	\$94,119	\$99,725	\$105,666	\$111,959	\$118,630	\$0	\$435,980
Total Debt Service	\$389,322	\$389,323	\$389,322	\$389,322	\$389,323	\$0	\$1,557,290
Cash Flow After Debt Service	\$188,135	\$290,797	\$372,861	\$398,122	\$421,539	\$834,982	\$2,318,301

# ASSUMPTIONS



### Market Leasing Assumptions

New Leasing Assumptions	Default Profile	2nd Floor
Term Length	5 Years	5 Years
Renewal Probability	75.00%	75.00%
Months Vacant	1.00 month	1.00 month
Market Base Rent (New)	\$30.00/SF/Year	\$15.00/SF/Year
Fixed Steps	3.00%	3.00%

### Debt Financing & Projected Returns

Loan Start Date	7/1/2026
Loan Term	300 Months
Amortization Term	300 Months
Interest Rate	5.80%
Debt Service Payment	32,444 Monthly
Total Debt (% LTC)	5,132,402 / 67.34%
Loan Costs	\$25,662
Total Equity	\$2,515,260

### Timing & Inflation

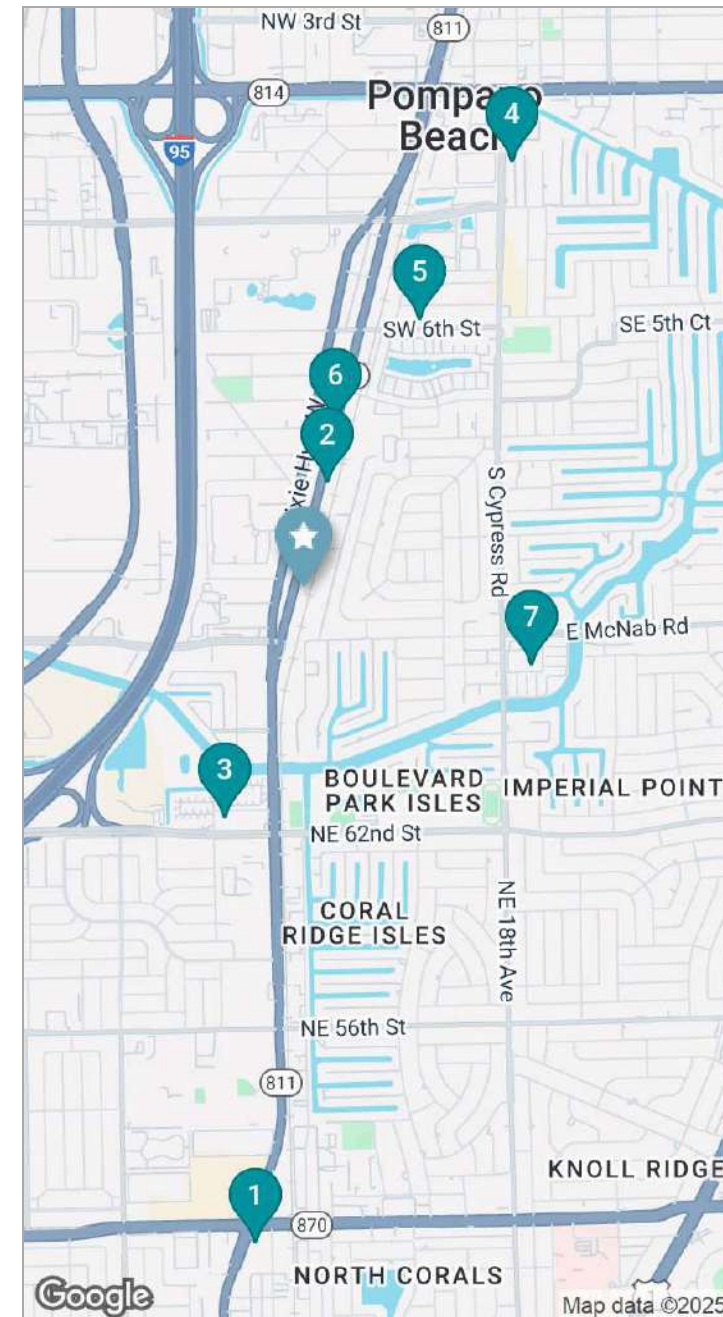
General Inflation (Year 2)	3.00%
Market Inflation (Year 2)	3.00%
Expense Inflation (Year 2)	3.00%
CPI Inflation (Year 2)	3.00%
General Vacancy (%)	5% (PF Y1)

### Notes:

Analysis starts with projected close date of July 1st 2026  
 RE Taxes have been reassessed based on Broward county appraisers site 70% of the list price  
 Insurance amount is based on Franklin Street Insurance quote provided in March, 2025  
 Management fee is based on 4% of the Effective Gross Revenue  
 Vacancy factor is based on market vacancy rates and analysis will start factoring in vacancy in PF YR 1

# LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	DEAL STATUS	LEASE TYPE	SPACE SIZE
★	<b>Dixie Village Plaza</b> 1311-1401 S Dixie Hwy E Pompano Beach, FL	Negotiable	Subject Property	-	-
1	<b>4960 N Dixie Hwy</b> Fort Lauderdale, FL	\$25.00 /SF/yr	Leased	Modified Gross	1,681 SF
2	<b>1000 S Dixie Hwy</b> Pompano Beach, FL	\$24.00 /SF/yr	Leased	Modified Gross	600 SF
3	<b>Pincrest Square</b> 903-999 NE 62nd St Fort Lauderdale, FL	\$31.78 /SF/yr	Leased	Modified Gross	3,000 SF
4	<b>230 S Cypress Rd</b> Pompano Beach, FL	\$25.00 /SF/yr	Leased	Modified Gross	640 SF
5	<b>191 SW 6th St</b> Pompano Beach, FL	\$28.00 /SF/yr	Leased	Modified Gross	1,800 SF
6	<b>837-1859 S Dixie Hwy - 2nd Floor Space</b> Pompano Beach, FL	\$17.14 /SF/yr	Leased	Modified Gross	875 SF
7	<b>Pompano Plaza Shopping Center - 2nd Floor Space</b> 98 E McNab Rd Pompano Beach, FL	\$18.00 /SF/yr	Leased	Modified Gross	550 SF
<b>AVERAGES</b>		<b>\$24.13 /SF/YR</b>			<b>1,307 SF</b>



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# MARKET OVERVIEW



## 1350 PLAZA

1311-1401 S Dixie Hwy E,  
Pompano Beach, FL 33060

# POMPANO BEACH MSA

- **County:** Broward
- **Population:** 114,727 people
- **Principal City:** Pompano
- **Economy:** Driven by tourism, real estate development, marine industries, and commercial business expansion
- **Culture & Attractions:** Pompano Beach Amphitheater, Pompano Beach Pier, Hillsboro Inlet Lighthouse
- **Transportation:** Located along I-95
- **Major Employers:** Pompano Park (Isle Casino Racing Pompano Park), Associated Grocers of Florida, Stimpson (Manufacturing - Fasteners & Grommets)

**THE POMPANO BEACH PIER AND FISHER FAMILY PIER** SERVE AS CENTRAL POINTS FOR TOURISM, DINING, AND BEACHSIDE ACTIVITIES.



Pompano Beach, located in Broward County, Florida, is a vibrant coastal city known for its stunning beaches, thriving marine industry, and growing commercial sector. Positioned between Fort Lauderdale and Boca Raton, Pompano Beach offers excellent connectivity via Interstate 95 and the Florida Turnpike, making it an attractive destination for businesses and residents alike. The city has undergone significant redevelopment, with a revitalized beachfront, new luxury residences, and an expanding dining and entertainment scene. Its proximity to major ports and airports enhances its appeal for logistics and trade, while its strong tourism industry, bolstered by year-round warm weather and waterfront attractions, continues to drive economic growth.

# POMPANO BEACH DEVELOPMENT VISION



Pompano Beach is on the brink of an exciting transformation, driven by a bold development plan aimed at establishing the city as a premier destination for residents, businesses, and tourists alike. With strategic building initiatives, the city is set to foster a vibrant downtown and robust economic growth.

**\$2 BILLION**

Transformation  
Downtown

**\$1.5 BILLION**

Construction  
Spending

**\$447 MILLION**

Annual Spinoff  
Business Revenue

**4.2 MILLION SF**

New Public Spaces, Office,  
Retail, Hotel, & Residential

## CORE OBJECTIVES

- **Economic Growth:** A focus on attracting businesses and creating job opportunities to boost the local economy.
- **Community-Focused Development:** Initiatives to create inviting public spaces, including open areas, new City Hall, and expanded parking.
- **Sustainability:** Commitment to green building practices and preserving local ecosystems.



## KEY INITIATIVES

- » **New Downtown Spaces:** Mixed-use developments that bring together residential, retail, and office spaces.
- » **Infrastructure Upgrades:** Enhanced transit options, improved roadways, and expanded pedestrian pathways.

# DYNAMIC GROWTH LANDSCAPE - POMPANO BEACH



## **777 ISLE OF CAPRI** 777 Isle of Capri, Pompano Beach, FL

650,000 SF | Retail  
2026 Delivery

Scheduled for completion in 2026, this expansive 650,000 SF retail complex at 777 Isle of Capri will feature a variety of retail spaces tailored to attract prominent brands. With 24.6% vacancy, the project offers flexibility for prospective tenants and is set to enhance Pompano Beach's commercial landscape, catering to residents and visitors alike. Its strategic location and scale aim to make it a cornerstone in the region's retail sector.

## **THE RITZ-CARLTON RESIDENCES** 1380 S Ocean Blvd, Pompano Beach, FL

650,000 SF | Retail  
2026 Delivery

The Ritz-Carlton Residences bring 239,000 SF of luxury multifamily living to Pompano Beach, expected in 2025. This high-end residential project will offer unparalleled amenities and oceanfront views, appealing to affluent clientele seeking a premium lifestyle. Positioned as a landmark development, it reflects the upscale residential trend in the area, strengthening Pompano Beach's reputation as a desirable coastal destination.

## **AVIARA EAST** 1621 S Dixie Hwy, Pompano Beach, FL

650,000 SF | Retail  
2026 Delivery

Aviara East, a new retail development at 1621 S Dixie Hwy, is set to open in 2024 with 9,446 SF dedicated to commercial space. The project's location on a busy thoroughfare positions it to capture significant local and tourist foot traffic. With an emphasis on versatility, Aviara East will support various retail tenants, bolstering Pompano Beach's retail offerings and providing added convenience for area residents.

## **114-120 N FLAGLER AVE** 114-120 N Flagler Ave, Pompano Beach, FL

650,000 SF | Retail  
2026 Delivery

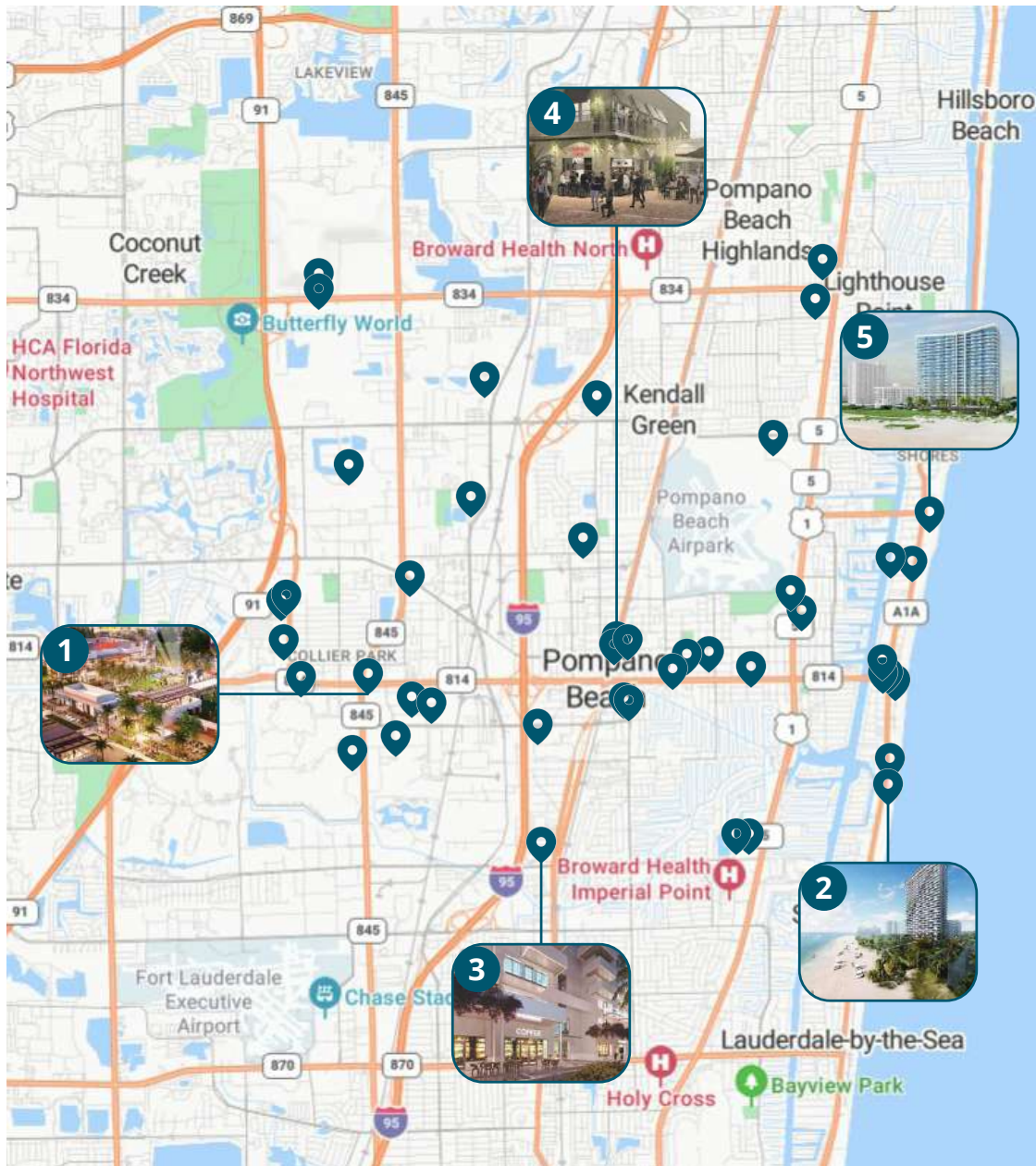
This compact 4,800 SF retail project on N Flagler Ave enriches Pompano Beach's commercial mix by offering an intimate shopping experience. Although smaller in scale, it supports the city's diverse retail landscape by attracting niche businesses. Its accessible location and design focus make it an attractive space for emerging retailers, enhancing the walkability and local business offerings in the area.

## **CASAMAR RESIDENCES** 900 N Ocean Blvd, Pompano Beach, FL

650,000 SF | Retail  
2026 Delivery

Casamar Residences brings 329,000 SF of luxury multi-family living to Pompano Beach, with completion expected in 2025. This upscale development offers exclusive waterfront views and premier amenities, appealing to high-end clientele. Positioned to complement the region's residential appeal, Casamar reinforces the city's upscale real estate offerings, attracting both residents and investors looking for quality coastal living.

# DYNAMIC GROWTH LANDSCAPE



## Pompano Beach Development Projects

Pompano Beach is experiencing robust growth with significant development activity enhancing the area's economic prospects. Current projects underscore a strong demand for mixed-use, retail, and multi-family developments, fostering a supportive environment for new businesses.

Industrial	1,705,155 SF
Retail	928,540 SF
Office	12,000 SF
Multifamily	6,451,482 SF
Specialty/Sports & Entertainment	310,033 SF
Hospitality	1,284 Keys

Key projects include the Ritz-Carlton Residences, a 239,000 SF multi-family development, and Casamar Residences, a substantial 329,000 SF residential project, both contributing to the upscale living options along the coastline. Additionally, Aviara East, a retail space on S Dixie Hwy, is introducing 9,446 SF of high-quality retail offerings to the market, supporting local commerce with strategic visibility. Major projects like the expansive 650,000 SF retail complex at 777 Isle of Capri will further stimulate economic activity, adding depth to Pompano Beach's commercial appeal. This surge in diverse developments reinforces the city's position as a dynamic hub primed for future growth and investment.

# MARKET OVERVIEW – BROWARD MSA

## BROWARD IS BUSINESS FRIENDLY AND HAS A SOLID INTERNATIONAL PRESENCE

In addition to being ranked among the top locations in the country for entrepreneurial activity, Greater Fort Lauderdale is home to a number of corporate headquarters and major operations including American Express, AutoNation, Alcatel Lucent, Citrix Systems, DHL Americas, Embraer, Ford, and Microsoft, just to name a few. These companies have found the benefits of growing in a region with a business-friendly, low tax environment. Broward County businesses can take advantage of one of the most sophisticated and diverse international infrastructures in the world. South Florida has the third largest consular corps in the United States, with approximately 70 consulates and 25 foreign trade offices from the major countries in Latin America and the Caribbean as well as Europe and Asia.

## A STRONG WORKFORCE

South Florida (Miami-Dade, Broward and Palm Beach Counties) is the 7th largest metropolitan statistical area (MSA) in the nation. The region has a combined population of over 5.5 million, roughly one-third of Florida's total population. As a result, Greater Fort Lauderdale/Broward County's diverse and well educated workforce can meet the needs of any business. In fact, the State of Florida has been ranked among the top three states for workforce in the nation, according to CNBC's America's Top States for Business.



## AN OUTSTANDING INFRASTRUCTURE

With convenient transportation facilities including a world-class international airport with connections to major U.S. and foreign destinations, one of the world's busiest seaports and high-speed global telecommunications connections, Greater Fort Lauderdale/Broward County provides a 21st century infrastructure.

## UNPARALLELED QUALITY OF LIFE

Top employees--those who can choose to live anywhere they want to enjoy a great quality of life--often settle in Greater Fort Lauderdale/Broward County because it provides a desirable lifestyle better than any other place. From sandy beaches to smooth golf greens, from professional sports to top museums and outdoor family festivals, South Florida offers an unmatched and attractive quality of life. Shopping, dining and a variety of housing options in both urban and suburban locations add to the region's appeal as a great place to live, work and play.

# MARKET OVERVIEW – BROWARD MSA

## TARGETED INDUSTRY CLUSTERS

### ADVANCED MATERIALS & HIGH TECH MANUFACTURING

Manufacturing companies in Greater Fort Lauderdale produce mobile devices, aircraft parts, medical instruments, pharmaceuticals, jewelry, yachts, newspapers, concrete, software and many other products. One of the region's strongest high-wage sectors, manufacturing accounts for 72,000 jobs in the Miami-Fort Lauderdale metro region, according to the Manufacturers Association of Florida.

### AEROSPACE & AVIATION

Greater Fort Lauderdale's aviation industry is a multibillion-dollar sector, including airlines, general aviation, airports, airframe and engine manufacturers, component parts suppliers, and allied industries such as banking and insurance, and government agencies. Its hub is Fort Lauderdale-Hollywood International Airport (FLL), which has an annual economic impact of \$10.6 billion. Over the decades, the airport has grown into a major transportation complex that now provides more than 135,000 direct and indirect jobs.

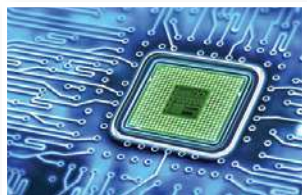
### CLOUD TECHNOLOGY & MOBILE COMMUNICATIONS

As worldwide demand grows for advanced mobile devices and applications, Greater Fort Lauderdale is home to a strong and growing cluster of cloud technology/mobile communications companies serving consumer, business and governmental customers.

Key players include:

- BlackBerry, a worldwide designer and manufacturer of wireless communications devices and services, has a major facility in Sunrise.
- FoxConn, which manufactures wireless communication, computer and consumer electronic products in its Sunrise facility.

Throughout the Greater Fort Lauderdale region, innovative IT companies are making their mark on the technology sector while gaining new customers in their chosen markets. For example, Peak 10 Data Center Solutions has a centrally located 66,000-square-foot data center – one of the region's largest Category 5 rated commercial facilities.



### LIFE SCIENCES

Greater Fort Lauderdale provides a stimulating and supportive business environment for life science companies, including medical device and pharmaceutical manufacturers as well as providers of laboratory and clinical trial services. In the life sciences, Greater Fort Lauderdale is located at the heart of a dynamic regional cluster with convenient access to collaborative initiatives and partnerships. To the north are Scripps Florida, Max Planck Florida Institute, Torrey Pines Institute for Molecular Studies, and Oregon Health & Science University's Vaccine and Gene Therapy Institute. In Greater Fort Lauderdale, Nova Southeastern University is expanding its research facilities and to the south, the University of Miami's Miller School of Medicine is investing in bioscience research and commercialization programs. South Florida is home to more than 1,500 bioscience businesses and institutions that employ more than 26,000 people and generate over \$4 billion in sales, according to recent surveys.

### MARINE INDUSTRY

Known as the "Yachting Capital of the World," Greater Fort Lauderdale enjoys a thriving recreational marine industry. In fact, Broward leads the state, according to the Marine Industries Association of South Florida (MIASF). With economic output of \$8.8 billion in Broward County and more than 110,000 jobs, the marine sector is one of the area's largest business and employment drivers.

### INTERNATIONAL TRADE AND LOGISTICS

With Fort Lauderdale-Hollywood International Airport and Port Everglades, businesses in Greater Fort Lauderdale enjoy fast and convenient connections to world markets. A diverse, multilingual workforce, and convenient office and warehouse facilities support the flow of international goods and services. In addition, Greater Fort Lauderdale is home to many organizations that assist importers, exporters and international service providers. International business (trade plus foreign direct investment) supports nearly one in six jobs in the state and accounts for one-sixth of the state's economic output. Most of the state's exports and imports came through the Miami Customs District, which includes Port Everglades and Fort Lauderdale-Hollywood International Airport. The district's trade reached \$120.4 billion in 2013 – 12th highest in the nation.

# MARKET OVERVIEW – BROWARD MSA



## QUALITY OF LIFE

Known as the “Venice of America” with more than 300 miles of navigable inland waterways, Greater Fort Lauderdale offers world-class arts and culture, diverse recreational activities, and an enviable climate with temperate year-round weather.

Greater Fort Lauderdale boasts 23 miles of sun-kissed beaches along the shores of the Atlantic Ocean. Hollywood, Dania Beach, Deerfield Beach, Pompano Beach, Lauderdale-by-the-Sea, and Fort Lauderdale, are proud to have been continuously certified as Blue Wave Beaches by the Clean Beaches Council of Washington DC since 1999.

The area is a shopping and dining mecca. Renowned Las Olas Boulevard offers 17 blocks of enchanting sidewalk cafes, world class shopping, internationally acclaimed art galleries, exciting nightlife, and fine dining establishments. This popular area includes over 30 al fresco dining options, 10 major international art galleries, 2 world class museums, a historic hotel, and 65 apparel, gift and specialty shops for discerning shoppers.



LAS OLAS BEACH



BROWARD CENTER FOR THE PERFORMING ARTS



SOUTH FLORIDA SYMPHONY ORCHESTRA



MUSEUM OF DISCOVERY & SCIENCE

## ARTS & CULTURE

Since the 1990s, more than \$200 million has been invested in new cultural facilities serving Greater Fort Lauderdale. Recent capital project activity includes a \$25 million Museum of Discovery and Science expansion project, \$14 million Lauderdale Cultural Center and Broward County Central Broward Branch Library project, \$25 million Young At Art Museum and Broward County Library project, and a \$5 million Amphitheater at the ArtsPark at Young Circle. The Lauderdale Lakes Library and Educational and Cultural Center also recently opened.

**The Broward Center for Performing Arts** has two theaters with more than 3,000 seats that have year-round world-renowned performances. There are an estimated 10,000 artists, 4,100 arts-related businesses and 550 not-for-profit cultural organizations in Greater Fort Lauderdale.

Led by music director and conductor Sebrina María Alfonso, the **South Florida Symphony Orchestra** ([www.southfloridasymphony.org](http://www.southfloridasymphony.org)) brings world-class musicians and performances to the region. Founded in 1997 as the Key West Symphony Orchestra, the organization expanded in 2010 to include the entire South Florida region. The symphony's goal is to provide an enriching cultural experience and to provide educational programs that build an appreciation of classical music in the next generation of performers and concert-goers.

**The Museum of Discovery and Science** recently opened EcoDiscovery Center, a 31,000-square-foot addition that includes interactive technology exhibits and a new habitat for river otters. The museum's mission is to provide experiential pathways to lifelong learning in science for children and adults through exhibits, programs and films. Founded in 1976 as The Discovery Center, the nonprofit Fort Lauderdale facility includes a wide variety of exhibits and the AutoNation IMAX Theater, home of the largest movie screen in South Florida.

In 2018 Museum of Science and Discovery opened a 27,000 square foot science park outside The Science Park is part of the final phase of the museum's \$35 million expansion

# MARKET OVERVIEW – BROWARD MSA



BB&T CENTER



OCEANFRONT GOLF COURSE



SEMINOLE HARD ROCK HOTEL AND CASINO

## SPORTS, RECREATION & ENTERTAINMENT

Professional football, baseball, hockey, basketball and soccer are readily accessible to Greater Fort Lauderdale sports fans. In Sunrise, **BB&T Center** is home to the **National Hockey League's Florida Panthers** and Fort Lauderdale is home to the Fort Lauderdale Strikers professional soccer team.

Just to the south, the **National Football League's Miami Dolphins** play at **Hard Rock Stadium**. A short drive down I-95 in downtown Miami is **American Airlines Arena**, home court for the Miami Heat, who captured the 2012 and 2013 NBA championships. Fans can also enjoy the Miami Marlins baseball team (World Series champions in 1997 and 2003) and the Fort Lauderdale Strikers professional soccer team.

The **BB&T Center**, located in Sunrise, is one of the preeminent sports and entertainment venues in Florida, and among the best in the world, with more than two million customers entering its doors each year. Host to more than 200 events annually, the BB&T Center annually ranks among the top 10 venues in the United States.

Located at the **Seminole Hard Rock Hotel & Casino** in Hollywood with easy access to major interstates I-95 and I-75, Hard Rock Live is Hollywood's premiere live music venue. The 5,500-seat arena gives loyal fans an intimate and authentic experience in a spectacular state-of-the-art facility. This venue has attracted more than 1.5 million people since its opening in 2005, and has regularly hosted South Florida's greatest variety of musical acts, top comedians, major sporting events, UFC matches and charity galas.

**Broward County is a golfer's paradise.** Lush links and loads of courses combined with easy accessibility, comparatively low green fees, unmatched settings and year-round play make Greater Fort Lauderdale a hole-in-one for golfers. More than 40 courses offer options for players of all skill levels and include exclusive private clubs, premier municipal facilities maintained to the highest standards, and resort courses designed by luminaries such as Joe Lee, Bruce Devlin, Robert Von Hagge, Rees Jones, Raymond Floyd, Robert Trent Jones, and Tom and George Fazio.

**Central Broward Regional Park** is a 110-acre multipurpose facility designed to serve 7 of the county's 31 municipalities. The site is the only one in the region capable of hosting major cricket competitions, thanks to its state-of-the-art field house, 5,000 covered seats, and professionally maintained cricket pitch - the only cricket stadium in the United States certified by the International Cricket Council (ICC).

## NOVA SOUTHEASTERN UNIVERSITY

Nova Southeastern University is the nation's ninth largest independent university, with 27,000 students; more than 162,000 alumni; a sprawling, 314-acre Fort Lauderdale-Davie campus; and a presence in nine countries around the world. Professional schools include business and entrepreneurship, computer and information sciences, education and human services, law, pharmacy and psychology, among others. NSU is a pioneer in the area of distance education with its first such programs initiated in 1972.



NOVA SOUTHEASTERN'S  
HUIZENGA BUSINESS SCHOOL

## FLORIDA ATLANTIC UNIVERSITY

FAU is a leading state research university with campus locations in Greater Fort Lauderdale and its flagship campus in nearby Boca Raton. The university serves 30,000 students throughout its six-county service region in southeast Florida. Students choose from more than 170 degree programs and faculty researchers utilize more than 40 research centers.



FLORIDA ATLANTIC UNIVERSITY

## BROWARD COLLEGE

Broward is Greater Fort Lauderdale's oldest and largest institution of higher learning, serving approximately 60,000 students annually. Broward College has one of the most diverse student populations in the U.S. with students representing an estimated 150 nations.



BROWARD COLLEGE

## KAPLAN UNIVERSITY

Headquartered in Greater Fort Lauderdale, Kaplan is one of the largest for-profit providers of postsecondary education in the U.S. Kaplan is a national leader in delivering accredited higher education online through innovative and proven technologies. It offers certificate and degree programs both on campuses and online, in business, criminal justice, fashion design and graphic arts, health care, information technology and paralegal studies.



KAPLAN UNIVERSITY

# MARKET OVERVIEW – BROWARD MSA



FORT LAUDERDALE INTERNATIONAL AIRPORT

Greater Fort Lauderdale's transportation infrastructure provides an excellent platform for sustained business success in serving regional, U.S. and international markets.

- One of the nation's leading airports (Fort Lauderdale-Hollywood International Airport) and nearby Miami and Palm Beach International Airports for domestic and international service
- One of the world's busiest cruise and cargo ports, providing ocean freight service to global locations
- Comprehensive fiber-optic network & regional connections to one of the Internet's few global network access points
- Convenient commuter transit services

## FORT LAUDERDALE INTERNATIONAL AIRPORT (FLL)

Centrally located halfway between Miami and Palm Beach Counties, Fort Lauderdale-Hollywood International Airport (FLL) is a major passenger and cargo hub offering a low-cost structure to airlines, tenants and passengers. FLL also plays a major economic role in the region, contributing more than \$10.6 billion to the economy and providing more than 135,000 direct and indirect jobs. FLL currently ranks 21st in total passenger traffic among U.S. airports and 13th in terms of origin and destination passengers. With more than 600 flights a day, FLL offers nonstop service to more than 100 U.S. and international destinations, including Canada, Europe, The Bahamas, the Caribbean, Mexico and Latin America. In 2013, FLL served 23.5 million passengers, including 3.7 million international passengers. FLL is also a major air cargo hub, with more than 94,000 tons passing through the airport annually.



FORT LAUDERDALE EXECUTIVE AIRPORT

## FORT LAUDERDALE EXECUTIVE AIRPORT

Centrally located just minutes from downtown, Fort Lauderdale Executive Airport (FXE) offers easy access to I-95 and Florida's Turnpike. Six full-service, fixedbase operators provide fueling, maintenance, management and professional services to Fortune 500 companies and small businesses alike. With a 24-hour FAA air traffic control tower, instrument landing system and U.S. Customs & Border Protection Service, FXE handles more than 160,000 takeoffs and landings per year, making it the eighth-busiest General Aviation center in the United States. It is home to more than 700 aircraft, including 115 jets and 37 helicopters. In addition to its aviation operations, Fort Lauderdale Executive Airport features a 200-acre Industrial Airpark with more than 1.5 million square feet of prime office, warehouse and manufacturing space.



PORT EVERGLADES

## PORT EVERGLADES

Located In the heart of Greater Fort Lauderdale, Port Everglades is one of the world's busiest cruise ports. The port recently completed a \$54 million construction project to fully renovate, expand and update four cruise terminals. Port Everglades is also a leading container port in Florida and the region's main seaport for receiving petroleum products, including gasoline and jet fuel. A foreign-trade zone and available office space make Port Everglades a highly desirable business center for world trade. Port Everglades generates approximately \$28 billion worth of business activity annually supporting 224,054 Florida jobs, including 13,322 people who work for companies that provide direct services to Port Everglades. Port Everglades has embarked on several cargo-related expansion projects. A new Intermodal Container Transfer Facility will make it possible for cargo containers to be directly transferred between ships and railcars, and port officials are working with the U.S. Army Corps of Engineers to deepen and widen the port's navigational channels to accommodate the larger ships that will transit the expanded Panama Canal.

Sources:

Greater Fort Lauderdale Alliance, Broward County Transportation, and Visit Florida  
<http://www.porteverglades.net/about-us/>

# MARKET OVERVIEW – BROWARD MSA



## PLANTATION WALK

**700 Luxury apartments, 160,000 class A Office Square Feet, 200,000 Retail Square Feet development.**

Developed by Encore Real Estate Plantation Walk a \$350 million development will become home to 700 residences at The Rise Plantation. This modern style of living combining work and play will also include 160,000 square feet of class A office space set to include major companies such as Aetna's headquarters operating out of 85,000 square feet. 200,000 sq ft of Retailers are also expected including a specialty grocer as well as other health and wellness options.

Source: [plantationwalk.com](http://plantationwalk.com)



## BROWARD DEVELOPMENTS

### METROPICA DEVELOPMENT

Metropica – the new development located in West Broward – is master planned on a 65-acre site. The project is funded for approximately \$1.5 billion and will be a mixed-use development. It will be located in the core of Sunrise's western corridor. As one of the nation's largest projects in progress, the community will be a destination as well as a complete experience. It will feature 2,250 residential units, its own park, and approximately 650,000 square feet of office space.

With it's first tower completed, the development is now boasting a 28-story tower with one-bedroom units starting at \$460,000, two-bedroom units at \$480,000, and three-bedroom units \$580,000. The penthouses range from \$1.1 million and up for 1,900 square feet of luxury living.

Metropica will be adding a new upscale retail and entertainment atmosphere that totals approximately 485,000 square feet. Although the development will be across the street from Sawgrass Mills Mall, Metropica will add to the area's already desirable destination. Between the shopping experience and the BB&T Center, west Broward will be a hot spot for locals and tourists alike. Metropica is expected to be finished in 2021.

Source: [Miami.Curbed.com](http://Miami.Curbed.com)

### FLAGLER VILLAGE

Flagler Village is located in downtown Fort Lauderdale. What was once a neglected warehouse and residential district, has been reborn into what is rapidly becoming Fort Lauderdale's trendiest spot.

Encore is also working on The Rise Flagler Village in downtown Ft Lauderdale a 30 story 348 unit rental apartment project. Gallery at FATVillage is also working on a 14 story, 168 unit project including 4,000 square feet of ground floor retail space and nearly 200 parking spots. These are only two examples of 1,889 apartments at five major Flagler Village Developments scheduled for completion in 2019 and 2020. Flagler Village is also home to the All Aboard Florida's Brightline train station. Brightline offers a faster way to travel to and from Miami, West Palm Beach and Orlando.

Sources:  
<https://therealdeal.com/miami/2017/12/13/broward-approves-relateds-mixed-use-project-in-flagler-village/>  
<https://flaglervillagefortlauderdale.com/>  
[https://therealdeal.com/miami/issues\\_articles/filling-up-flagler-village/](https://therealdeal.com/miami/issues_articles/filling-up-flagler-village/)

# 1350 PLAZA

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POMPANO BEACH MSA Strip Center

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