



FREE-STANDING BUILDING FOR LEASE/GROUND LEASE

1291 POWERLINE ROAD, POMPANO BEACH, FL

**KONIVER
STERN** GROUP
RETAIL REAL ESTATE & BROKERAGE



Free-standing outparcel building at the entrance to Palm Square Shopping Center, a high traffic location between Cypress Creek Road and Atlantic Blvd.

Close proximity to the Ft. Lauderdale Executive Airport, the Isle of Capri Pompano Park & Casino, which is currently being redeveloped, and the Inter Miami CF Stadium (former Lockhart Stadium) where the Major League Soccer expansion team will play until development of the permanent site

Approx. 4,978 SF building with two drive-thru lanes

Visibility from Powerline Road

Large office and industrial workforce daytime population of 147,782 within 3 miles

Demographics:

	<u>1 mile</u>	<u>2 miles</u>	<u>3 miles</u>
Daytime Population:	27,420	71,993	147,782
Population:	5,793	46,913	127,499
Avg HH Income:	\$56,231	\$61,730	\$67,104

Traffic Counts: 45,000 AADT on Powerline Road

GALLERY

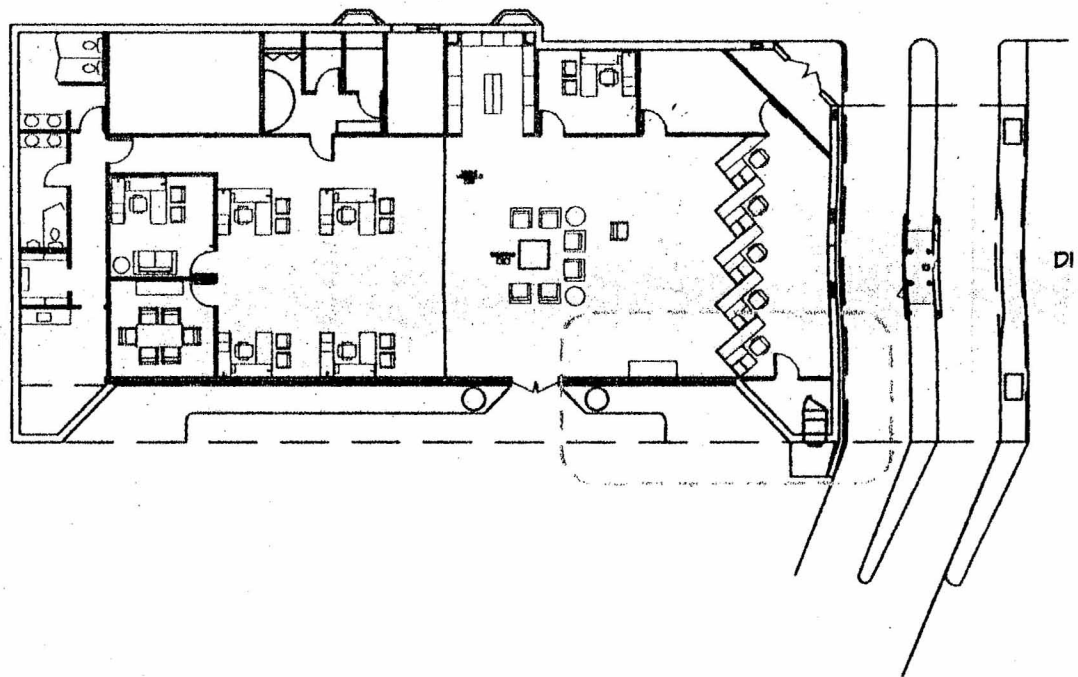
1291 POWERLINE ROAD
POMPANO BEACH, FL



FLOOR PLAN

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POWERLINE RD.



POMPANO PARKWAY

AREA MAP

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