

# POWERLINE CENTRE PLAZA OUTPARCEL

Retail Space For Rent

1301-1325 S Powerline Rd  
1341-1361 S Powerline Rd  
Pompano Beach, FL 33069



**Micael Machado**

REAL ESTATE ASSOCIATE

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COMPASS  
COMMERCIAL



# About us



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LIC. ASSOC. R.E. BROKER

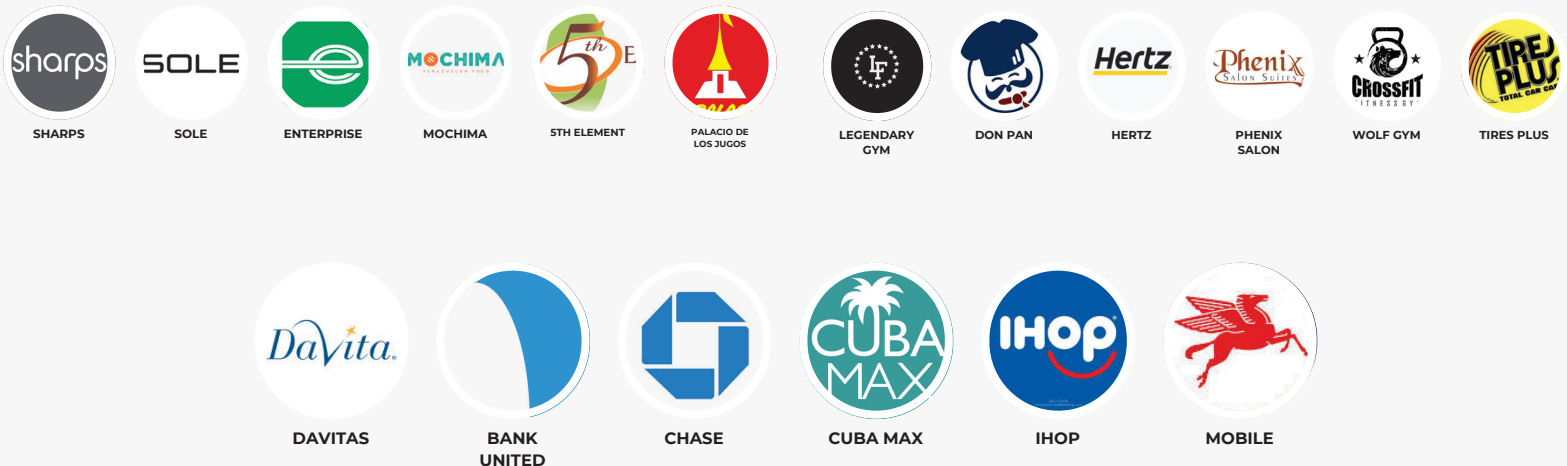
TEAM CO-PRINCIPAL

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## Client Portfolio





## PROPERTY OVER VIEW



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, house hold 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:

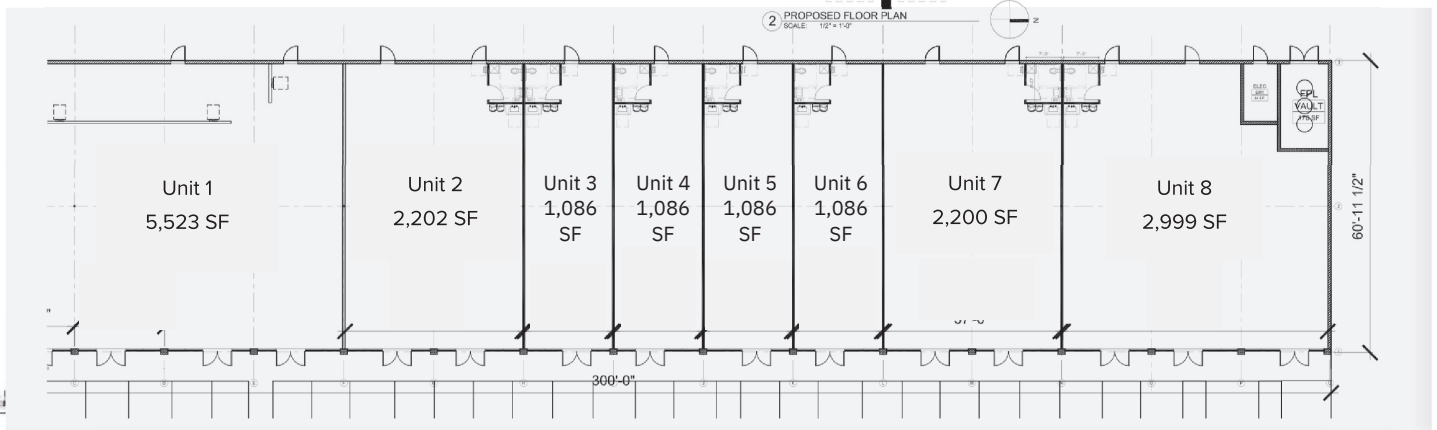
B-3 - Retail, Service, Office, Recreation,  
Entertainment, Institutional use,  
Restaurants, Boats and auto show case  
rooms : Furniture, Boats, Vehicles,  
Appliances and more.



1341-1361 S Powerline Rd  
Pompano Beach, FL 33069



SW 27<sup>TH</sup> AVE



GATE WAY DR

ENTRANCE

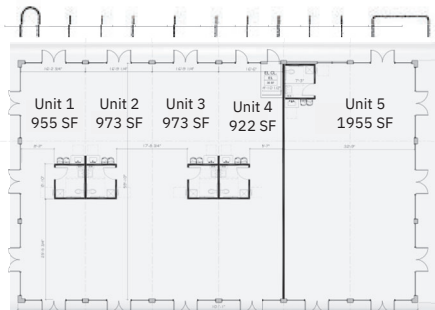


EXIST PARKING

1361

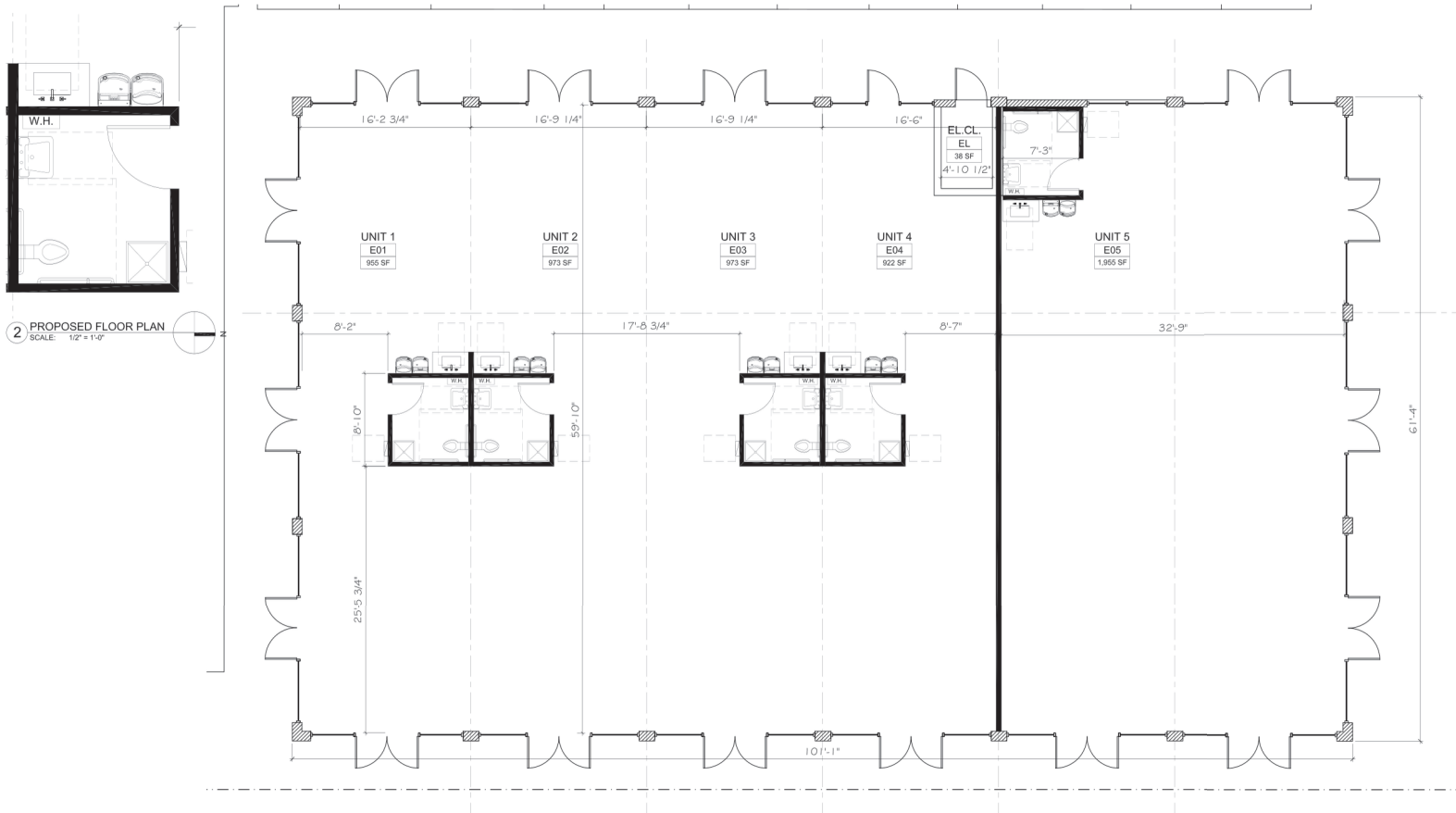
350.00'

376.50'



S POWER LINE RD





2 PROPOSED FLOOR PLAN  
SCALE: 1/2" = 1'-0"

1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

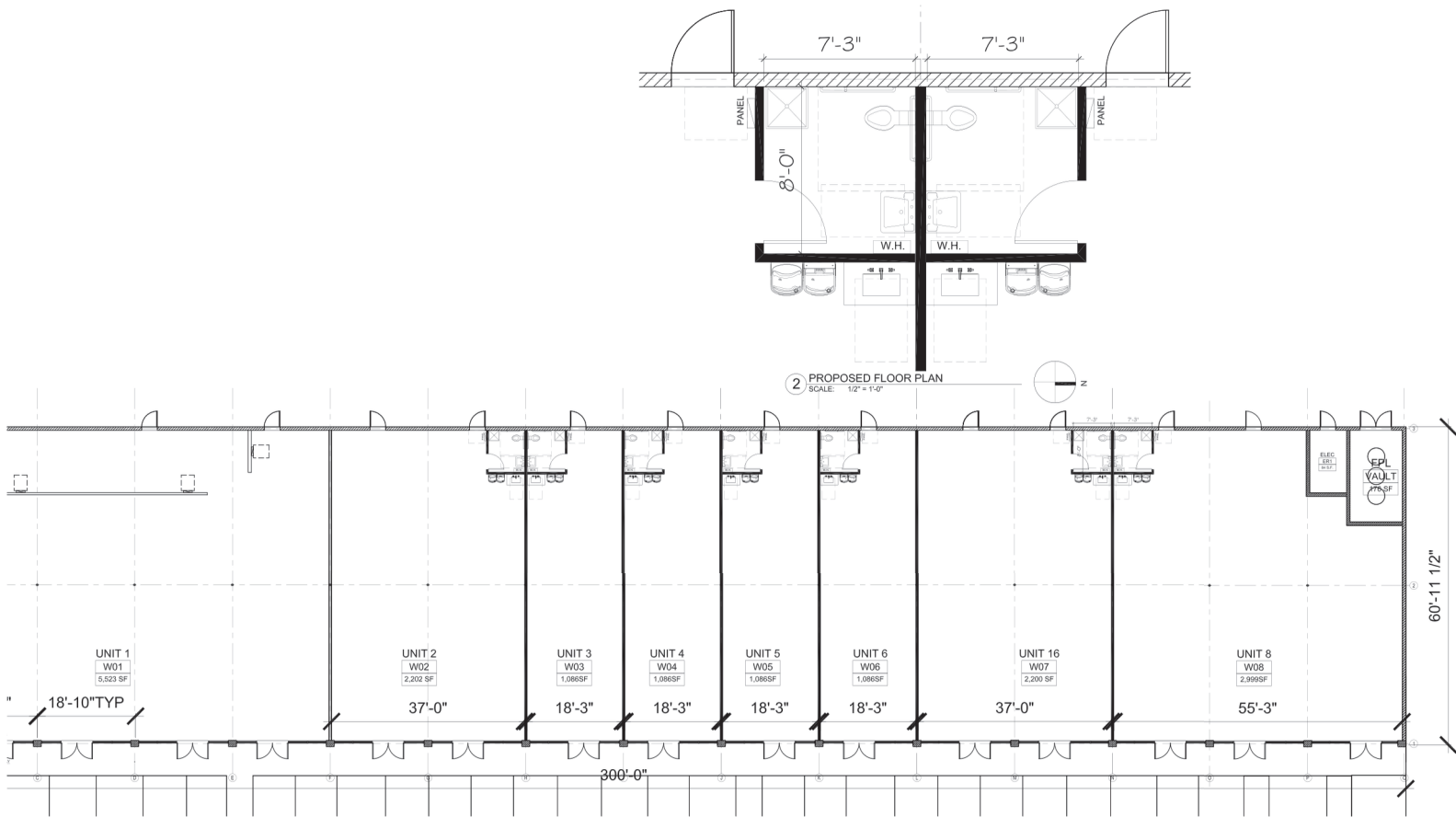
CLIENT  
**POWERLINE PLAZA  
INTERIOR BUILDOUT  
BUILDING B**  
1341 - 1361 S. POWERLINE PLAZA MALL  
POMPANO BEACH, FL 33069

**CDS**  
7300 BISCAYNE BLVD. STE.300  
MIAMI, FL 33138  
TEL: 796.212.1515  
License #AA 20003407  
WWW.CASTELLANOSDESIGN.COM

NO.	DATE	ISSUED / REVISION
1	08/01/2025	SCHEMATIC DESIGN
2	08/01/2025	SCHEMATIC DESIGN REVISION 1
3		
4		
5		
6		
7		

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CHECKED BY: W.E. DRAWN BY: W.E. SCALE: AS SHOWN © 2025 BY CDS	SHEET NO: <b>AS-1</b>



1 PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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



7300 BISCAYNE BLVD STE. 200  
MIAMI, FL 33138  
TEL: 786.218.3338  
FAX: 786.218.3338  
WWW.CASTELLANOSDESIGN.COM

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CHECKED BY: M.C. DRAWN BY: M.C. SCALE: AS NOTED © 2022 BY CDS	SHEET NO: <b>AS-1</b>

## 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

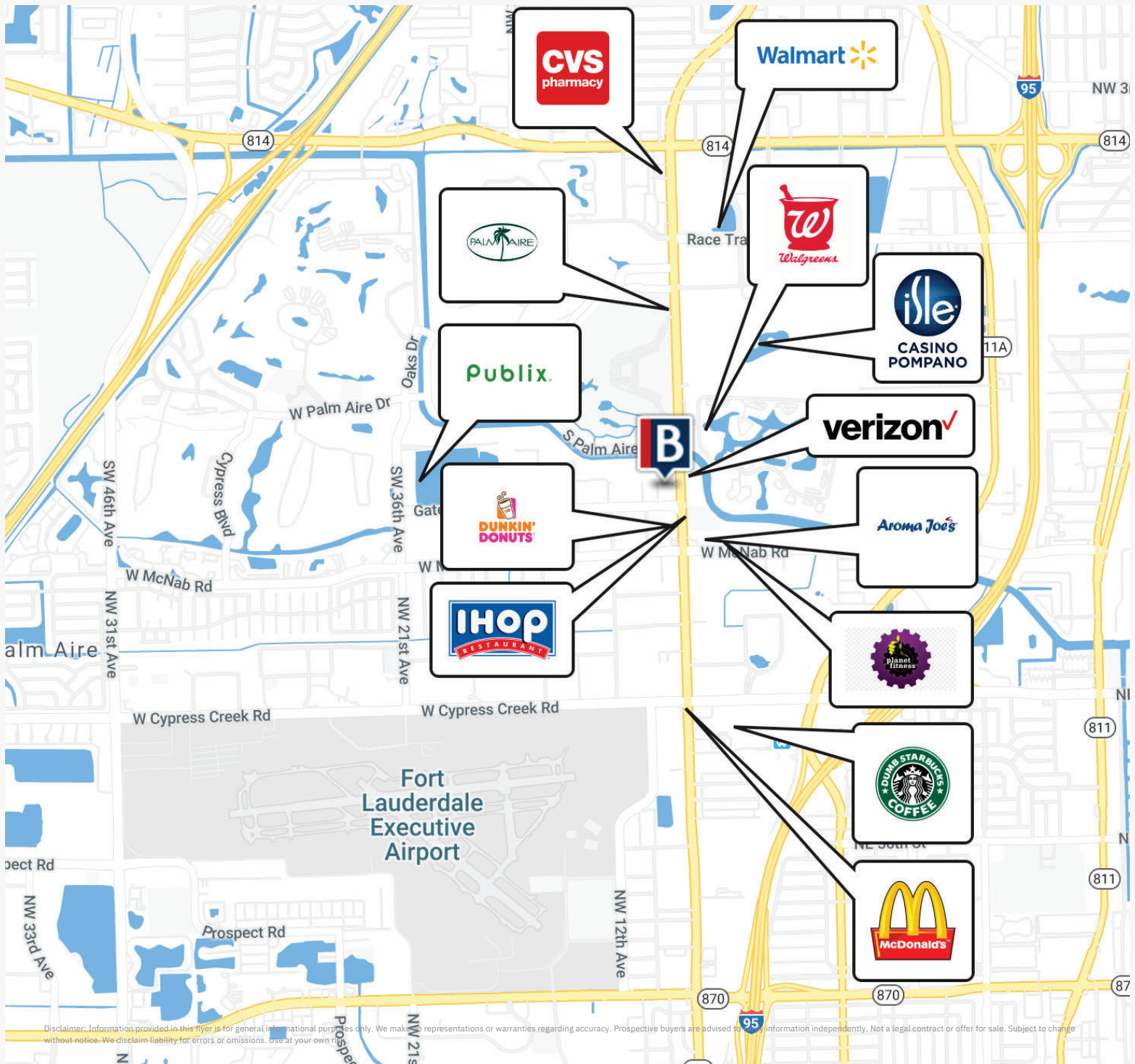
Less than half a mile from  
"THE POMP Casino"  
is a 2 Billion Dollars project Near  
major planned community shaping  
mixed-use projects Excellent proximity  
to established residential areas -  
Daily traffic 42k

## 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

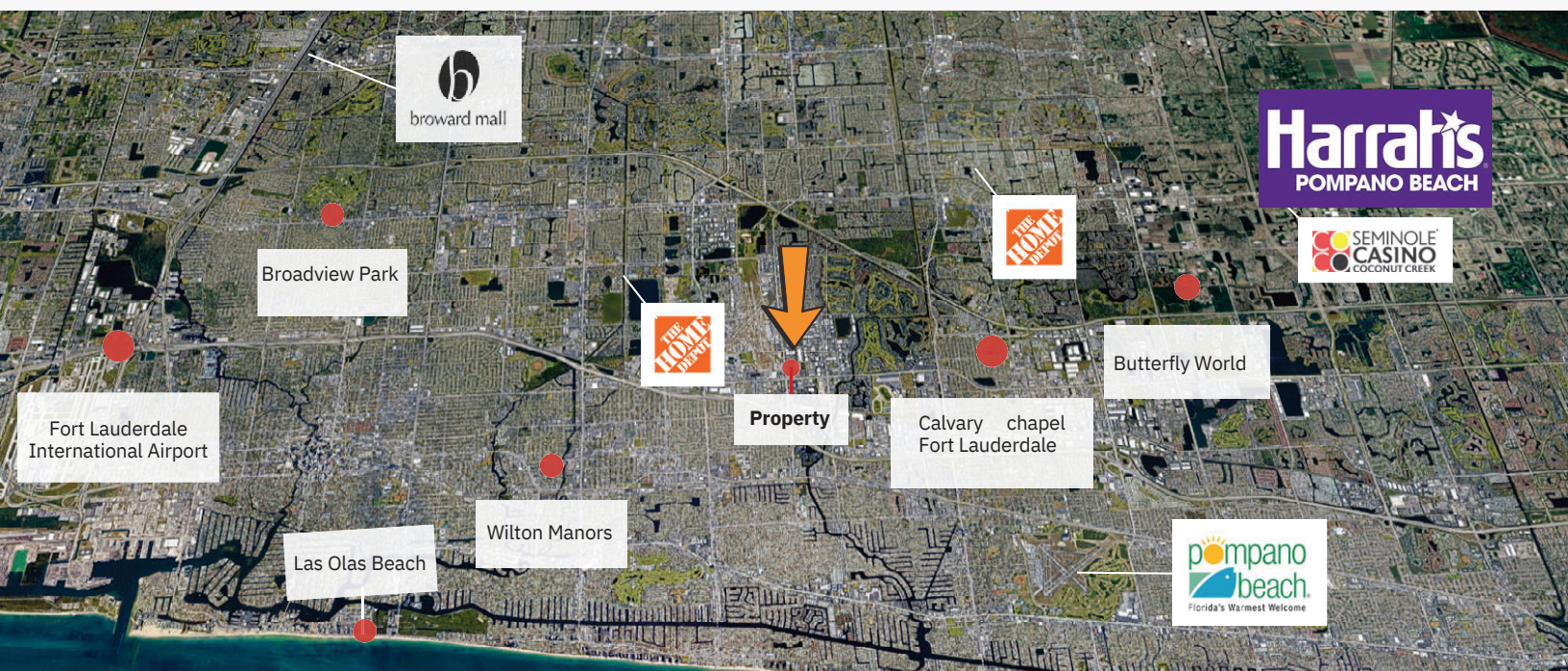


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## RETAIL AERIAL ZOOMED IN



## RETAIL AERIAL ZOOMED OUT

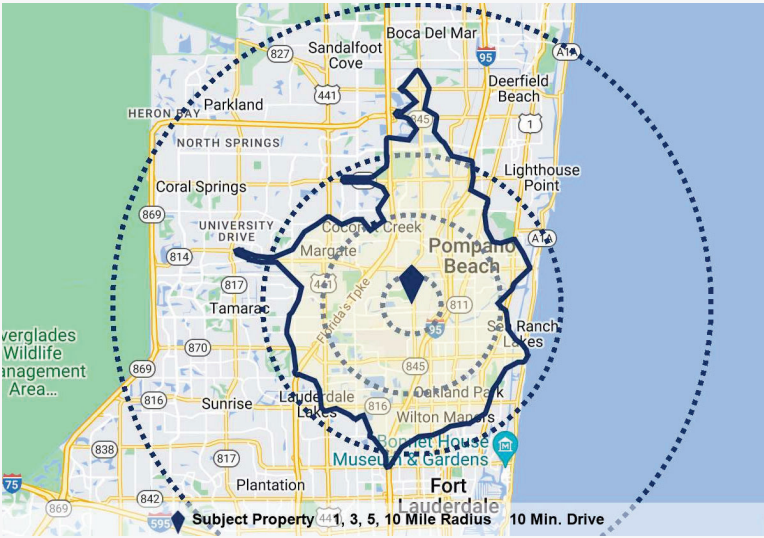
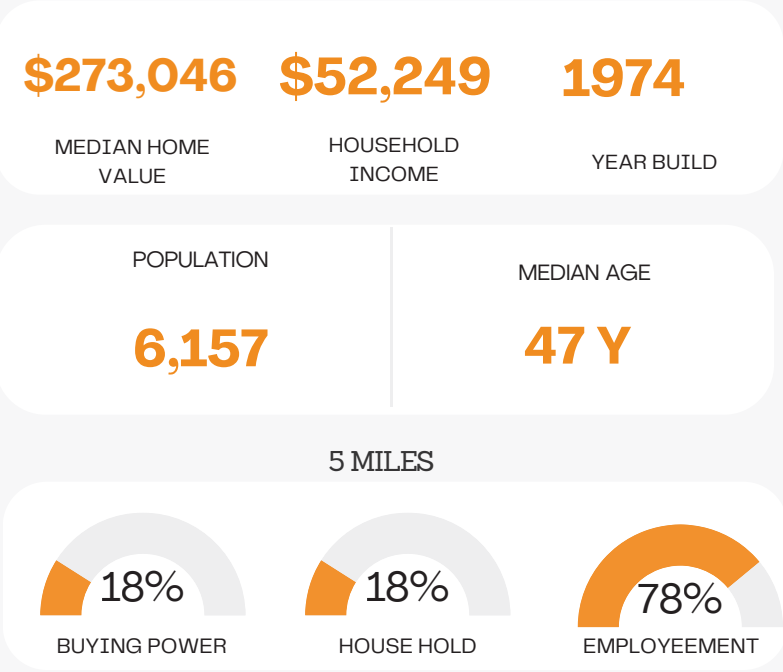




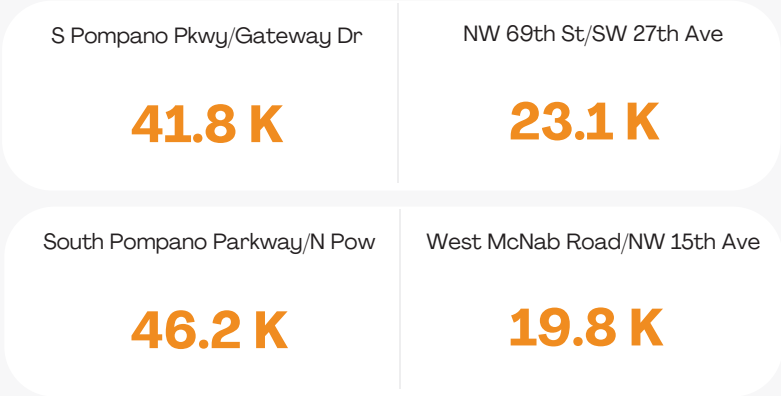


# DEMOGRAPHICS

## KEY FACTS 5 MILES

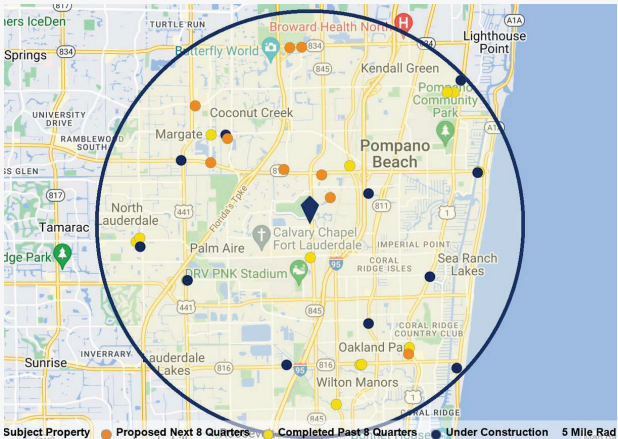


## TRAFFIC COUNTS



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				
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	↔
	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  
1

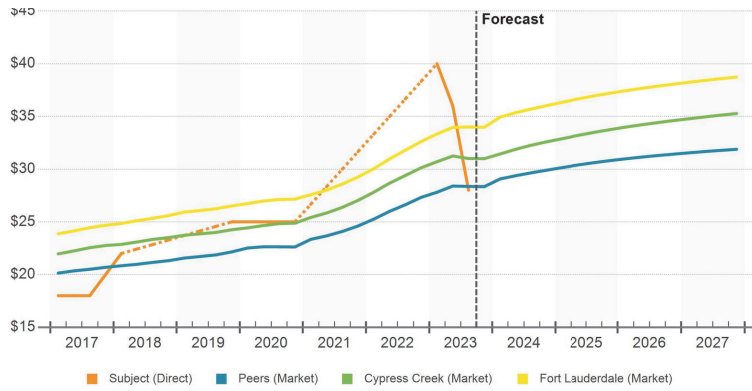
10.9  
%



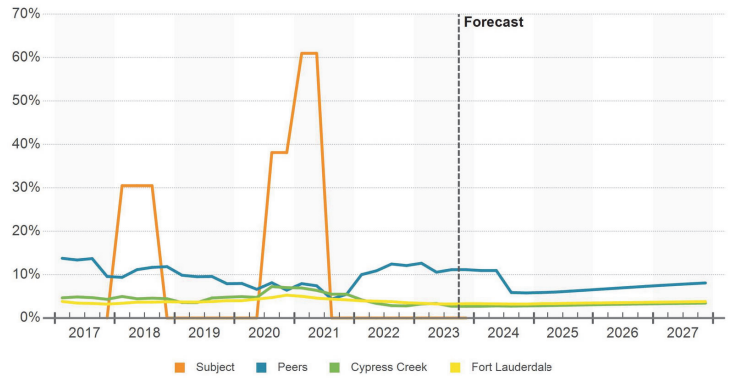
# RENT ANALYTICS

## FORT LAUDERDALE RENT TRENDS

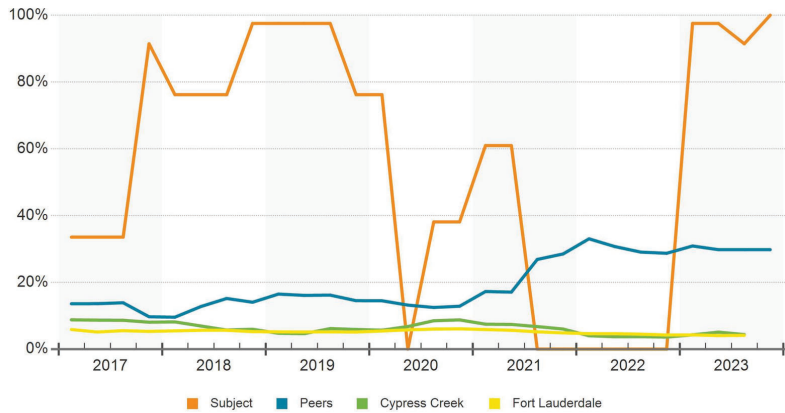
### NNN RENT PER SQUARE FOOT



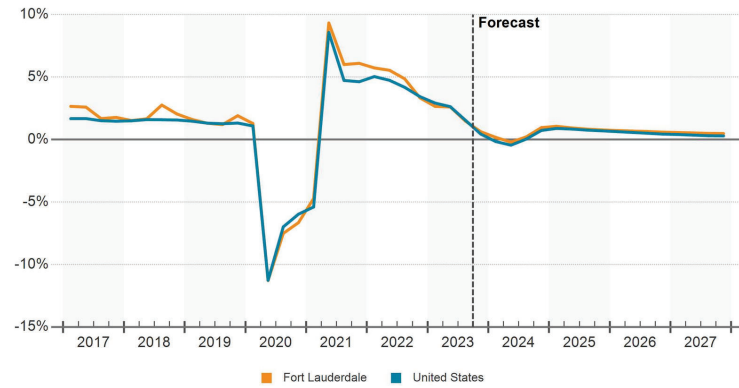
### VACANCY RATE



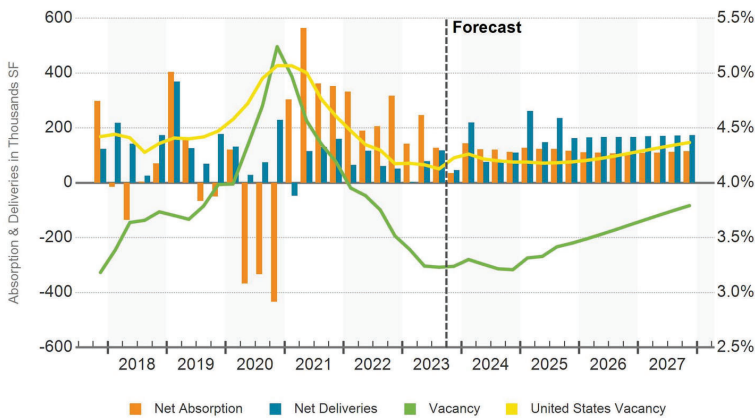
### AVAILABILITY RATE



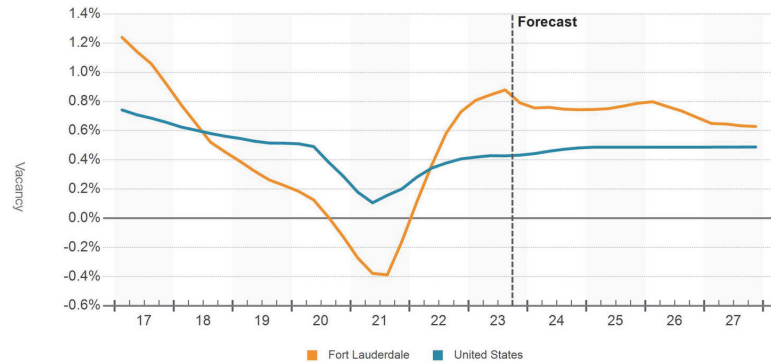
### FORT LAUDERDALE ECONOMIC SUMMARY



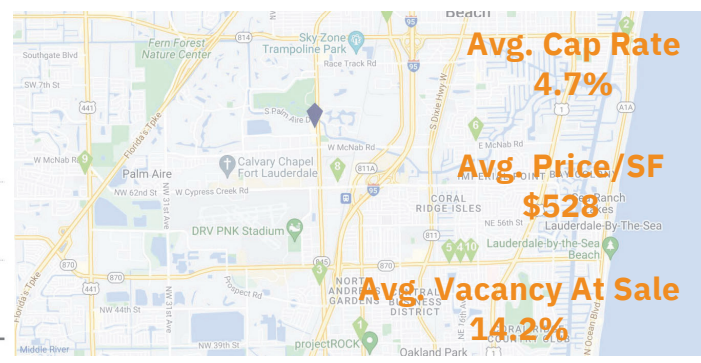
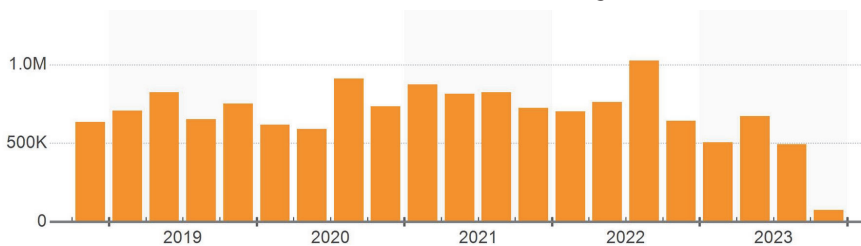
### NET ABSORPTION, NET DELIVERIES & VACANCY



### POPULATION GROWTH (YOY %)



### LEASING ACTIVITY IN FORT LAUDERDALE IN SQUARE FEET



# COMPASS COMMERCIAL

MACHADO KIJNER GROUP

## 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



BankUnited

CHASE



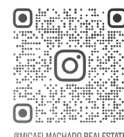
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RETAIL  
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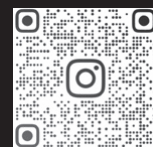
FOR  
RENT

## POWERLINE CENTRE PLAZA Outparcel



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