

2,500 SF FLEX UNIT FOR LEASE

100-112 SW 5th St, Pompano Beach, FL, 33060 | LEASING BROCHURE



MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

SHANE WILLIAMS

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HARRISON AUERBACH

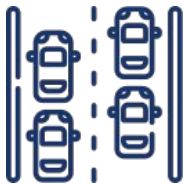
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PROJECT SCOPE

- Mix of office and warehousing allowing for administrative/business activities with storage/workshop space in the rear. Both the office and warehouse space are controlled by HVAC systems allowing for comfortable working environments.
- Ideally located just south of Atlantic Blvd and East of Dixie Highway. Just minutes to I-95 and quick access to US-1. It is easy for anyone to get to the location from the immediate area and from further away as well.
- Flexible zoning allows for a multitude of different business types. B-4 (Heavy Business) zoning in Pompano Beach allows for a wide range of allowed uses including limited light manufacturing, warehousing, and wholesaling.



±2,500 SF
AVAILABLE



±24,000 VPD
(S Dixie Hwy)



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	19,875	134,554	292,600
2020 Census	17,823	116,687	256,828
Growth 2020-Current Year	11.52%	15.31%	13.93%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	9,210	61,630	131,098
2020 Census	8,244	53,326	115,403
Growth 2020-Current Year	11.72%	15.57%	13.60%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$116,628	\$119,604	\$123,900



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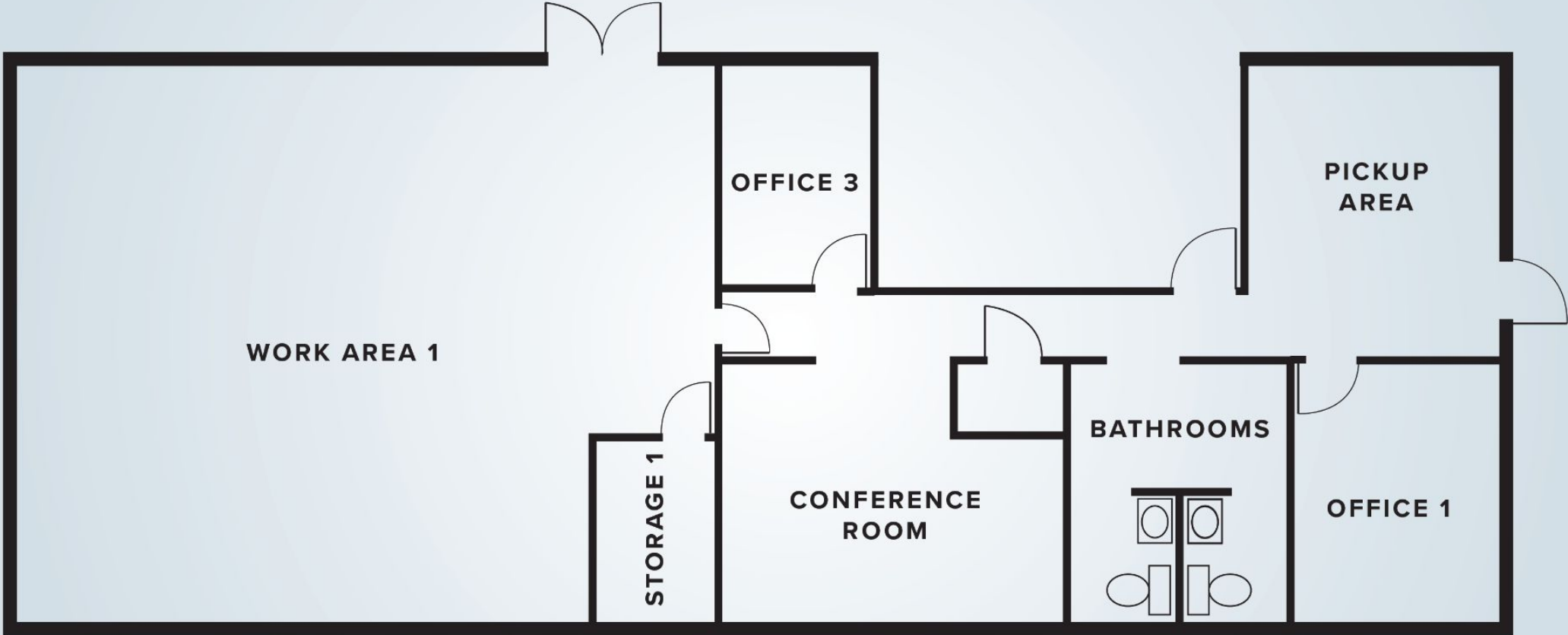
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UNITED STATES POSTAL SERVICE

OD-MAC
SAME DAY Steel Deck and Accessories

WORLD electric
A Sonepar Company

ser-mat

FedEx Ground **MARATHON**

PROWORKS DISTRIBUTORS
FLOORING | CABINETRY | MILLWORK

Public Storage **FedEx** Ship Center

WHITE SHAKER
CABINETS & QUARTZ COUNTERTOPS

AMERICAS
TILE & MARBLE SUPPLIES

freshpoint
a Sysco company

Walmart Supercenter

Harrahs
POMPANO BEACH

SFE
SOUTHEASTERN FREIGHT LINES

amazon

COSTCO WHOLESALE

THE HOME DEPOT

GOLD COAST

MB Martin Brower DISTRIBUTION CENTER

Publix

Microsoft

WILES RD ± 27,000 VPD

INTERSTATE 95

± 233,000 VPD

S DIXIE HWY W ± 24,000 VPD

23 ± 62,500 VPD

811

POMPANO BEACH AIRPARK

SUBJECT PROPERTY

RH DISTRIBUTION CENTER

Publix

ROOMS TO GO

WHOLE FOODS MARKET

POMPANO CITI CENTRE

TJ-MAXX **PET SMART**

LOWE'S **ROSS** DRESS FOR LESS

ALDI **LA FITNESS**

Publix

POMPANO MARKETPLACE

Walmart Neighborhood Market **ROSS** DRESS FOR LESS

Publix **CARRABBA'S** ITALIAN GRILL



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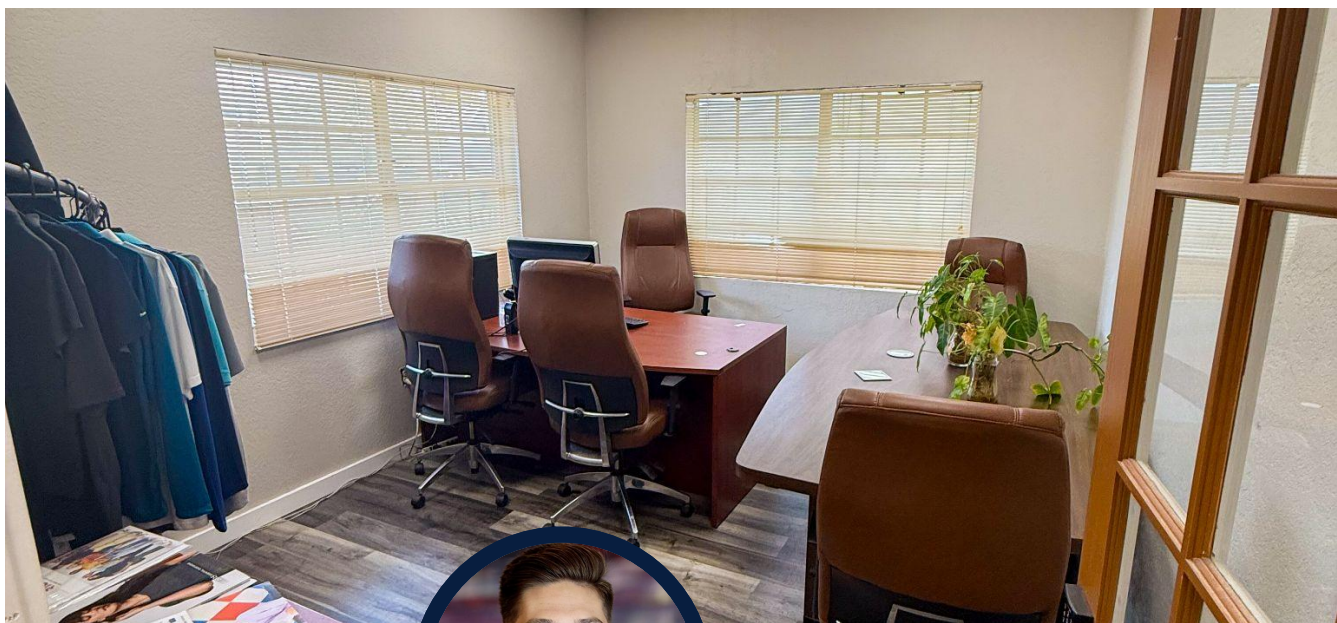
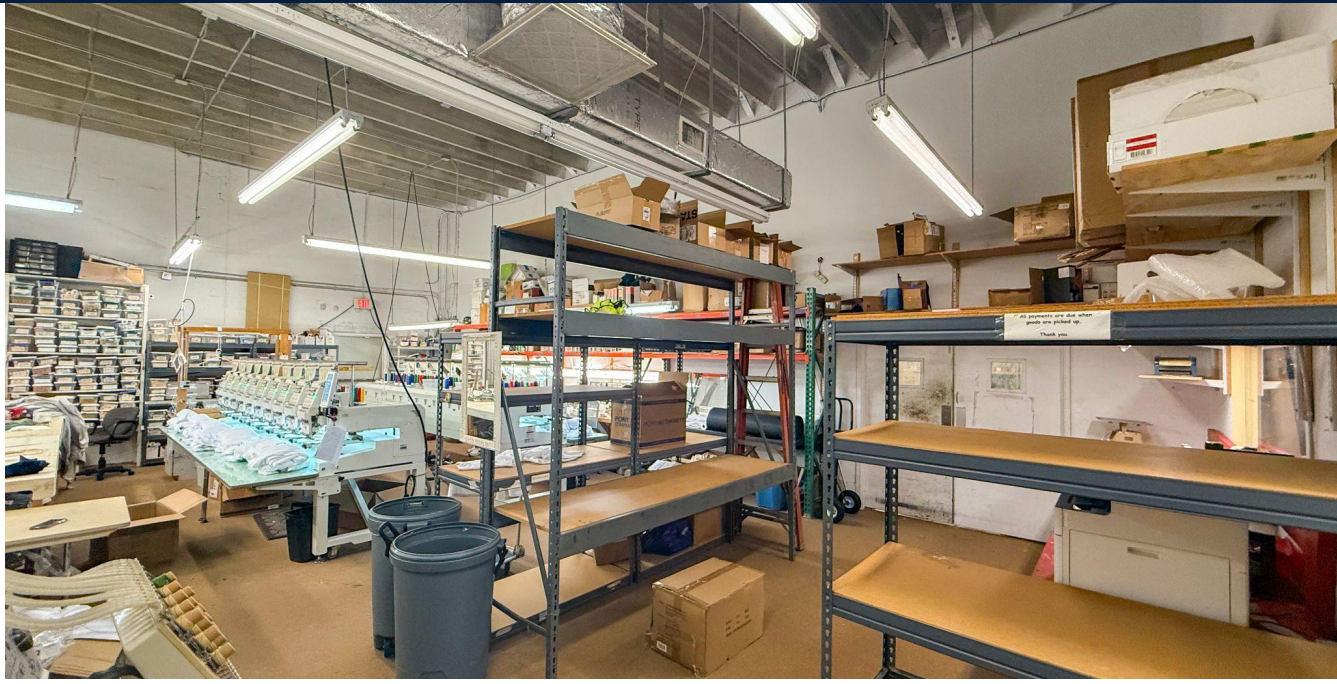
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In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment ServicesTM or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.