

COMMERCIAL PROPERTY FOR LEASE OR BUILT TO SUIT

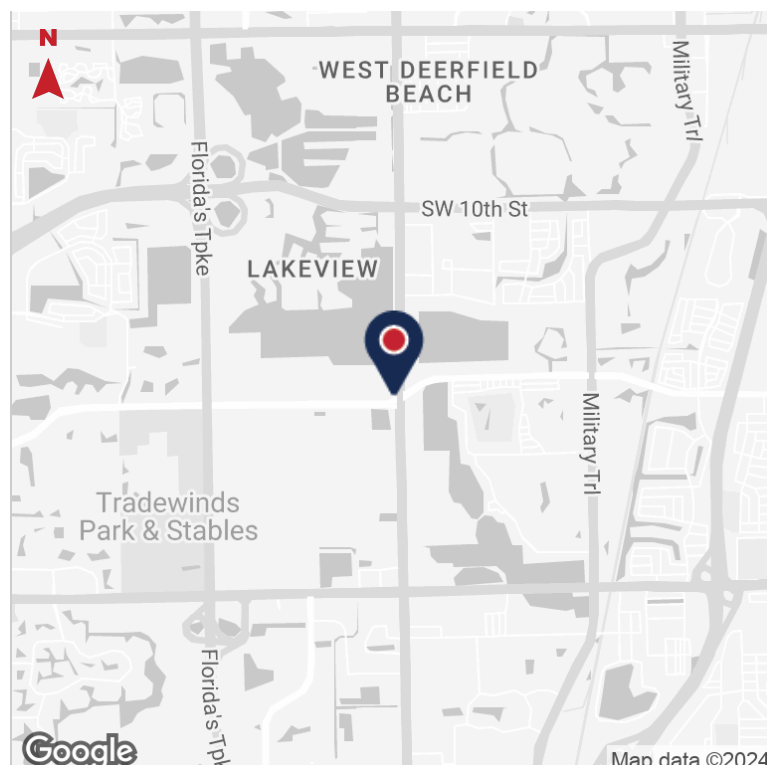
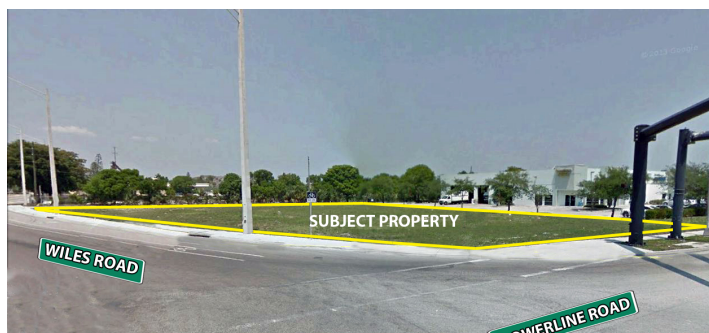
1875 S Powerline Rd, Deerfield Beach, FL 33442

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PROPERTY HIGHLIGHTS

- 15,000+/- SF Maximum (min. divisible 2,500 SF)-Built to Suit
- 48,874+/- SF of land
- General Commercial/Retail, Office, Showroom, Flex Space/Warehouse
- Zoned I-2 Limited Heavy Industrial with special use exceptions - City of Deerfield
- Rental Rate is Negotiable
- Proximity to I-95, Florida Turnpike and Sawgrass Expressway
- Signalized intersection



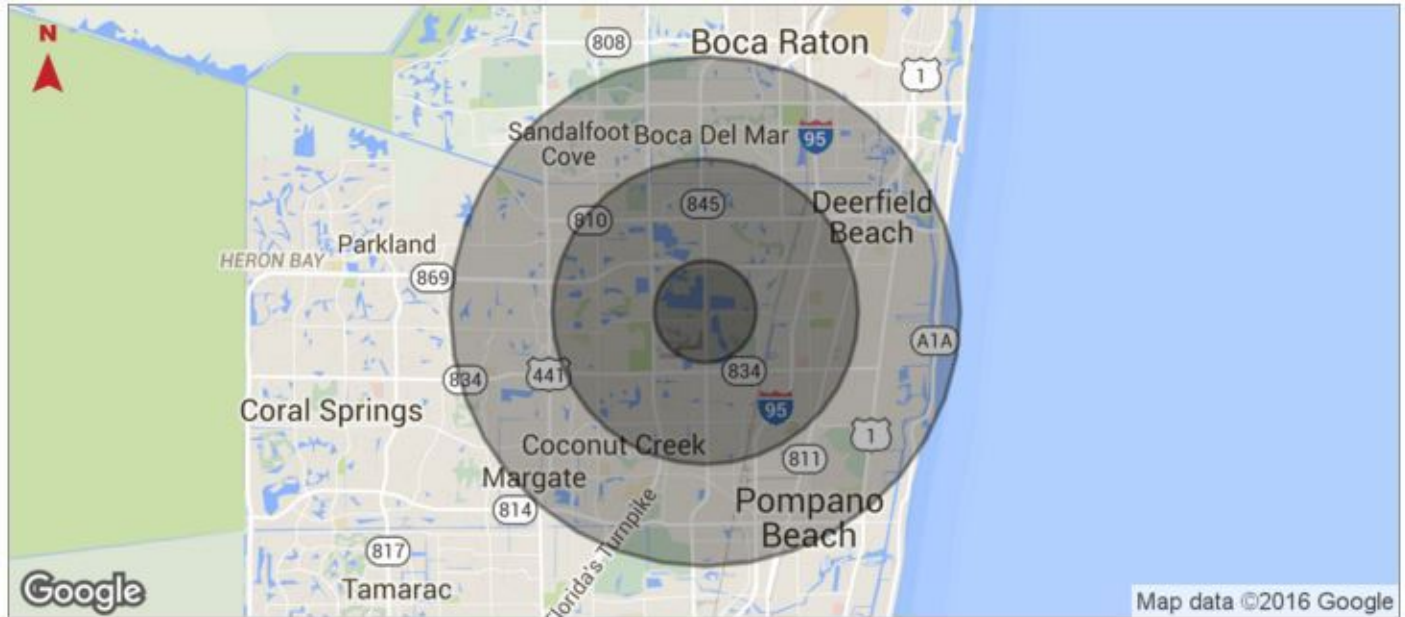
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Traffic Counts

LOCATION	YEAR	ADTV	MILES FROM SUBJECT
Green Rd. @ N. Powerline Rd.	2014	17,748	0.14
S. Powerline Rd. @ N. Powerline Rd.	2014	34,507	0.22
S. Powerline Rd. @ N. Powerline Rd.	2014	38,658	0.22

Area Demographics

RADIUS	1 MILES	3 MILES	5 MILES
Population			
2015 Population	5,363	116,629	347,210
2020 Population (Projection)	5,614	125,190	371,044
Households			
2015 HH	2,159	48,537	144,207
2020 HH (Projection)	2,241	51,975	153,838
2015 Avg. HH Income	\$ 59,534.00	\$ 56,499.00	\$66,998.00
2015 Annual Spending (\$000's)	\$ 50,130.00	\$114,412.00	\$3,593,709.00

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