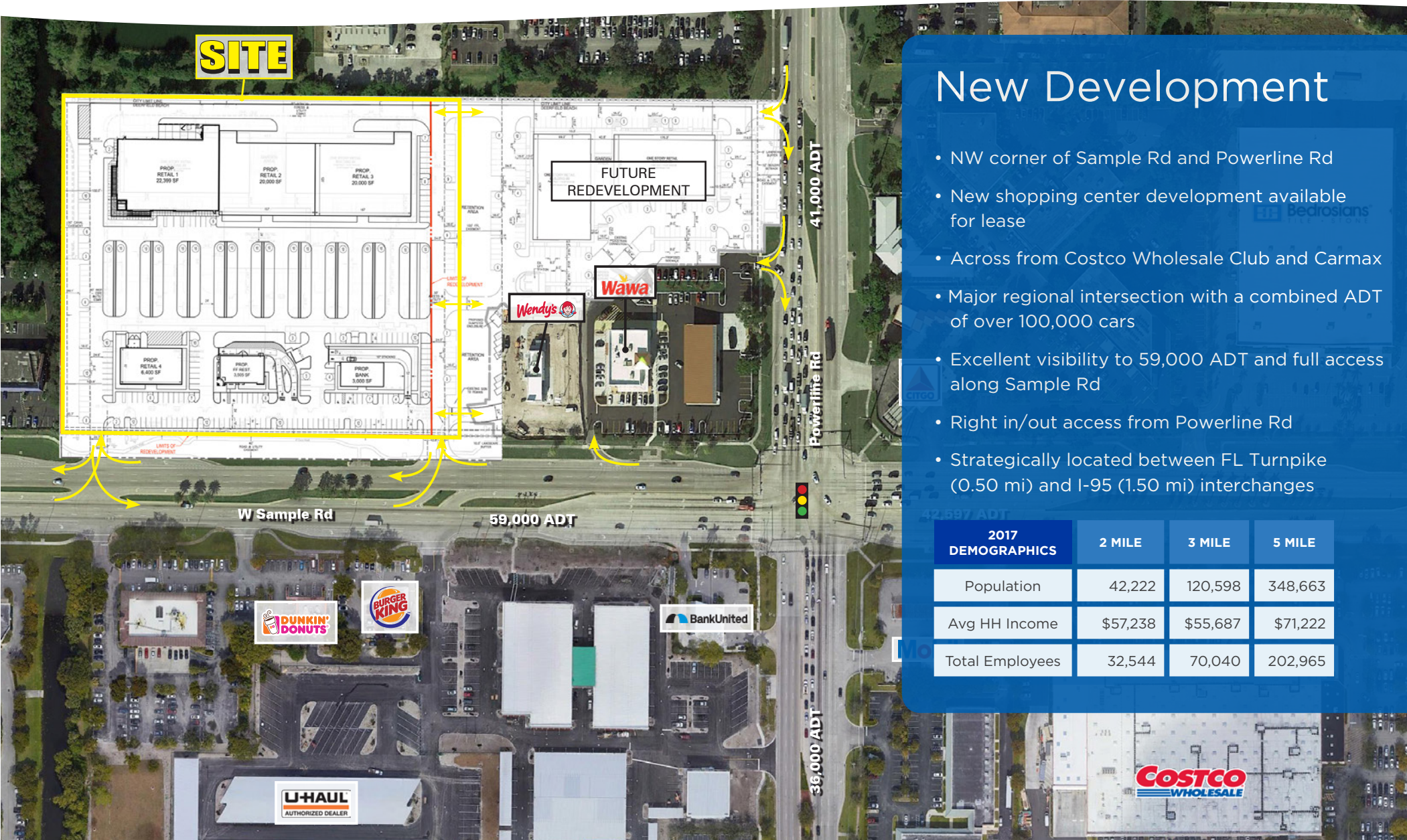


Sample Rd & Powerline Rd



New Development

- NW corner of Sample Rd and Powerline Rd
- New shopping center development available for lease
- Across from Costco Wholesale Club and Carmax
- Major regional intersection with a combined ADT of over 100,000 cars
- Excellent visibility to 59,000 ADT and full access along Sample Rd
- Right in/out access from Powerline Rd
- Strategically located between FL Turnpike (0.50 mi) and I-95 (1.50 mi) interchanges

2017 DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
Population	42,222	120,598	348,663
Avg HH Income	\$57,238	\$55,687	\$71,222
Total Employees	32,544	70,040	202,965

Patrick Wagor

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Ross Waters

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PARKLAND

DEERFIELD
BEACH


3 MILES


CORAL
SPRINGS

COCONUT
CREEK

1 LIGHTHOUSE
POINT

POMPANO
BEACH


\$55,687
AVG HH INCOME
IN 3 MILE RADIUS


205,604
ADT ON NEARBY
INTERSTATE 95



DEERFIELD BEACH, FL

Sample Rd & Powerline Rd

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MARKET AERIAL

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SITE

**M-3 ZONING
WASTE MANAGEMENT
INC. OF FLORIDA**

M-3 ZONING
WASTE MANAGEMENT

ARE THE FUTURE REDEVELOPMENT



PROP.
RETAIL 1
22,399 SF

PROP.
RETAIL 2
20,000 SF

PROP.
RETAIL 3
20.000 SF

PROP.
RETAIL 4
\$ 122.95

PROP.
FF REST.

PROP.

W Sample Rd

59,000 ADT

41,000 ADT

Powerline Bd

A-7 ZONING
ASTE MANAGEMENT
INC. OF FLORIDA

B-3(C) ZONING
SUNRISE TURNPIKE
PLAZA, INC.

CITY LIMIT LINE
DEERFIELD BEACH
CITY LIMIT LINE
POMPANNO BEACH

DEERFIELD BEACH, FL

Sample Rd & Powerline Rd

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