



POWERLINE CENTRE PLAZA OUTPARCEL

Retail Space For Rent

1301-1325 S Powerline Rd

1341-1361 S Powerline Rd

Pompano Beach, FL 33069



AL-MART



Micael Machado

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COMPASS
COMMERCIAL

About us



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Client Portfolio



SHARPS



SOLE



ENTERPRISE



MOCHIMA



5TH ELEMENT



PALACIO DE LOS JUGOS



LEGENDARY GYM



DON PAN



HERTZ



PHENIX SALON



WOLF GYM



TIRES PLUS



DAVITAS



BANK UNITED



CHASE



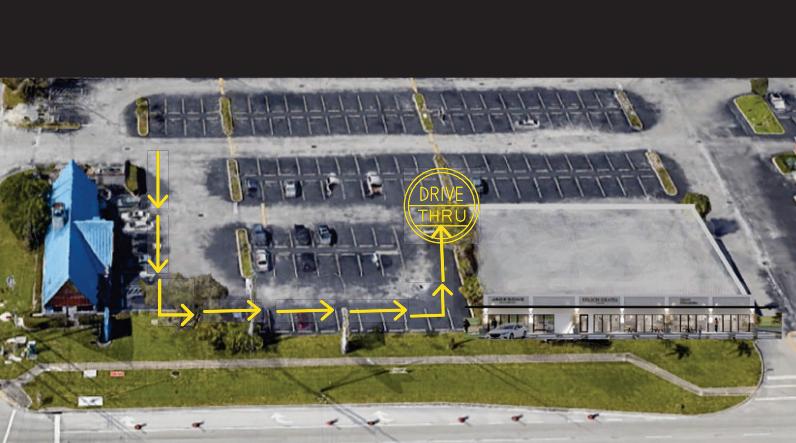
CUBA MAX



IHOP



MOBILE



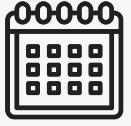
PROPERTY OVERVIEW

 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, household 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

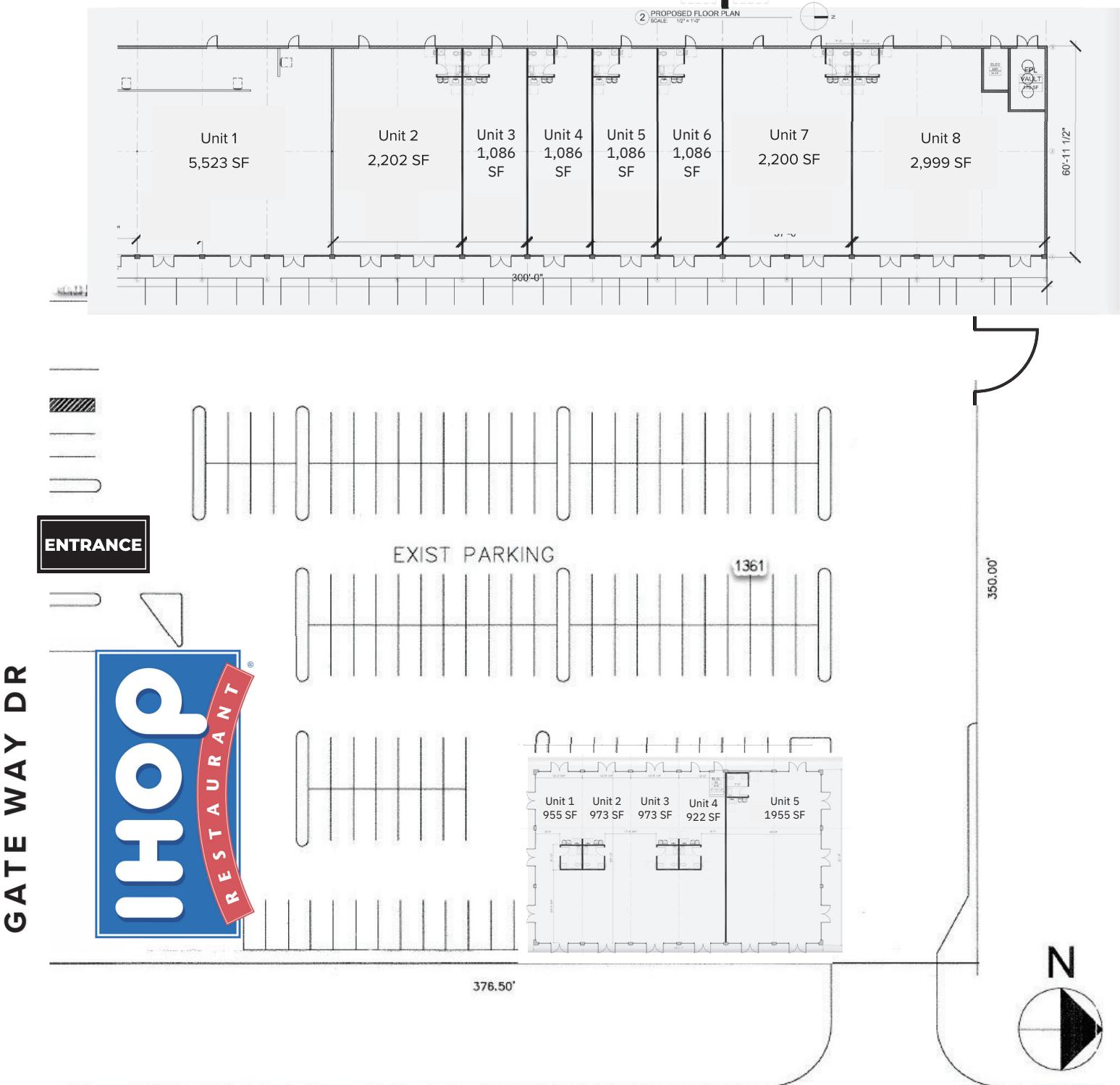
 Lease type : NNN	 Total Space Available: • 922 - 12,000 SF • Out Parcel + Possible Drive Through
 Under New Management	 Market: South Florida Pompano Cypress Creek
 Daily Traffic: 41.8k	 Lease Term Negotiable : Yes
 Year Built: 1979 / 2024 Substantially remodeled	 Parking: 130 Surface Spaces are available; 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.

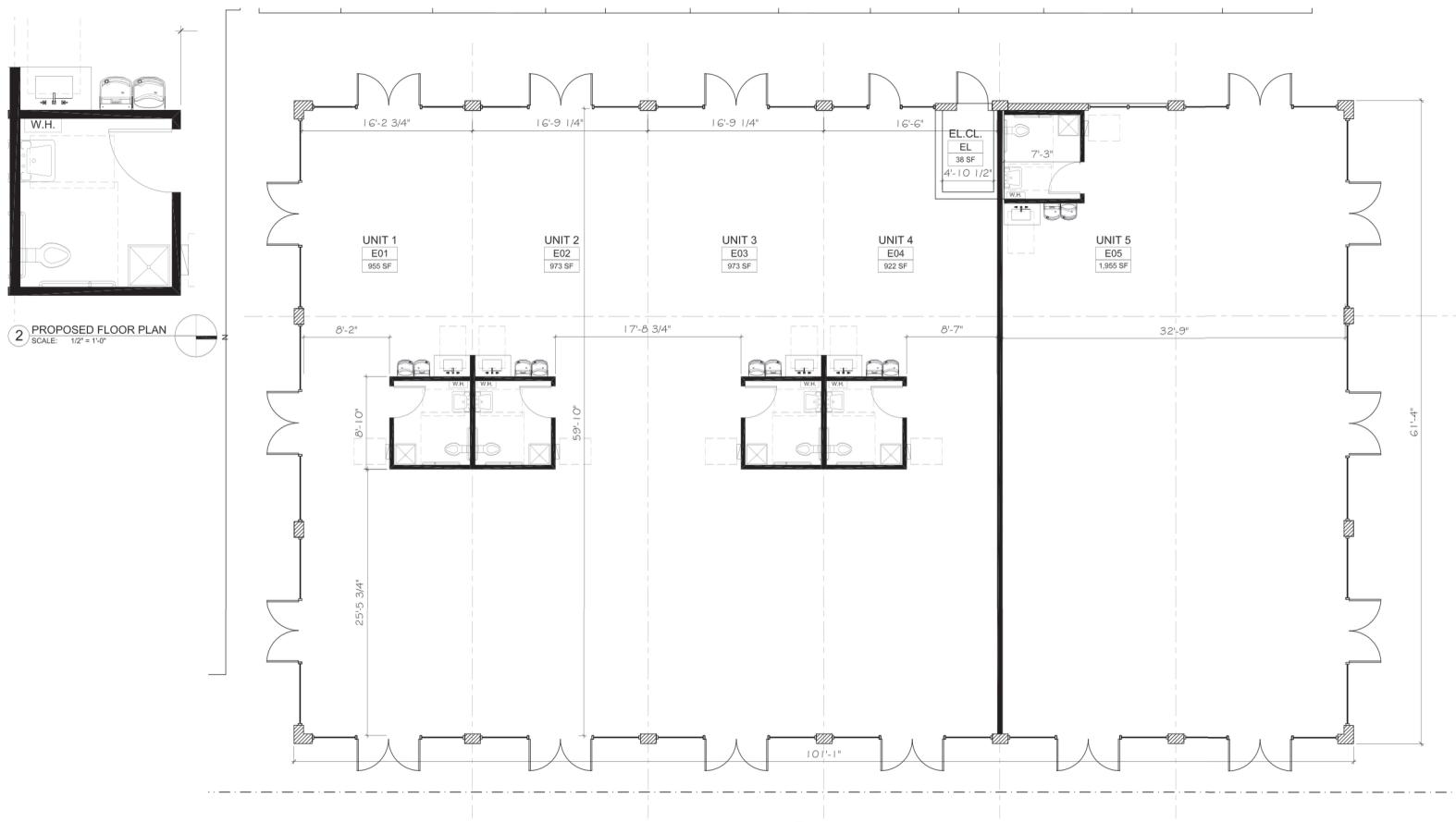


1341-1361 S Powerline Rd
Pompano Beach, FL 33069



SW 27TH AVE





CLIENT

POWERLINE PLAZA
INTERIOR BUILDOUT
BUILDING B
1341 - 1361 S. POWERLINE PLAZA MALL

1341 - 1361 S. POWERLINE PLAZA MALL
POMPANO BEACH, FL 33069

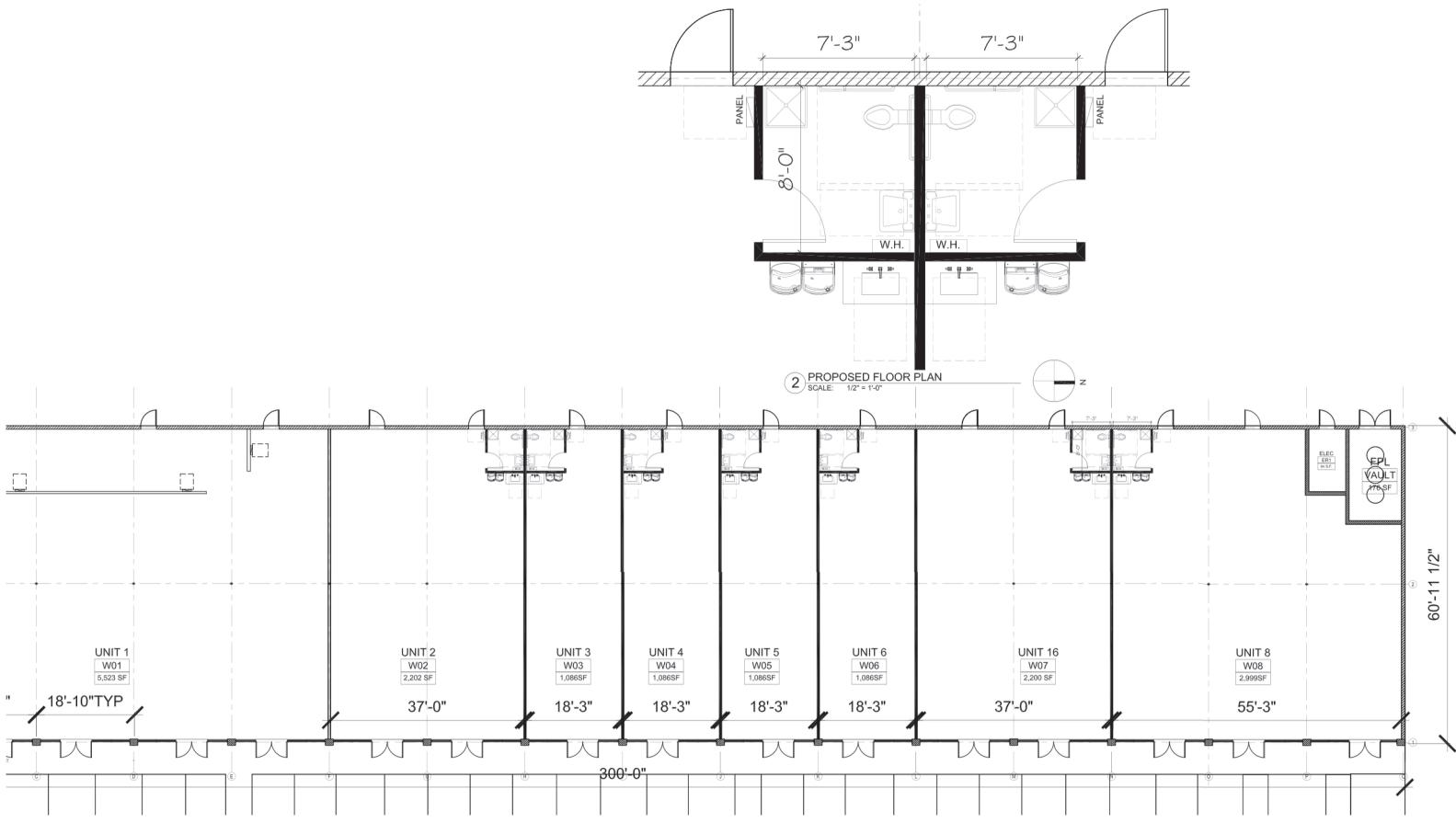
CDS
CASTELLANOS DESIGN STUDIO

7300 BISCAYNE BLVD. STE.200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467
WWW.CASTELLANOSDESIGN.COM

NO.	DATE	ISSUED / REVISED
1	09APR2025	SCHEMATIC DESIGN
2	19APR2025	SCHEMATIC DESIGN REVISION 1
3		
4		
5		
6		
-		

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



CLIENT:
POWERLINE PLAZA
INTERIOR BUILDOUT
1301 - 1325 S. POWERLINE PLAZA MALL
POMPANO BEACH, FL 33069



7300 BISCAYNE BLVD, STE 200
MIAMI, FL 33138
TEL: (305) 467-1111
License #AA 29002467
WWW.CASTELLANOSDESIGN.COM

No. DATE ISSUED / REVISED
1. 05/09/2025 SCHEMATIC DESIGN
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____

PROJECT NO.: 2022-461D
CHECKED BY: W.C.
DRAWN BY: W.C.
SCALE AS SHOWN
0.000 BY CDS

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

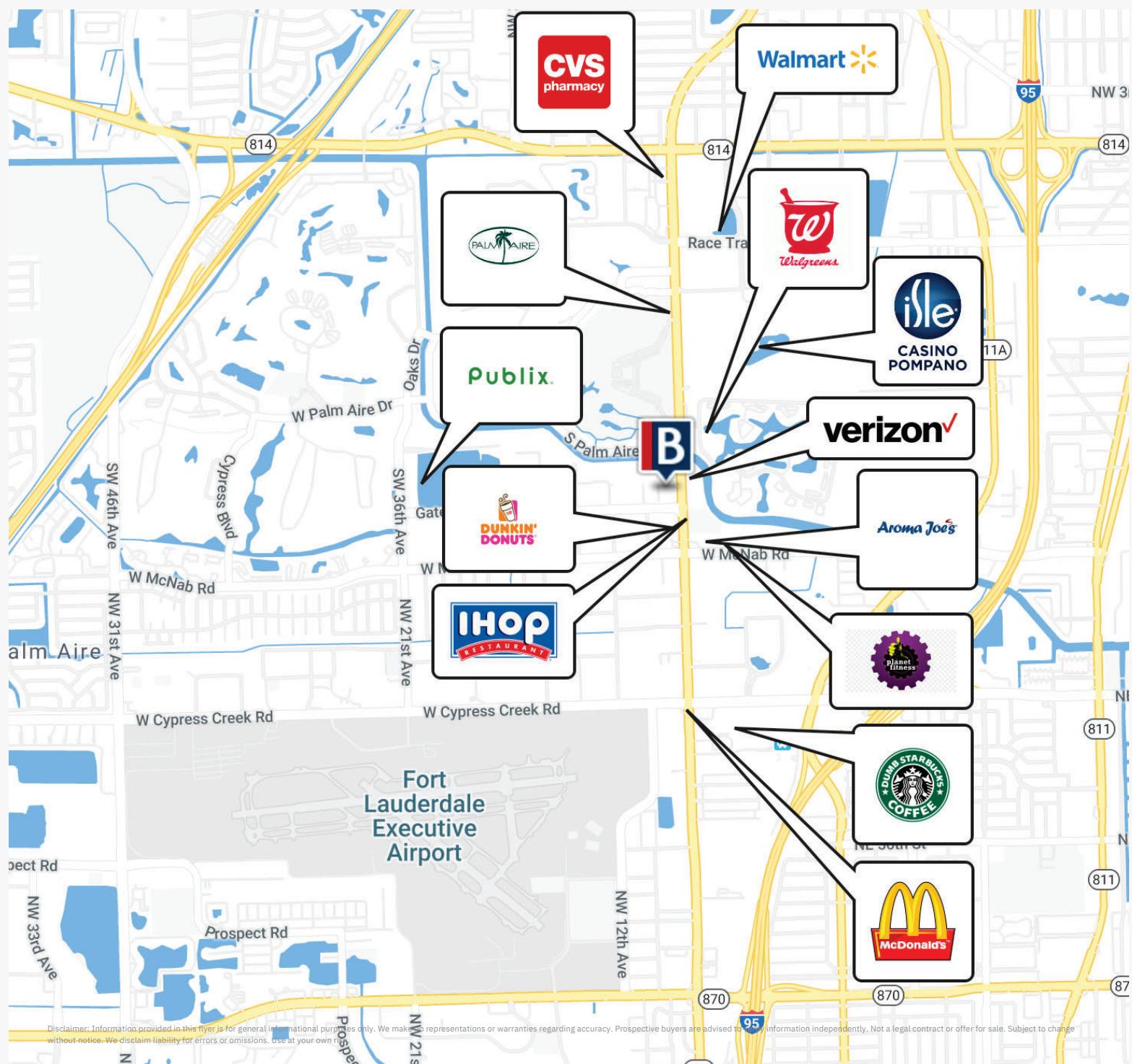
Less than half a mile from "THE POMP Casino" is a 2 Billion Dollars project Near major planned community shaping mixed-use projects Excellent proximity to established residential areas - Daily traffic 42k

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

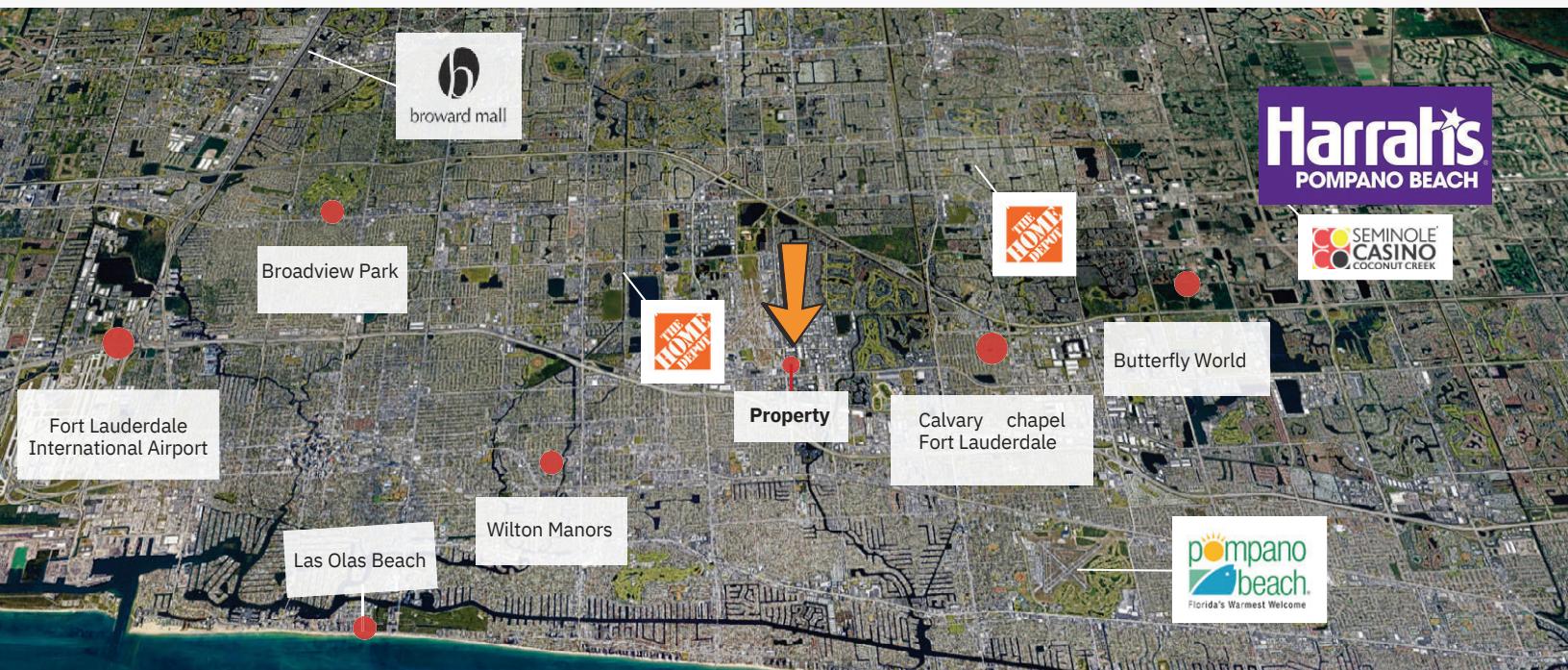
Located in a retail infill corridor, nearby tenants include Walmart, Walgreens Publix, Home Depot Dunkin' Donuts Verison, Starbucks, and many others. 125,000 + population within 3 miles

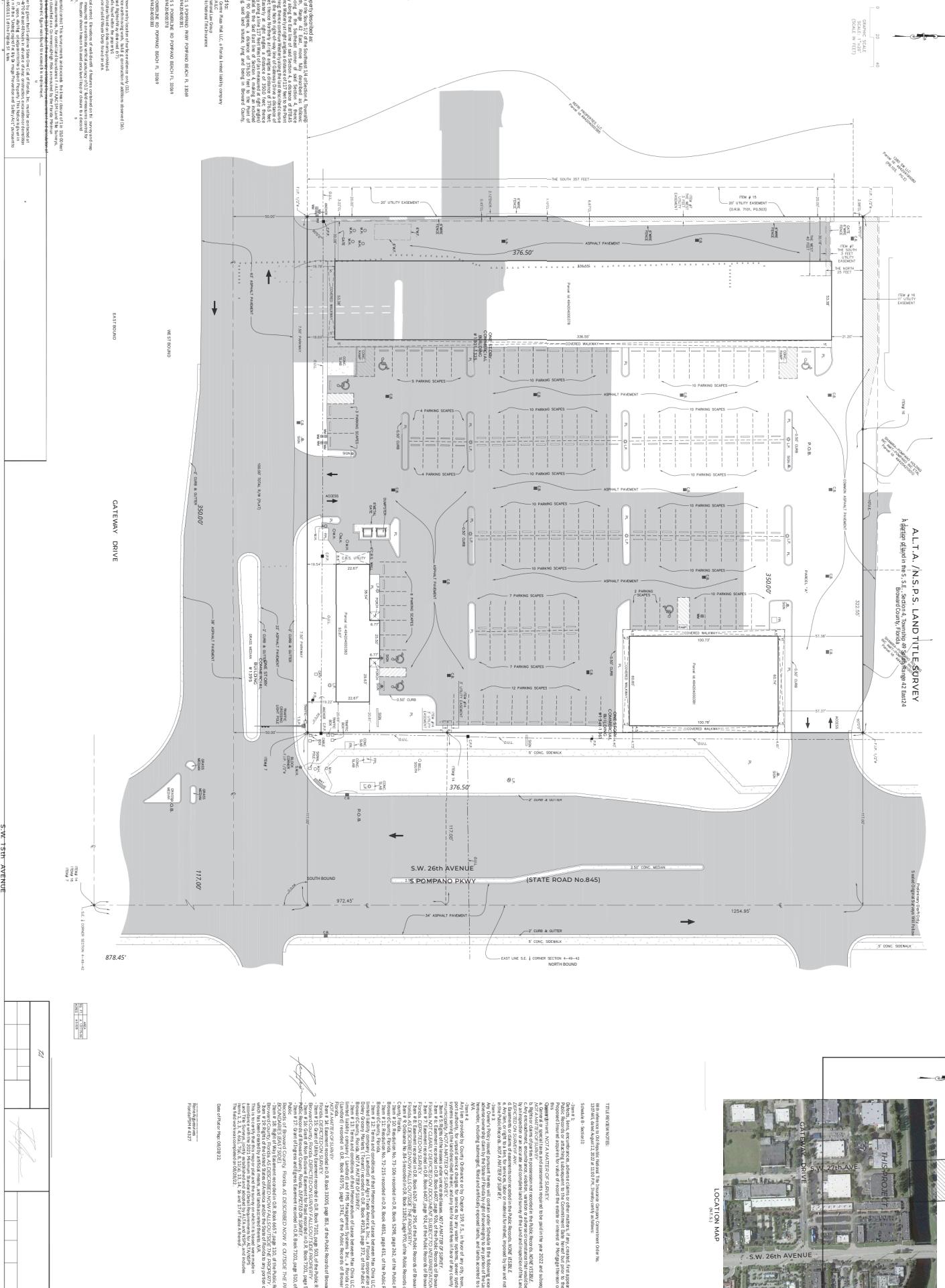


RETAIL AERIAL ZOOMED IN



RETAIL AERIAL ZOOMED OUT





With reference to Old Republic Financial Title Insurance Company Commitment Order No. 1307445, dated August 12, 2022 at 11:10 P.M., I hereby certify as follows:

TITLE REVIEW NOTES:

LOCATION MAP

卷之三

- 5 -

W. 2

66th

AVE

GATEWAY DRIVE

S.W.

27th

2-AV

Fig. 10. E.

WISHLIST

HHS/DOJ/NSI

卷之三

卷之三

卷之三

10



DEMOGRAPHICS

KEY FACTS 5 MILES

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

MEDIAN HOME
VALUE

HOUSEHOLD
INCOME

YEAR BUILD

POPULATION

MEDIAN AGE

6,157

47 Y

5 MILES



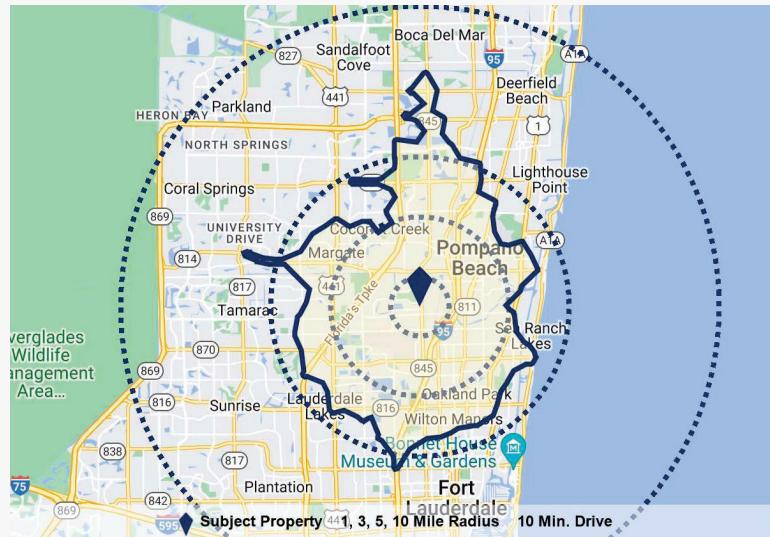
BUYING POWER



HOUSEHOLD



EMPLOYEMENT



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

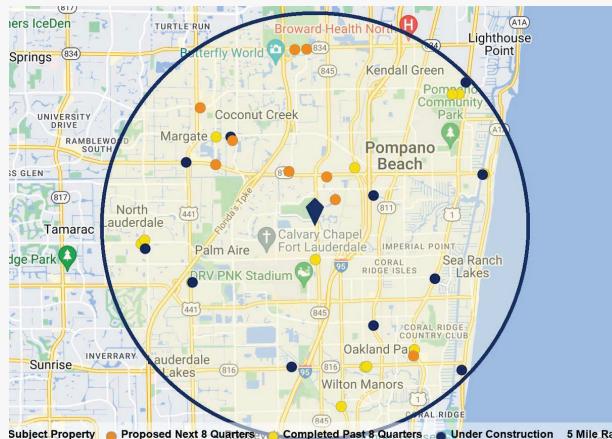


Proposed SF Next 8 Qtrs

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	NNN Asking Rent Per SF	Vacancy Rate
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 %
8	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

10.9

1

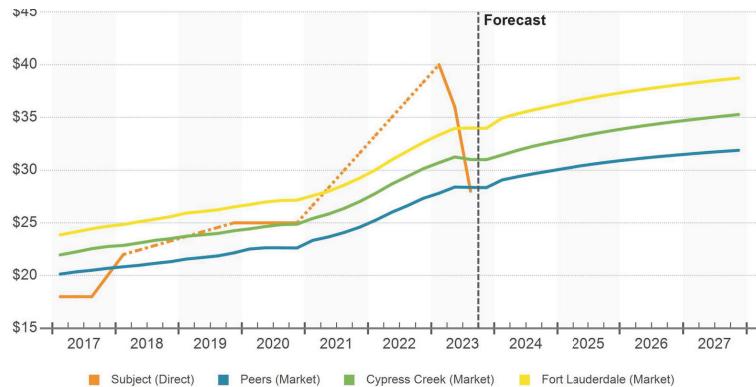
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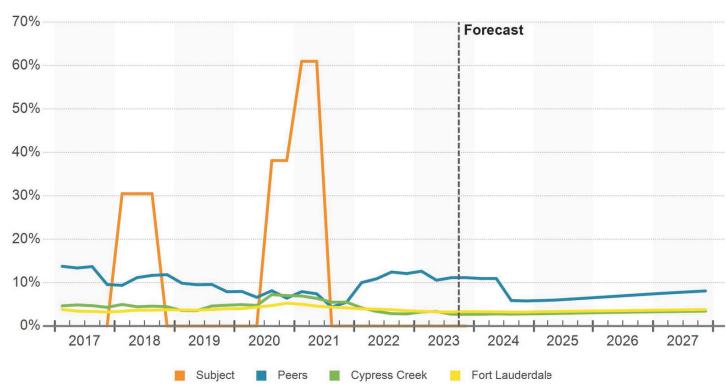
RENT ANALYTICS

FORT LAUDERDALE RENT TRENDS

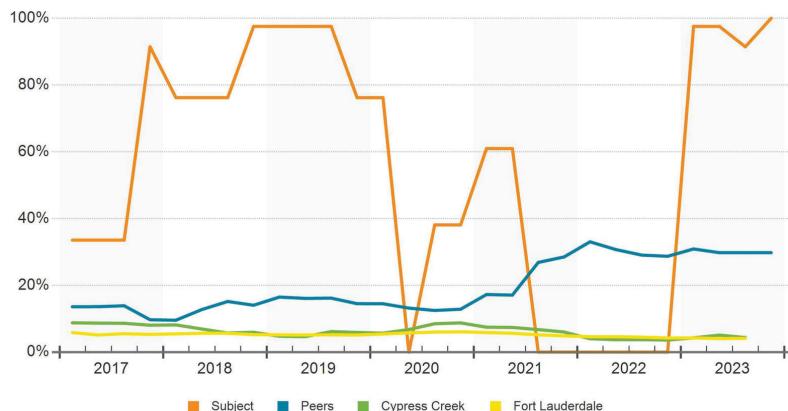
NNN RENT PER SQUARE FOOT



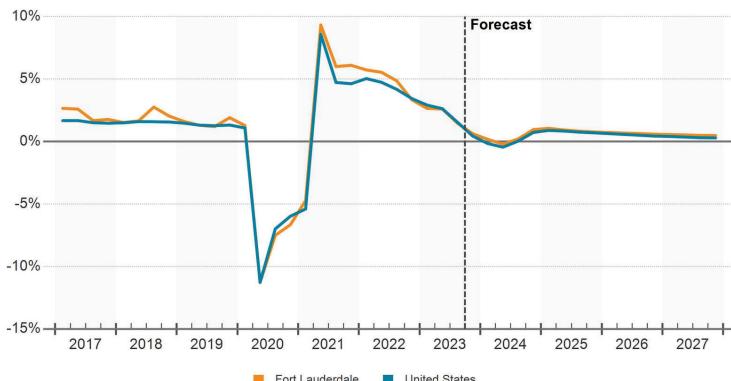
VACANCY RATE



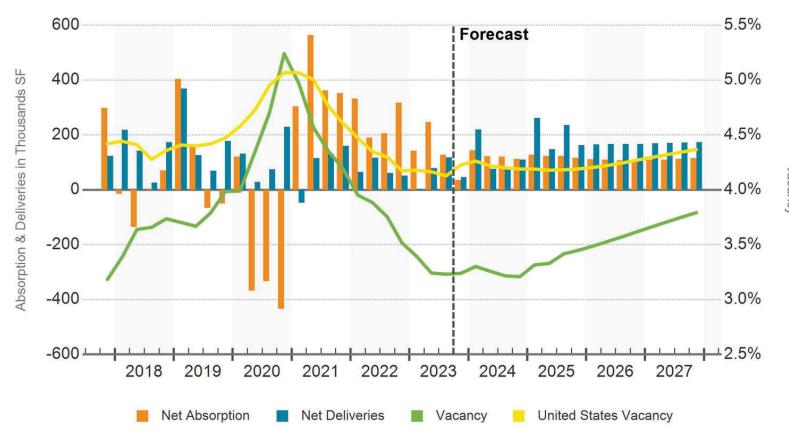
AVAILABILITY RATE



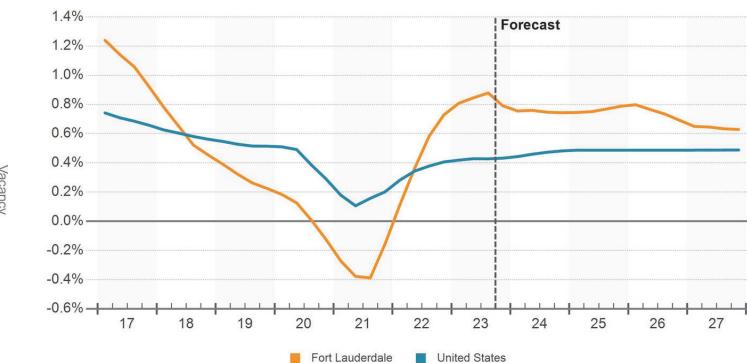
FORT LAUDERDALE ECONOMIC SUMMARY



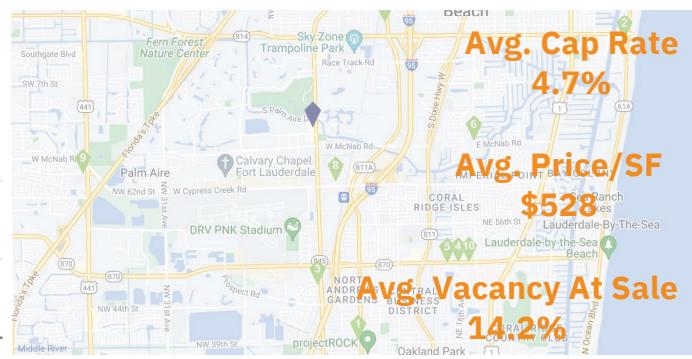
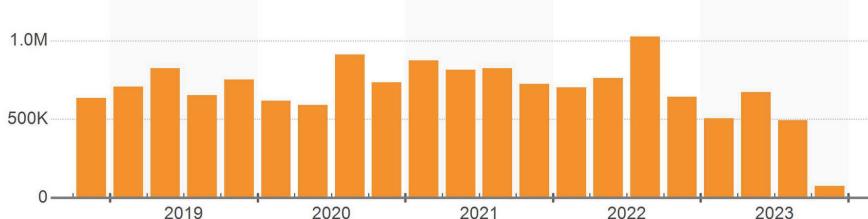
NET ABSORPTION, NET DELIVERIES & VACANCY



POPULATION GROWTH (YOY %)



LEASING ACTIVITY IN FORT LAUDERDALE IN SQUARE FEET



COMPASS COMMERCIAL

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

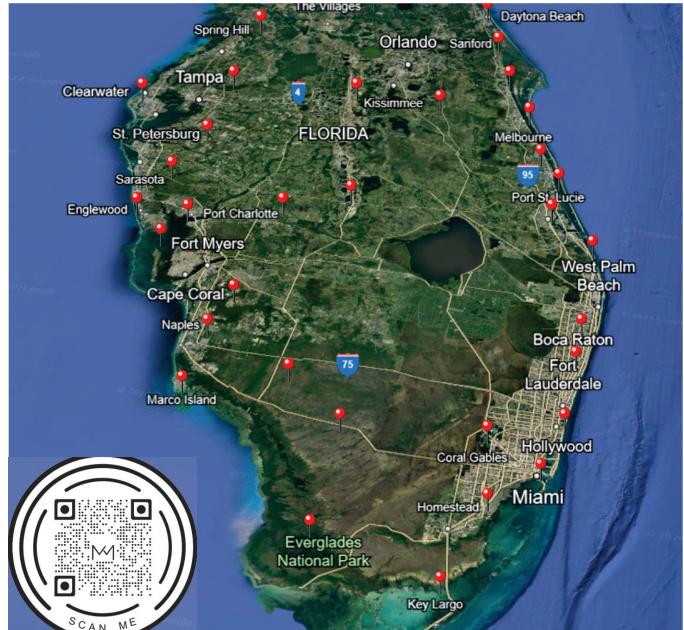
Rental real estate involves properties leased to tenants for residential or commercial purposes, generating rental income for the owner. As rental realtors and management, we assist landlords in finding suitable tenants, handling lease agreements, and managing property maintenance to ensure smooth and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



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RETAIL
SPACE

FOR
RENT

COMPASS
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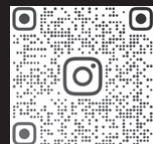
MACHADO KUNER
GROUP

POWERLINE CENTRE PLAZA Outparcel



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