

# QUIET WATERS SHOPS UNIT 414

404 S POWERLINE RD,  
DEERFIELD BEACH, FL 33442



**FOR LEASE**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**SEBASTIAN MISIEWICZ**

*Principal*

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**ETHAN AMAR**

*Associate*

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents a retail space available for lease at Quiet Waters Shops, a well-positioned neighborhood shopping center in Deerfield Beach, Florida. This established, multi-tenant property offers excellent visibility with 134 feet of frontage on 4th Street and over 116 feet along Powerline Road, further enhanced by both pylon and monument signage. The plaza features ample surface parking, with a ratio of 3.05 spaces per 1,000 SF, providing 16 dedicated spaces on-site. Situated on a highly visible corner lot with a dedicated turn lane, the property offers easy ingress and egress, making it an ideal location for local service retailers, specialty shops, or neighborhood-oriented businesses.

Located in Deerfield Beach within Broward County's active Pompano Beach submarket, this retail center boasts high traffic volumes and easy access to major thoroughfares and transit options. Its central location supports a strong consumer draw from surrounding neighborhoods and daily commuters alike.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### SEBASTIAN MISIEWICZ

Principal  
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### ETHAN AMAR

Associate  
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## PROPERTY HIGHLIGHTS



### Retail Unit 414:

875 SF unit available for lease in active strip center  
134' frontage on 4th St  
116'7" frontage on Powerline Rd  
Pylon and monument signage for enhanced visibility  
3.05/1,000 SF parking ratio; 16 surface spaces on-site



### Prime Location:

Located in the heart of the Pompano Beach submarket, Quiet Waters Shops enjoys strong daily traffic counts—over 41,000 vehicles per day on Powerline Road and nearly 39,000 on surrounding streets.



### Exceptional Freeway Access:

[12 min (2.7 miles) to I-95  
4 min (1.3 miles) to Florida Turnpike  
20 min (4.3 miles) to US-1

# LEASE SPACES

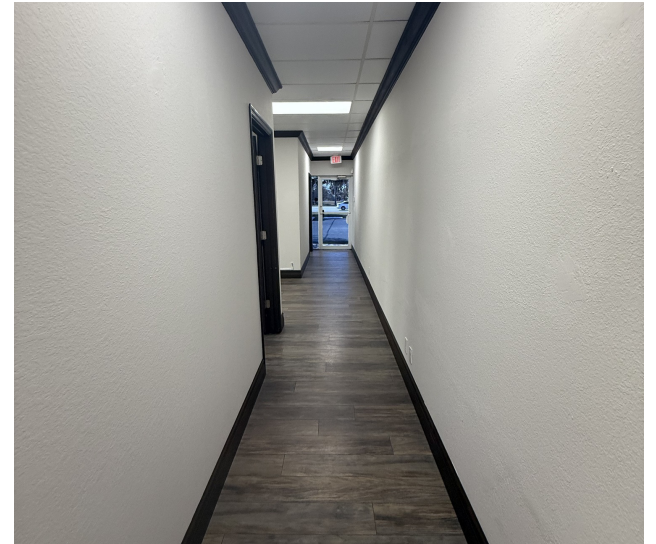


## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
414	Available	875 SF	NNN	\$28.00 SF/yr



# UNIT 414 - 875 SF





# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	Quiet Waters Shops
STREET ADDRESS	404 S Powerline Rd
CITY, STATE, ZIP	Deerfield Beach, FL 33442
COUNTY	Broward
MARKET	South Florida

## PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	B-1
LOT SIZE	0.3 Acres
APN #	48-42-03-01-0520
CORNER PROPERTY	Yes

## BUILDING INFORMATION

BUILDING SIZE	5,249 SF
AVAILABLE UNIT	414
	875 SF
BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1987
NUMBER OF BUILDINGS	1

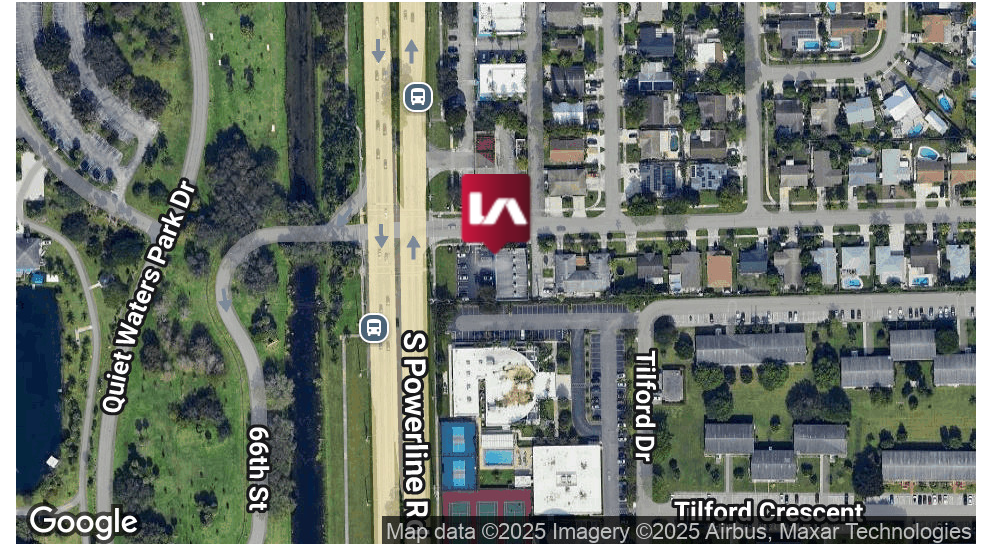
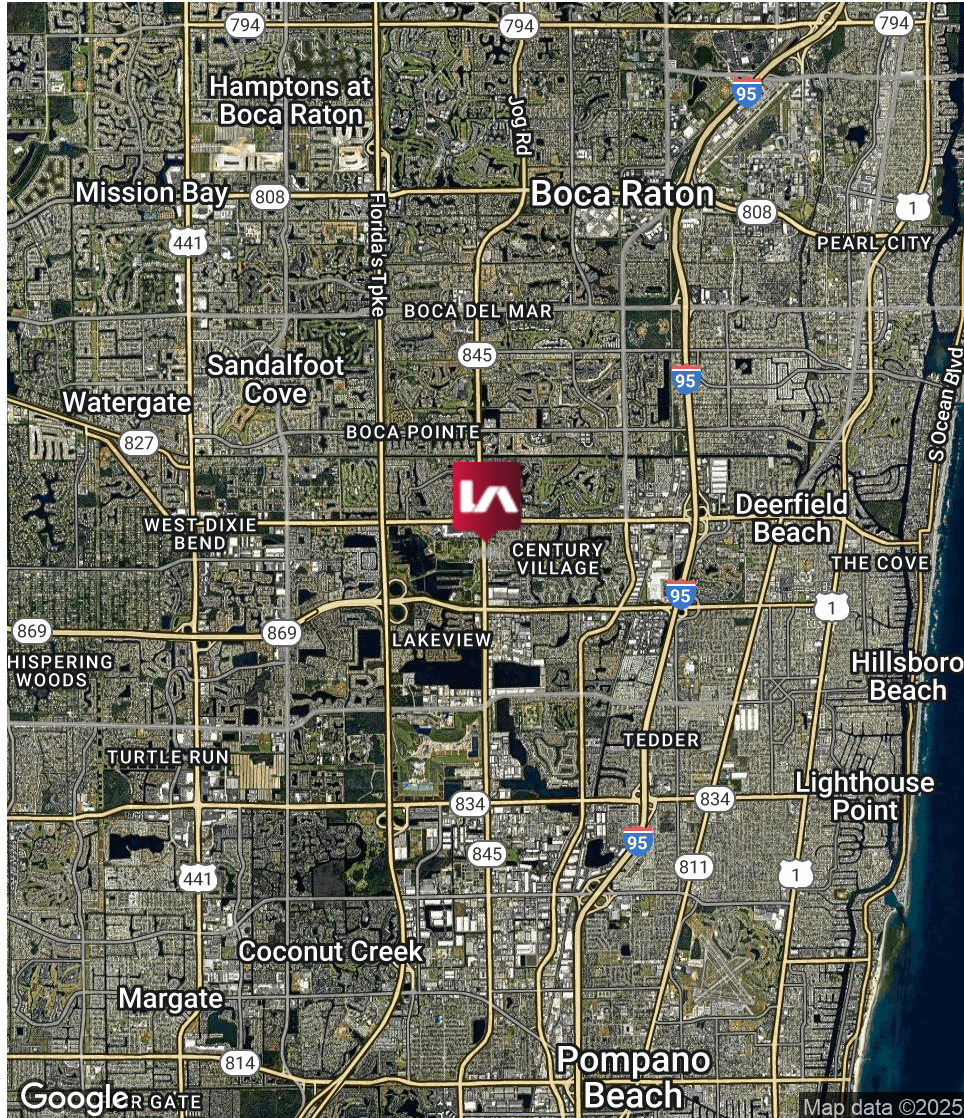


# PRIME, HIGH-VISIBILITY INTERSECTION





# REGIONAL MAP



## LOCATION OVERVIEW

Located in the heart of the Pompano Beach submarket, Quiet Waters Shops enjoys strong daily traffic counts of over 41,000 vehicles per day on Powerline Road and nearly 39,000 on surrounding streets. The site offers convenient access to I-95 and is within proximity to both the Deerfield Beach and Pompano Beach commuter rail stations. Additionally, Fort Lauderdale-Hollywood International Airport is just 30 minutes away, and Palm Beach International Airport is reachable in under 45 minutes, providing excellent regional connectivity for both tenants and customers.

## CITY INFORMATION

CITY:

Deerfield Beach

MARKET:

South Florida



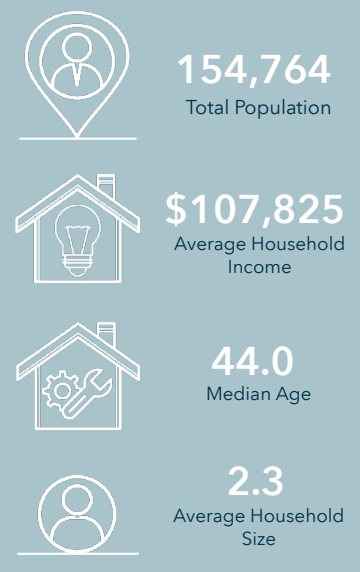
# RETAILER MAP



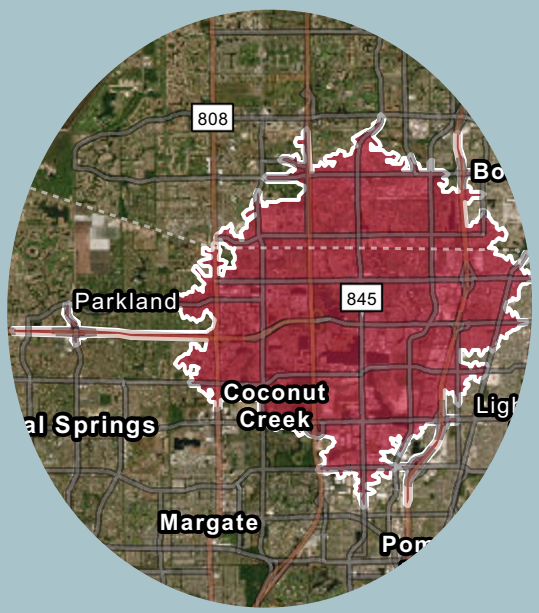


# DEMOGRAPHIC PROFILE

## KEY FACTS



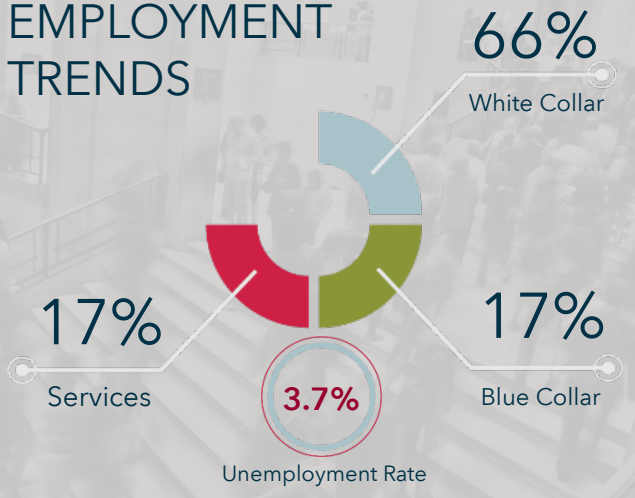
Drive time of 10 minutes



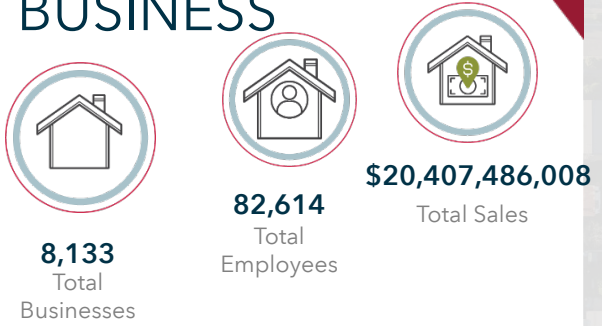
## Annual Average Consumer Spending



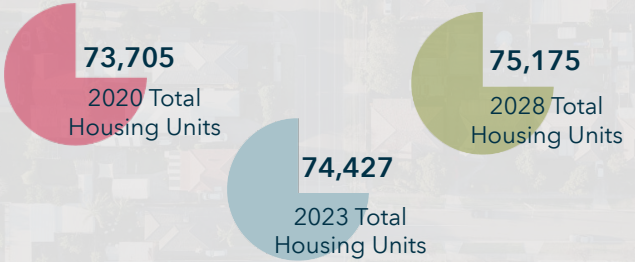
## EMPLOYMENT TRENDS



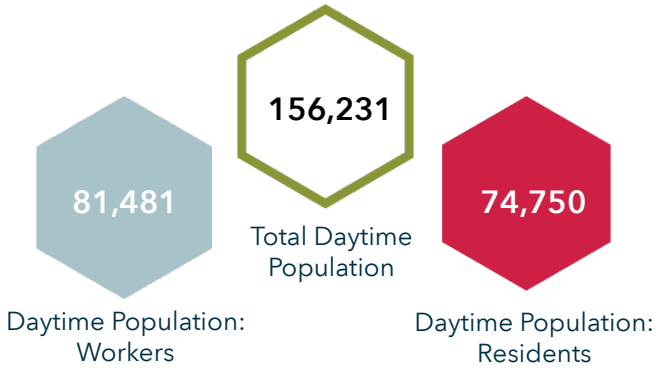
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION



# DEMOGRAPHIC PROFILE

## KEY FACTS



**404,059**  
Total Population



**\$120,352**  
Average Household Income

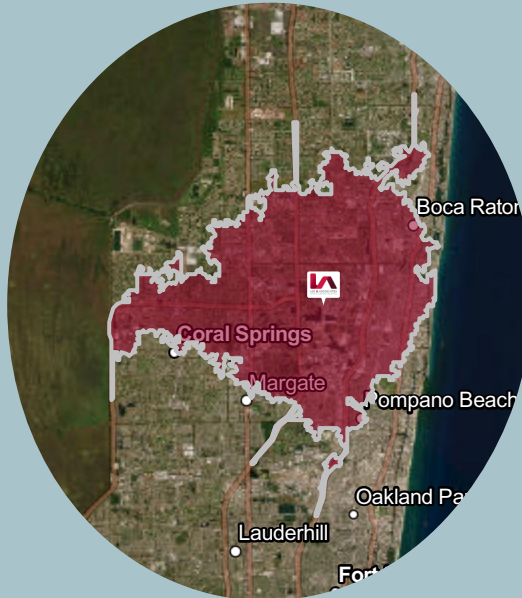


**42.8**  
Median Age



**2.4**  
Average Household Size

Drive time of 15 minutes



## Annual Average Consumer Spending



**\$33,275**  
Average Retail Spending Total



**\$4,248**  
Dining Out

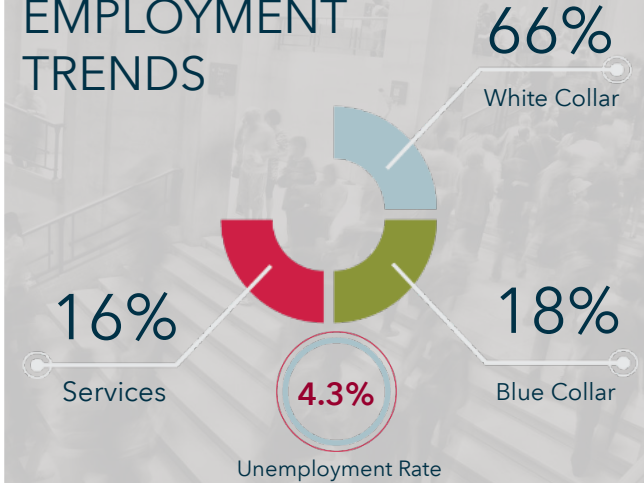


**\$7,701**  
Groceries



**\$7,905**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**24,578**  
Total Businesses

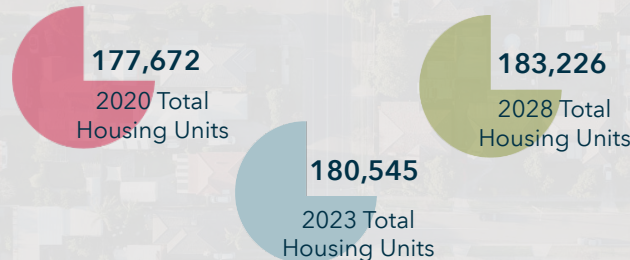


**218,567**  
Total Employees

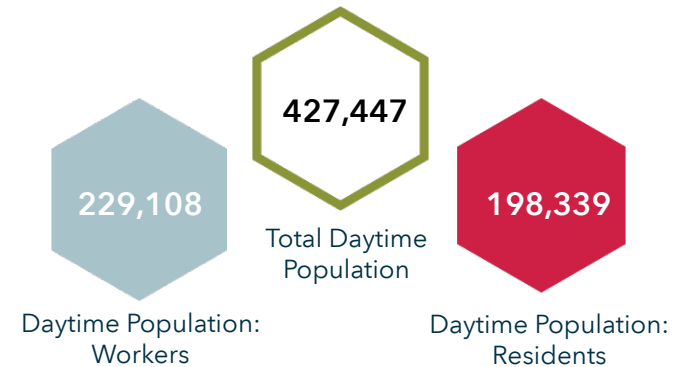


**\$44,504,543,867**  
Total Sales

## HOUSING UNITS



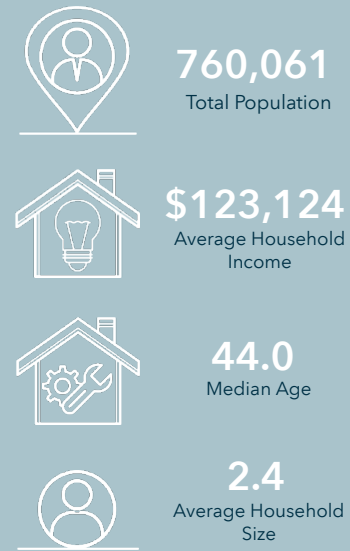
## DAYTIME POPULATION





# DEMOGRAPHIC PROFILE

## KEY FACTS



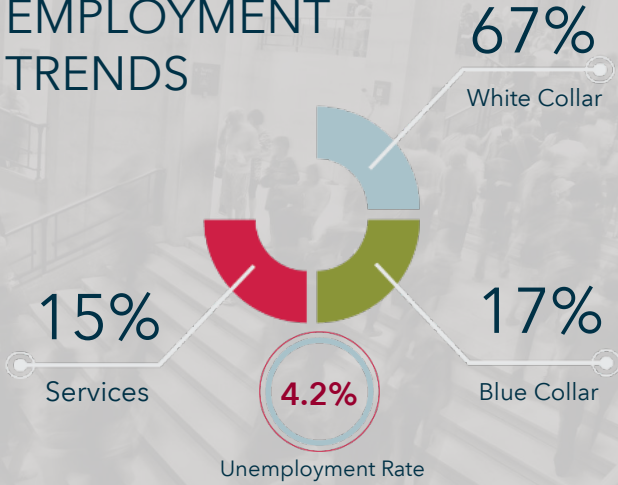
Drive time of 20 minutes



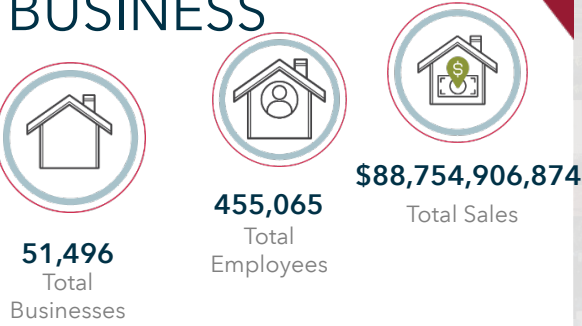
## Annual Average Consumer Spending



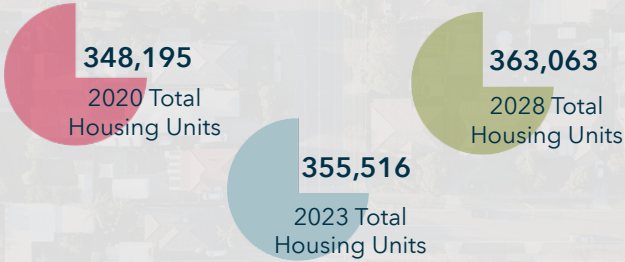
## EMPLOYMENT TRENDS



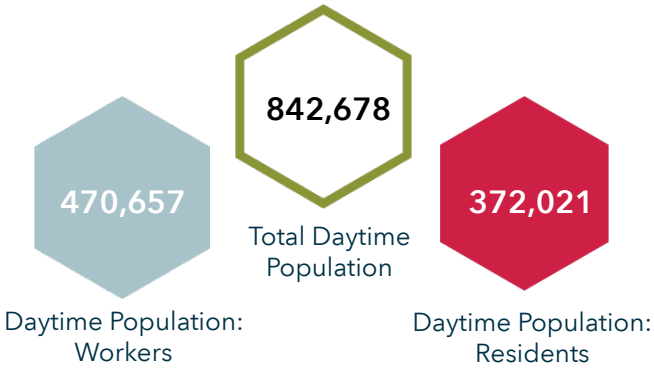
## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION





# SEBASTIAN MISIEWICZ



## SEBASTIAN MISIEWICZ

Principal

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Cell: 305.904.5956

## PROFESSIONAL BACKGROUND

Sebastian Misiewicz is a Principal at Lee & Associates South Florida, specializing in Industrial and Office Sales & Leasing. With a deep expertise in the acquisition, disposition, and exchange of industrial properties, Sebastian has built an exceptional reputation as a trusted and respected broker in the South Florida market. His extensive experience in navigating complex transactions and his ability to cultivate strong client relationships make him an invaluable asset in the highly competitive commercial real estate landscape. Sebastian's deep market knowledge, combined with his approachable and personable style, ensures that his clients receive tailored solutions that align with their unique needs and objectives.

Prior to joining Lee & Associates, Sebastian was a Senior Associate with CBRE in Fort Lauderdale, where he played a pivotal role in closing nearly \$1 billion in commercial real estate sales alongside the South Florida Capital Markets team. His tenure at CBRE followed a successful stint at Marcus & Millichap, where he specialized in the acquisition and disposition of office and industrial properties, particularly within Miami-Dade County. During his time with Marcus & Millichap, Sebastian was instrumental in helping the Silver Group close almost \$500 million in commercial real estate assets, establishing the team as one of the most competitive in the region.

Sebastian attended the University of Gdansk, and his commitment to continuous professional development have further solidified his standing in the industry. Outside of his professional endeavors, Sebastian is passionate about giving back to the community and is involved in various philanthropic activities. His dedication to both his clients and his community underscores his commitment to excellence and integrity in all aspects of his work.

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# ETHAN AMAR



**ETHAN AMAR**

Associate

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## PROFESSIONAL BACKGROUND

Ethan Amar is an Associate at Lee & Associates South Florida, where he focuses on Industrial and Office Sales & Leasing working alongside industry veteran Sebastian Misiewicz. With a strong academic background in Business Management and a proven ability to quickly adapt and contribute to team initiatives, Ethan brings a blend of analytical skills and creative problem-solving to the commercial real estate sector. His commitment to excellence, combined with his strategic approach to real estate transactions, positions him as a valuable asset in navigating the complexities of industrial and office assets for his clients.

Prior to joining Lee & Associates, Ethan gained experience as a Junior Research Intern at NNN Capital, where he conducted comprehensive market research and analysis on commercial real estate trends, including property values, rental rates, and market vacancies. He also supported the creation and maintenance of databases that monitored market trends, property transactions, and competitor activities, demonstrating his adaptability and initiative in a dynamic work environment.

Ethan holds a Bachelor of Science in Business Administration Management from the University of Central Florida and is a licensed Florida Real Estate Sales Associate. Fluent in English and French, Ethan's interests include commercial real estate brokerage, financial markets, and professional development, reflecting his commitment to continuous growth and strategic thinking.

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