

# OWNER/USER INDUSTRIAL

2881 NE 7th Ave, Pompano Beach, FL 33064

For Sale

Offering Memorandum



EXCLUSIVELY LISTED BY



**Nick Watson**

FVP & Associate Director

**(727) 579-8449**

[nick.watson@matthews.com](mailto:nick.watson@matthews.com)

License No. SL3469703 (FL)

**Kyle Matthews**

Broker of Record

License No. BK3554632 (FL)

Firm No. CQ1066435 (FL)

**MATTHEWS™**





Table of  
Contents

**04** Property  
Overview

**07** Financial  
Overview

**09** Market  
Overview

# PROPERTY OVERVIEW

2881 NE 7th Ave  
Pompano Beach, FL 33064



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Prime Owner/User Opportunity with Immediate Occupancy** - With the property delivered vacant, 2881 NE 7th Ave presents a compelling opportunity for an owner/user seeking immediate occupancy in a well-located flex industrial facility. The building's configuration provides flexibility to occupy the entire space or lease a portion to generate supplemental income - offering operational control alongside a built-in path to NOI from day one.
- **Infill Location in One of South Florida's Strongest Industrial Corridors** - Situated in Pompano Beach, the property benefits from one of the most supply-constrained industrial markets in South Florida. Pompano Beach continues to attract flex, distribution, and service-oriented users due to its central positioning within Broward County, strong labor availability, and consistent year-over-year rent growth driven by limited new deliveries.
- **Strategic Regional Connectivity** - Located with direct access to I-95, the Florida Turnpike, and US-1, the property provides efficient logistics connectivity throughout the tri-county region and beyond. Its proximity to Fort Lauderdale-Hollywood International Airport, Port Everglades, and major last-mile distribution hubs makes it an ideal operational base for a wide range of industrial and service users.
- **Limited Competing Supply** - Pompano Beach's industrial submarket continues to experience historically low vacancy rates and minimal new flex industrial development. This constrained supply environment supports strong long-term asset appreciation and robust tenant demand, enhancing the property's value as both an owner/user acquisition and a future investment hold.
- **Diverse, Resilient Economic Base** - The surrounding Pompano Beach submarket is supported by a broad mix of industries including construction services, logistics, marine, light manufacturing, and professional services. This diverse economic foundation drives stable industrial demand and underpins long-term value in one of Broward County's most established and active industrial environments.





**COSTCO**  
WHOLESALE

**Broward Health North Medical Center**  
±409 Beds

**RESTORATION**  
HARDWARE  
Warehouse

**THE HOME DEPOT**

**Subject Property**

**UNITED STATES POSTAL SERVICE**

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

**WORLD electric**  
A Donopar Company **ser-mat**

**FedEx** Ground **MARATHON**

**PROWORKS DISTRIBUTORS**  
FLOORING | CABINETRY | MILLWORK

**Pompano Citi Centre**

**TJ-MAXX** **PET SMART**  
**LOWE'S** **ROSS** DRESS FOR LESS **Red Hot Lips**

**GOLD COAST**

811

S Dixie Hwy W ±24,000 VPD

**Pompano Beach Airport**

91

±119,400 VPD

**Public Storage** **FedEx** Ship Center  
**WHITE SHAKER** CABINETS & QUARTZ COUNTERTOPS  
**AMERICAS** TILE & MARBLE SUPPLIES  
**freshpoint** a Sysco company

95

±233,000 VPD

**Publix**

±62,500 VPD

23

**MB Martin Brower**  
Distribution Center

**Pompano Marketplace**

**Walmart Supercenter**  
Top 30% of National Locations  
Source: AlphaMap

**Walmart Neighborhood Market** **ROSS** DRESS FOR LESS  
**Publix** **CARRABBA'S** ITALIAN GRILL

**Microsoft**  
Corporate Office  
±200 Employees

**amazon**  
Distribution Center

**Harrah's**  
POMPANO BEACH

# FINANCIAL OVERVIEW

2881 NE 7th Ave,  
Pompano Beach, FL 33064



# FINANCIAL SUMMARY

**\$4,000,000**

List Price

**\$251.57**

Price Per SF

**±15,900**

Total SF

**±0.50 AC**

Lot Size

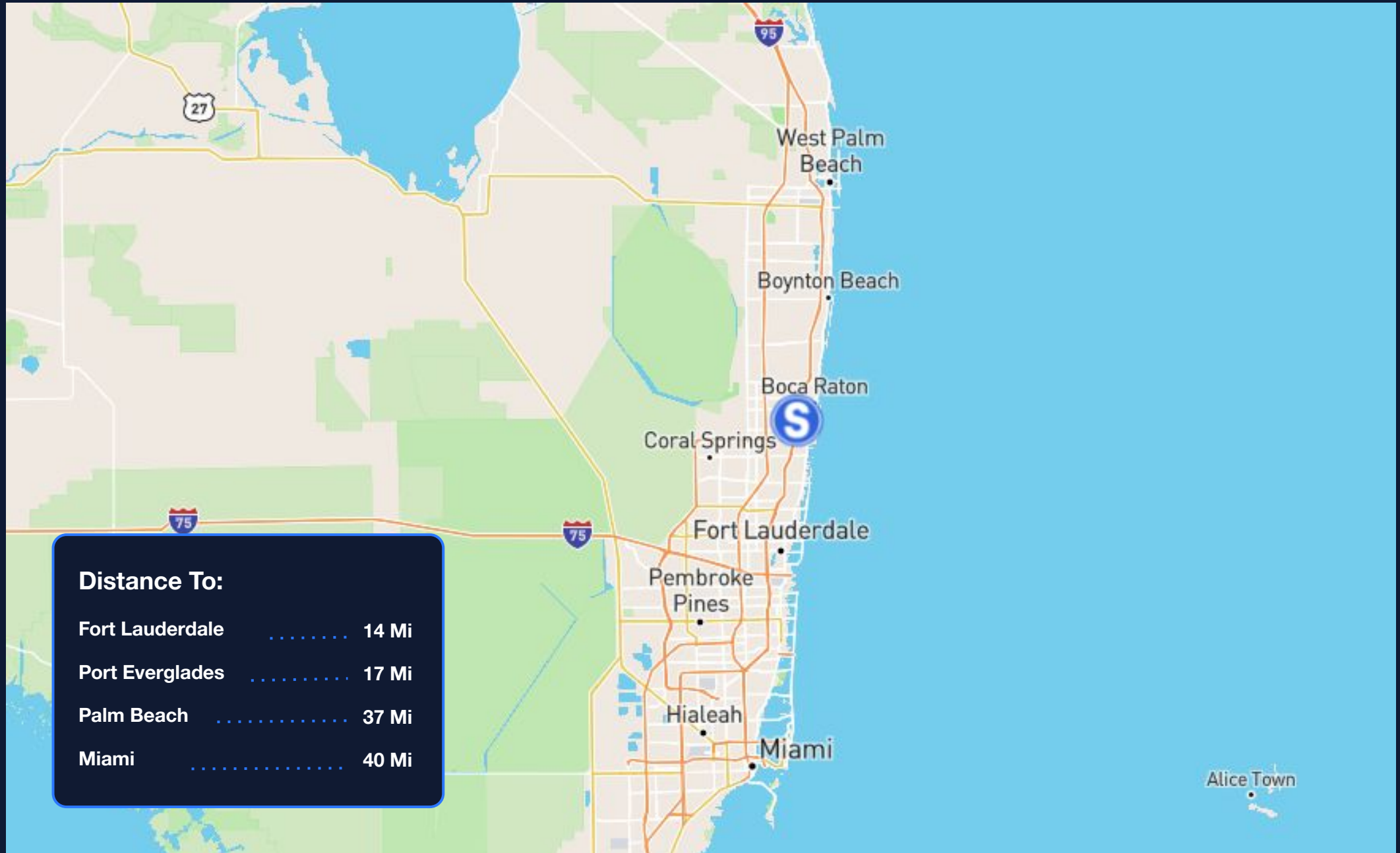
## Property Summary

Address	2881 NE 7th Ave, Pompano Beach, FL 33064
APN / Folio Number	48-42-24-27-0240
Year Built / Effective	1973 / 1985
Zoning	I-1
Total SF	15,900
Acreage	0.5
Building Coverage Ratio (FAR)	73%
Construction Type	CBS (Concrete Block/Stucco)
Roof Type / Condition	Replaced 2013 / 20-Yr Warranty
Clear Heights	12'
Dock Door	1 Dock-High
Roll Up Doors	4 Grade-Level
% of Office/Showroom SF	20% Office
HVAC	Yes
Electrical Service	3-Phase

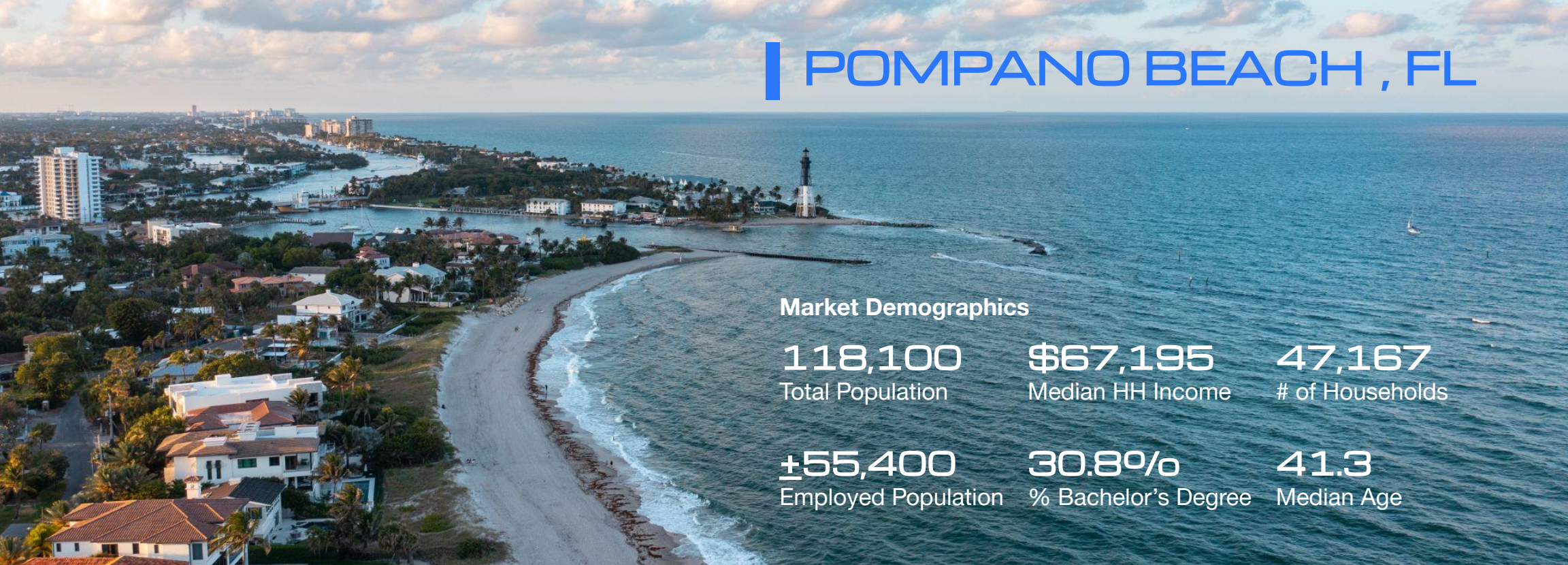


# MARKET OVERVIEW

2881 NE 7th Ave,  
Pompano Beach, FL 33064



# POMPANO BEACH, FL



## Market Demographics

<b>118,100</b> Total Population	<b>\$67,195</b> Median HH Income	<b>47,167</b> # of Households
<b>±55,400</b> Employed Population	<b>30.8%</b> % Bachelor's Degree	<b>41.3</b> Median Age

## Local Market Overview

Located within an established coastal submarket of Broward County, Pompano Beach serves as a well-positioned industrial market supported by steady economic growth and ongoing investment throughout the city. The area is characterized by a diverse base of industrial users, including logistics, marine services, light manufacturing, and construction-related businesses, driving consistent demand for functional industrial space. As a supply-constrained submarket, Pompano Beach continues to attract tenants and owner/users seeking long-term operational stability in a strategic coastal location.

Accessibility underscores the market's appeal: Pompano Beach is centrally located between Fort Lauderdale and Boca Raton, with direct access to I-95, Florida's Turnpike, and U.S. 1. These major corridors provide efficient connectivity to key logistics hubs, including Port Everglades and Fort Lauderdale-Hollywood International Airport, as well as dense population centers across South Florida. Supported by a stable labor pool and strong regional demand drivers, Pompano Beach remains an attractive location for industrial users and investors seeking durable occupancy and long-term value.

## Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	18,064	131,337	298,214
Current Year Estimate	19,444	136,001	310,189
Growth 2020-Current Year	1.05%	9.81%	10.80%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,216	53,465	131,127
Current Year Estimate	6,731	55,395	136,484
Growth 2020-Current Year	1.51%	10.76%	10.68%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,393	\$108,546	\$115,826

# FORT LAUDERDALE, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

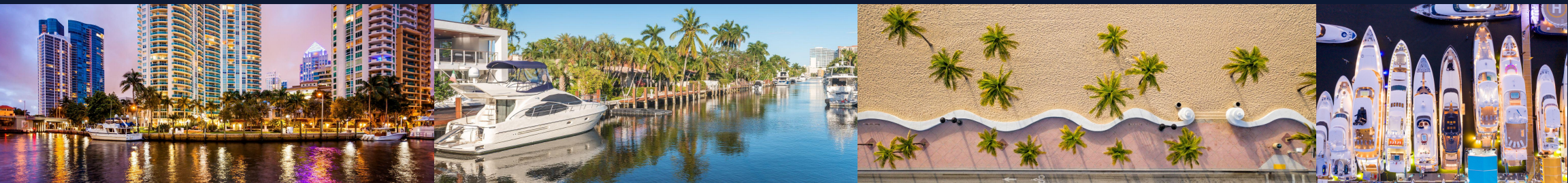
Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

**Total Population**  
**3,770,958**

**Annual Visitors**  
**50 Million**

**Tourism Economic Impact**  
**\$157.3 Billion**

**GDP**  
**\$1.29+ Trillion**

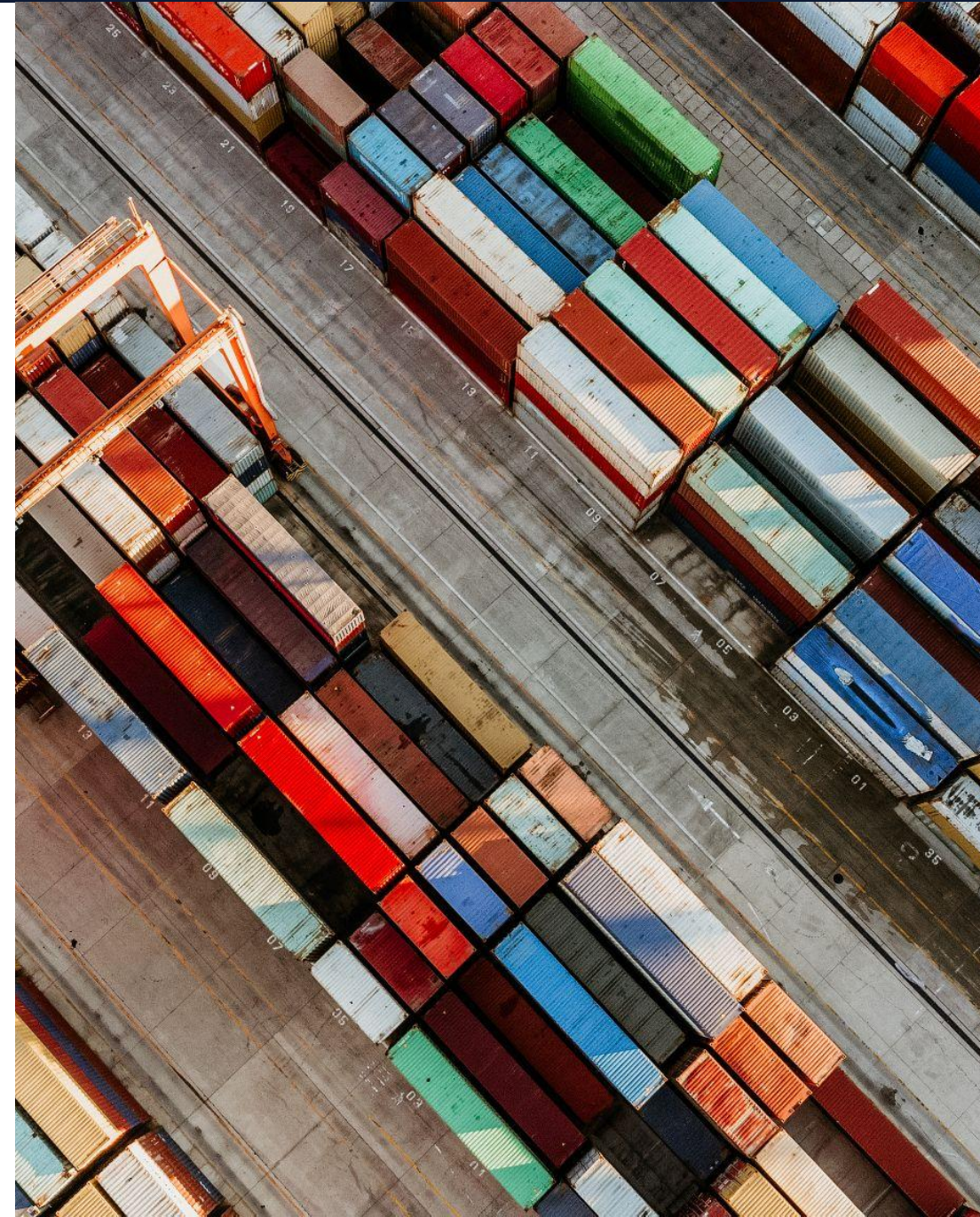


## ±17 Miles From Subject Property

The Port Everglades plays a critical role in South Florida's economy as one of the nation's leading seaports for international trade, energy distribution, and cruise activity. It handles over **30 million tons of cargo annually** and more than 1 million TEUs (twenty-foot equivalent units), with a strong emphasis on petroleum products, containerized goods, and bulk commodities. As Florida's primary energy port, it supplies fuel to nearly 12 million residents and major airports across the state. In addition, Port Everglades ranks among the top three cruise ports in the world, serving approximately 3.5–4 million passengers each year. Its direct access to I-595, I-95, and the Florida East Coast Railway further strengthens its role as a key logistics and distribution hub.

Economically, Port Everglades supports over 190,000 jobs statewide and generates more than \$30 billion in annual economic activity, making it a major driver of business growth across South Florida. Its operations support a wide range of industries, including energy, logistics, international trade, and tourism, reinforcing its position as a stable and diversified economic anchor. Ongoing investments in infrastructure, expansion, and modernization continue to enhance its long-term competitiveness.

From an industrial growth perspective, Port Everglades is a cornerstone asset for Broward County and the broader South Florida market. Its proximity significantly enhances demand for nearby industrial and logistics properties, particularly for distribution centers, fuel-related businesses, and light manufacturing users that benefit from immediate port access and strong multimodal connectivity. As the port continues to expand cargo capacity and improve efficiencies, it supports sustained industrial growth and positions the surrounding market to capture increasing demand for trade-oriented and logistics-driven development.



# MATTHEWS™

## EXCLUSIVELY LISTED BY



**Nick Watson**

FVP & Associate Director

**(727) 579-8449**

**nick.watson@matthews.com**

License No. SL3469703 (FL)

## **Kyle Matthews** | Broker of Record | License No. BK3554632 (FL) | Firm No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2881 NE 7th Ave, Pompano Beach, FL, 33064 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.