

# 2,500 SF FLEX UNIT FOR LEASE

100-112 SW 5th St, Pompano Beach, FL, 33060 | LEASING BROCHURE



**MATTHEWS™**

**SHANE WILLIAMS**

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**PROJECT SCOPE**

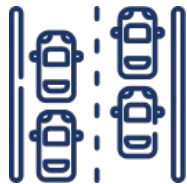
- Mix of office and warehousing allowing for administrative/business activities with storage/workshop space in the rear. Both the office and warehouse space are controlled by HVAC systems allowing for comfortable working environments.
- Ideally located just south of Atlantic Blvd and East of Dixie Highway. Just minutes to I-95 and quick access to US-1. It is easy for anyone to get to the location from the immediate area and from further away as well.
- Flexible zoning allows for a multitude of different business types. B-4 (Heavy Business) zoning in Pompano Beach allows for a wide range of allowed uses including limited light manufacturing, warehousing, and wholesaling.



**\$3,295**  
RENT PER MONTH



**±2,500 SF**  
AVAILABLE



**±24,000 VPD**  
(S Dixie Hwy)

**DEMOGRAPHICS**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	19,875	134,554	292,600
2020 Census	17,823	116,687	256,828
Growth 2020-Current Year	11.52%	15.31%	13.93%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	9,210	61,630	131,098
2020 Census	8,244	53,326	115,403
Growth 2020-Current Year	11.72%	15.57%	13.60%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$116,628	\$119,604	\$123,900



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Industrial Building For Lease

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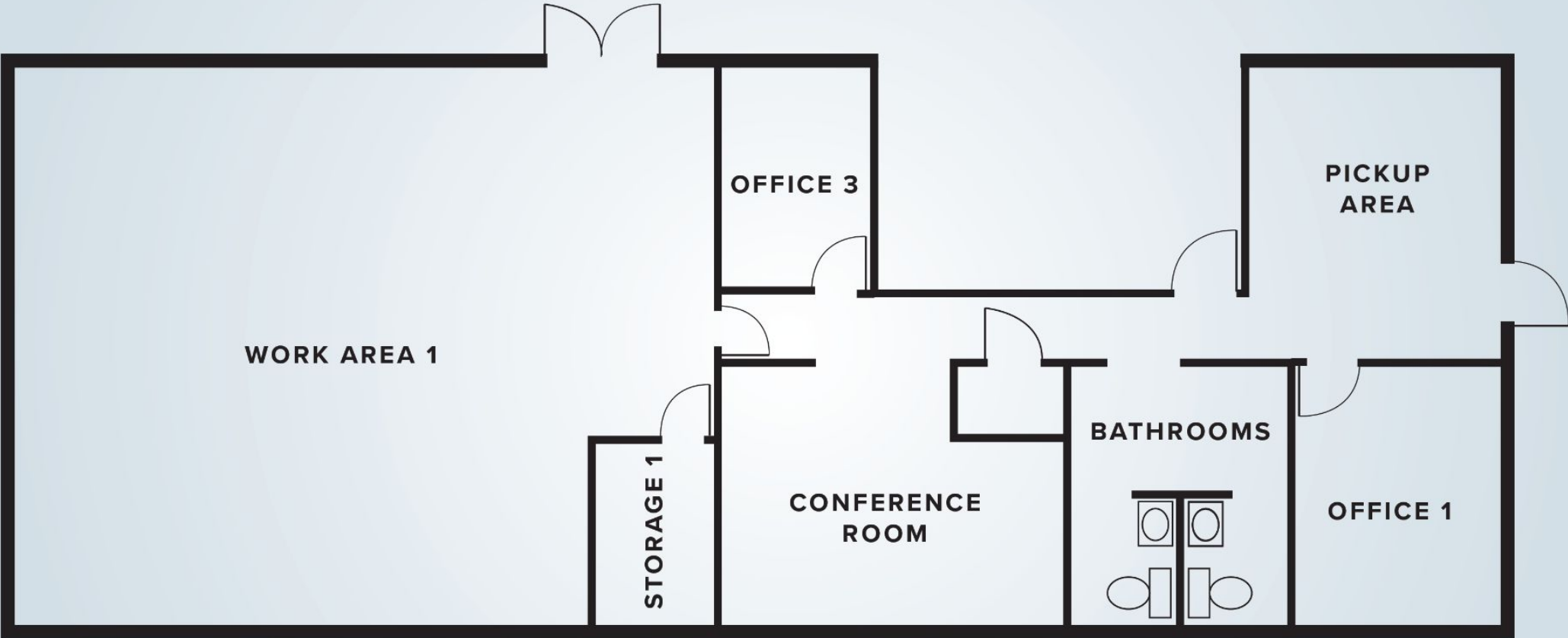
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# MATTHEWS™

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**UNITED STATES POSTAL SERVICE.**

**OD-MAC**  
SAME DAY Steel Deck and Accessories

**WORLD electric**  
A Sonopar Company

**ser-mat**

**FedEx** Ground **MARATHON**

**PROWORKS DISTRIBUTORS**  
FLOORING | CABINETRY | MILLWORK

**Public Storage** **FedEx** Ship Center

**WHITE SHAKER**  
CABINETS & QUARTZ COUNTERTOPS

**AMERICAS**  
TILE & MARBLE SUPPLIES

**freshpoint**  
a Sysco company

**Walmart Supercenter**

**Harrahs**  
POMPANO BEACH

**SFE**  
SOUTHEASTERN FREIGHT LINES

**amazon**

**COSTCO WHOLESALE**

WILES RD ± 27,000 VPD

**ROOMS TO GO**

**THE HOME DEPOT**

**GOLD COAST**

**MB Martin Brower DISTRIBUTION CENTER**



± 233,000 VPD

**WHOLE FOODS MARKET**

POMPANO BEACH AIRPORT

S DIXIE HWY W ± 24,000 VPD

23 ± 62,500 VPD

**SUBJECT PROPERTY**

811

**Microsoft**

**RH DISTRIBUTION CENTER**

**Publix**



POMPANO CITI CENTRE

**TJ-MAXX** **PET SMART**

**LOWE'S** **ROSS** DRESS FOR LESS

**ALDI** **LA FITNESS**

**Publix**

POMPANO MARKETPLACE

**Walmart Neighborhood Market** **ROSS** DRESS FOR LESS

**Publix** **CARRABBA'S** ITALIAN GRILL

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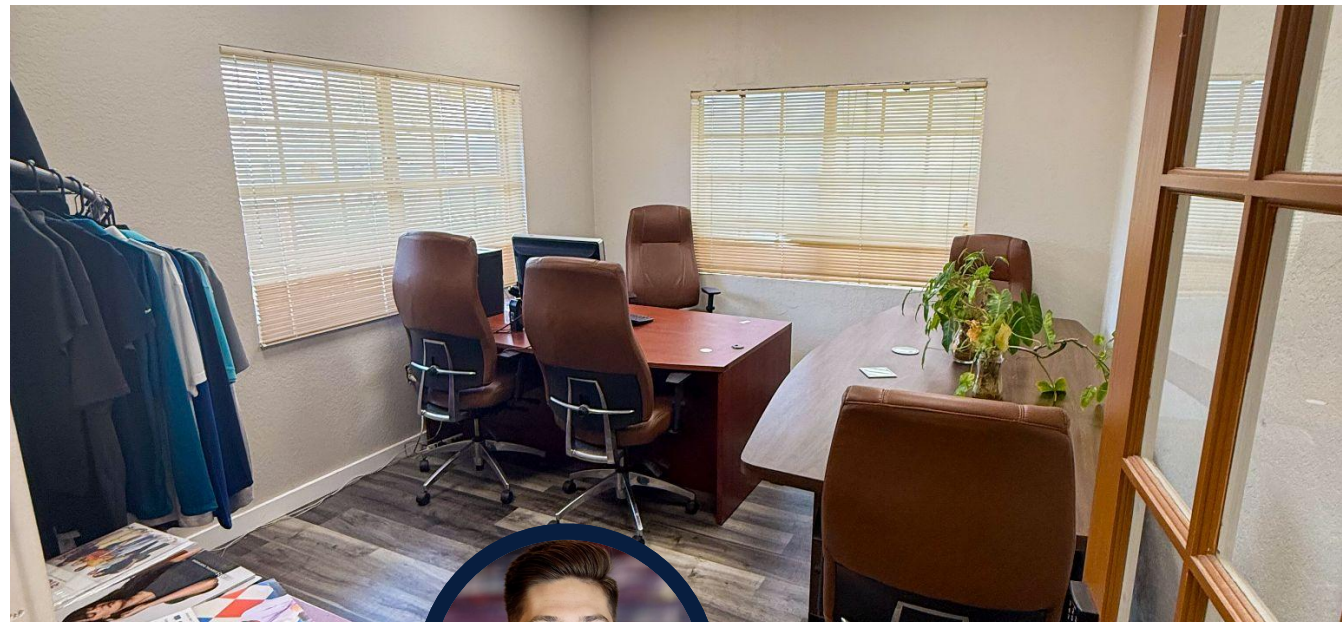
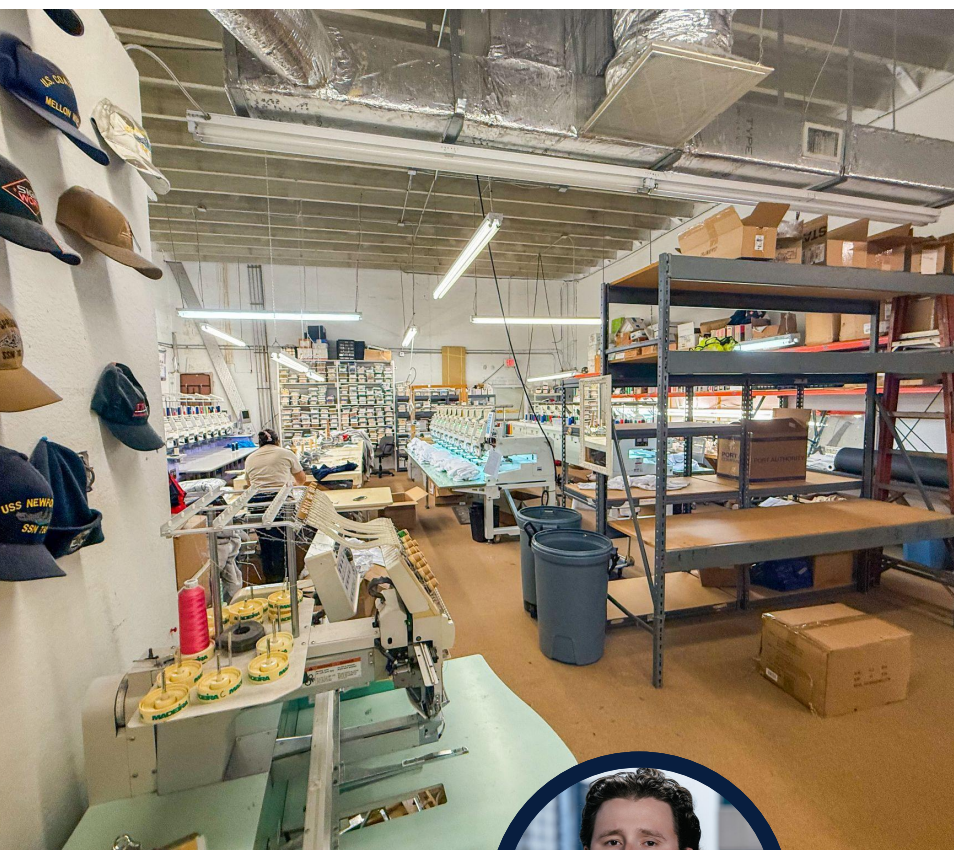
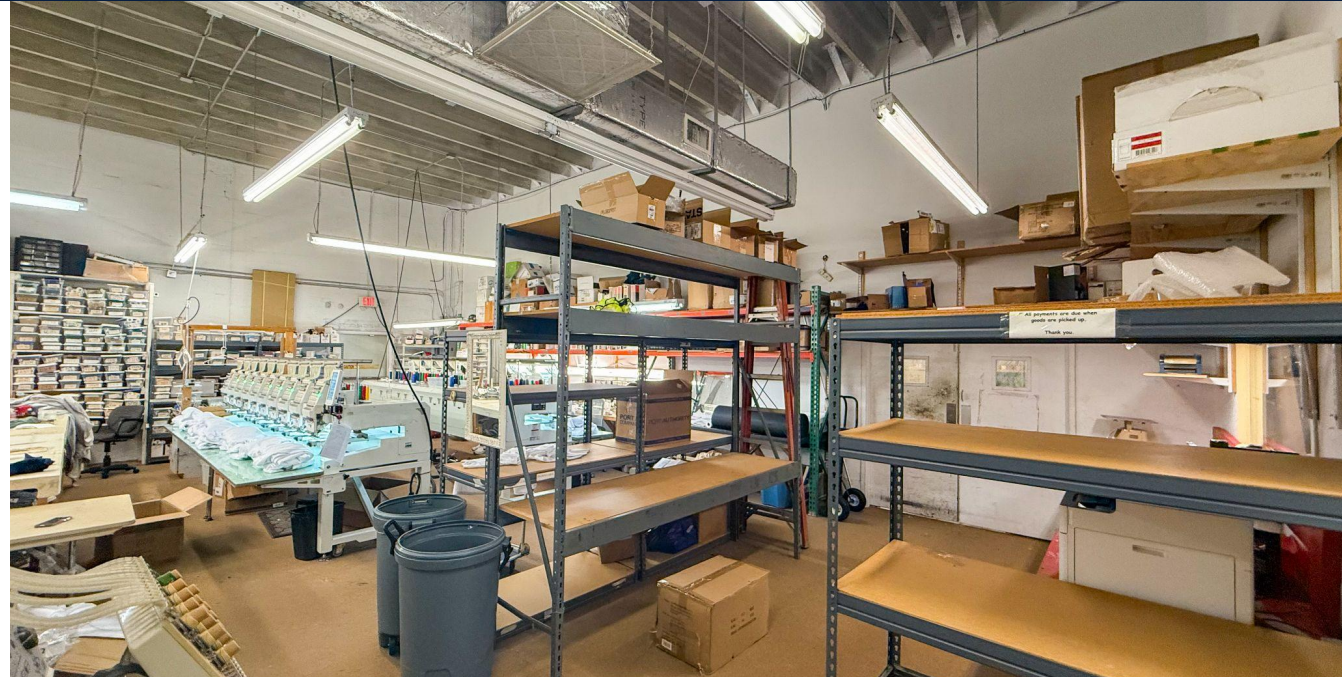
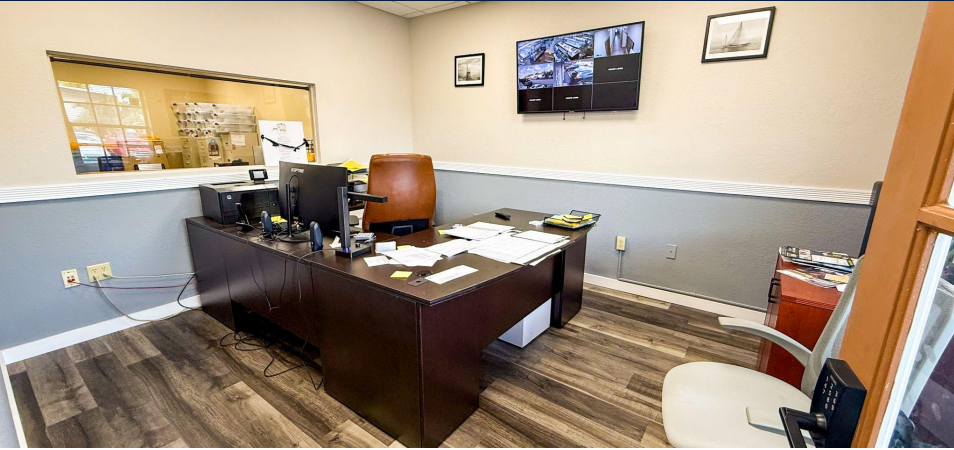
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## **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Package contains select information pertaining to the business and affairs of **100-112 SW 5th St, Pompano Beach, FL, 33060** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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**Broker of Record**

KYLE MATTHEWS  
Broker License No. BK3554632 (FL)  
Broker Firm No. CQ1066435 (FL)