

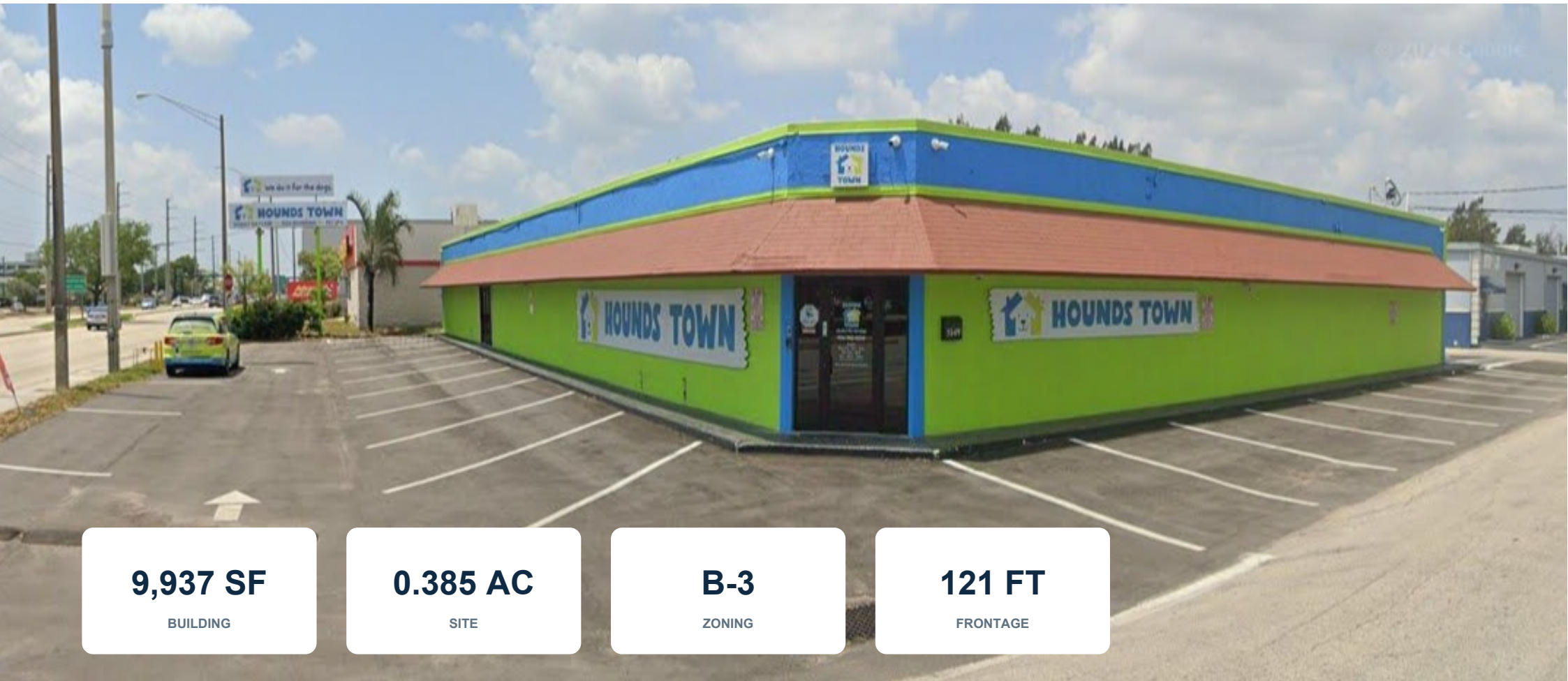
PHD REALTY LLC | EXCLUSIVE OFFERING

5149 POWERLINE ROAD

FORT LAUDERDALE, FLORIDA

Owner-User | Investment | Adaptive Reuse | Redevelopment

PHD | Realty



9,937 SF

BUILDING

0.385 AC

SITE

B-3

ZONING

121 FT

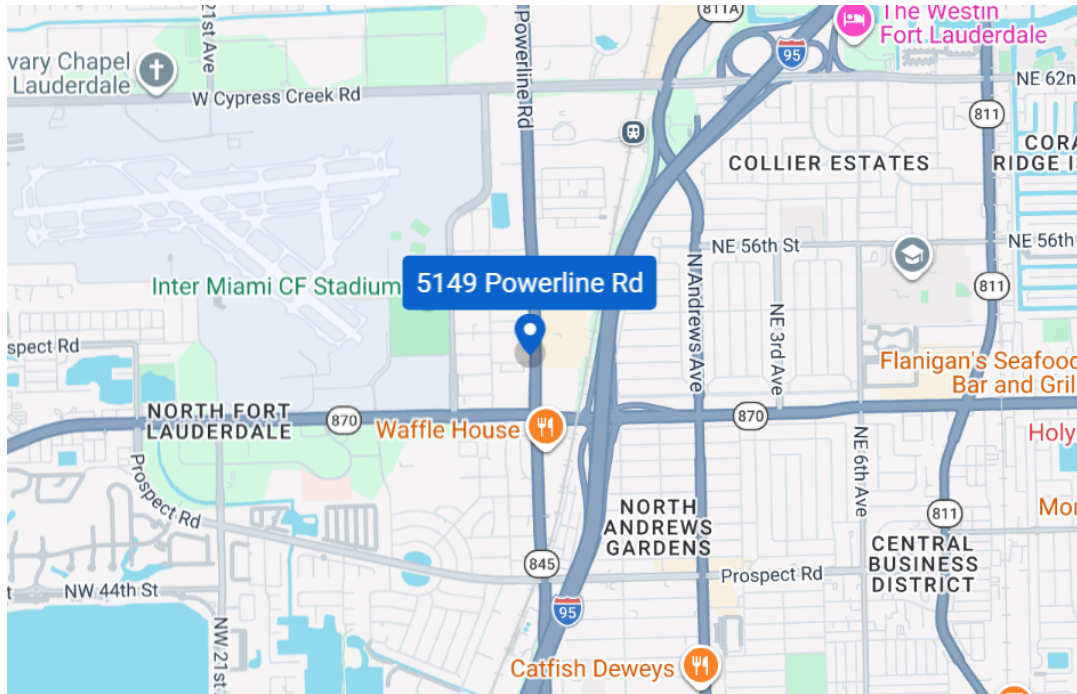
FRONTAGE

Fee simple offering • Immediate control • Near I-95, Cypress Creek and Fort Lauderdale Executive Airport

A FLEXIBLE COMMERCIAL OPPORTUNITY

Recently renovated • Fee simple • Delivered without third-party lease obligations

STRATEGIC LOCATION



OFFERING SNAPSHOT

\$3,300,000

LISTING PRICE

9,937 SF

BUILDING AREA

0.385 AC

LAND AREA

1969

YEAR BUILT

2024

YEAR RENOVATED

POSITIONING

- Prominent Powerline Road presence with approximately 121 feet of frontage.
- Flexible B-3 commercial zoning supports a broad range of potential concepts.
- Building dividend into two units. A 6,500 SF Unit and a 3,500 SF unit. Units can be combined or utilized separately.
- Recently completed capital improvements provide a strong foundation for reuse or repositioning.
- Excellent access to I-95, new urban development, and Fort Lauderdale Executive Airport.

CONTROL + OPPORTUNITY

An unencumbered fee-simple acquisition gives a purchaser the ability to occupy, lease, reposition or pursue a broader redevelopment strategy.

RESIDENTIAL PIPELINE SUPPORTS LONG-TERM DEMAND

Existing • Under construction • Planned

5-MILE GROWTH CORRIDOR

5,192+

IDENTIFIED UNITS

250K+

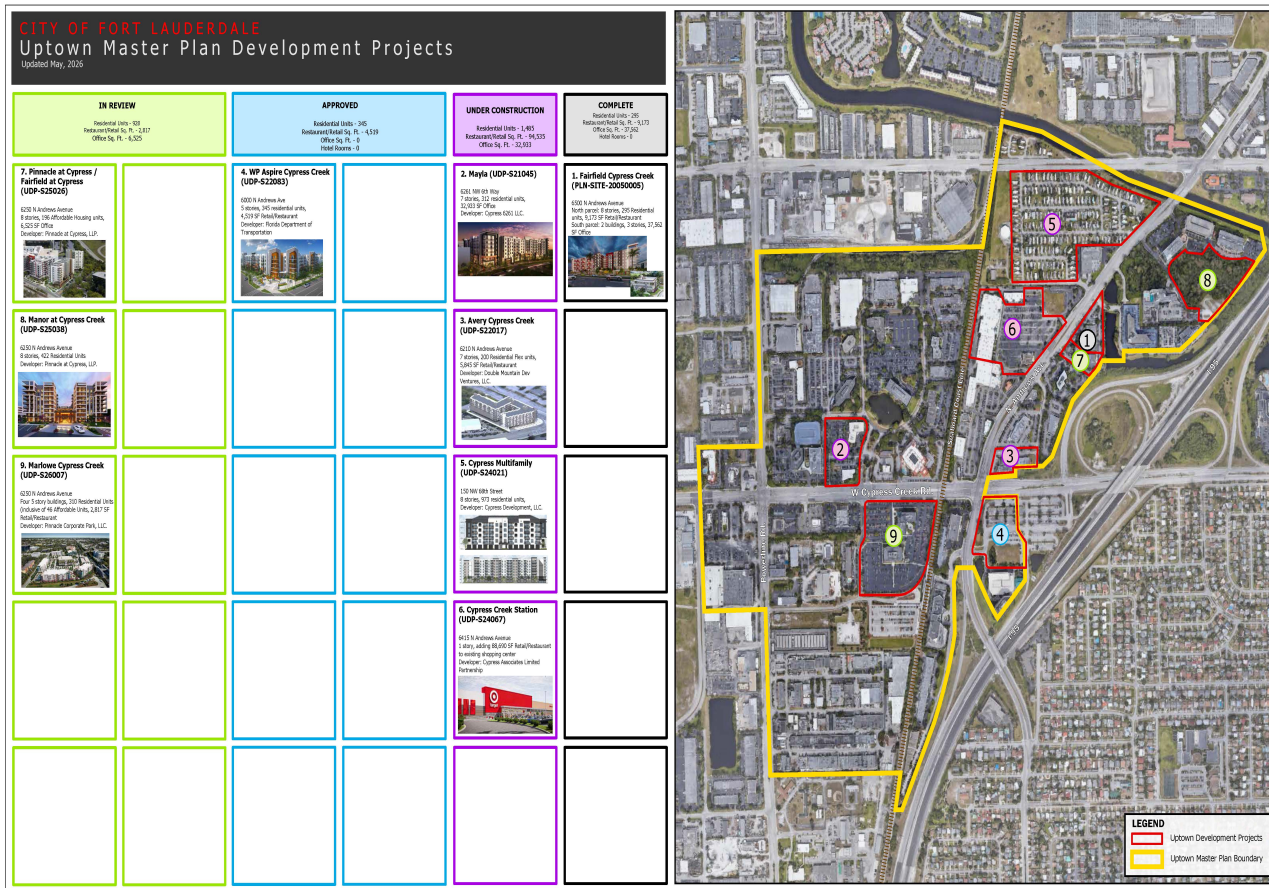
POPULATION

105K+

HOUSEHOLDS

40K-60K

DAILY VEHICLES



DEVELOPMENT PIPELINE

COMMUNITY	UNITS	STATUS
Treo Apartments	295	Existing
Mayla Cypress	312	Existing
Avery Cypress Creek	200	Existing
Aspire Cypress Creek	345	Under construction
Cypress Multifamily	973	Under construction
The Adderley	417	Existing
FAT Village Phases I & II	850	Under construction
Uptown Urban Village	2,800+	Planned

GROWTH WITHIN MINUTES

New households, employment and mixed-use investment strengthen the corridor's long-term commercial fundamentals.

UPTOWN URBAN VILLAGE

A city-led vision for a denser, walkable live-work-play district

The Uptown Urban Village initiative is transforming the Cypress Creek/Uptown corridor into a dynamic, walkable, mixed-use destination. This forward-thinking project encourages high-quality development, economic growth, and a strong sense of community while enhancing mobility and creating thousands of new housing opportunities.



2,800+

PLANNED FUTURE UNITS

4.0M+

SF POTENTIAL COMMERCIAL

20+

ACRES PUBLIC OPEN SPACE

15%+

NON-VEHICLE MODAL GOAL

INVESTMENT THESIS

OWNER-USER

Occupy a renovated, highly visible building with additional space available for a custom buildout.

INCOME STRATEGY

Lease all or a portion of the property and benefit from demand generated by a growing residential base.

ADAPTIVE REUSE

Reconfigure the existing improvements for a new commercial concept, subject to zoning and approvals.

REDEVELOPMENT

Evaluate the site within the context of the wider Uptown growth corridor and future land-value appreciation.

HIGH-VISIBILITY REAL ESTATE IN A TRANSFORMING BROWARD COUNTY CORRIDOR

The property combines immediate utility with multiple paths for future value creation.



5149 POWERLINE ROAD

FORT LAUDERDALE, FLORIDA

Exclusively Marketed by

Evan Darrow

PHD Realty LLC

(561) 658-1326

evan@phdrealtyllc.com

BK3374396

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.