

# RETAIL SPACE FOR LEASE

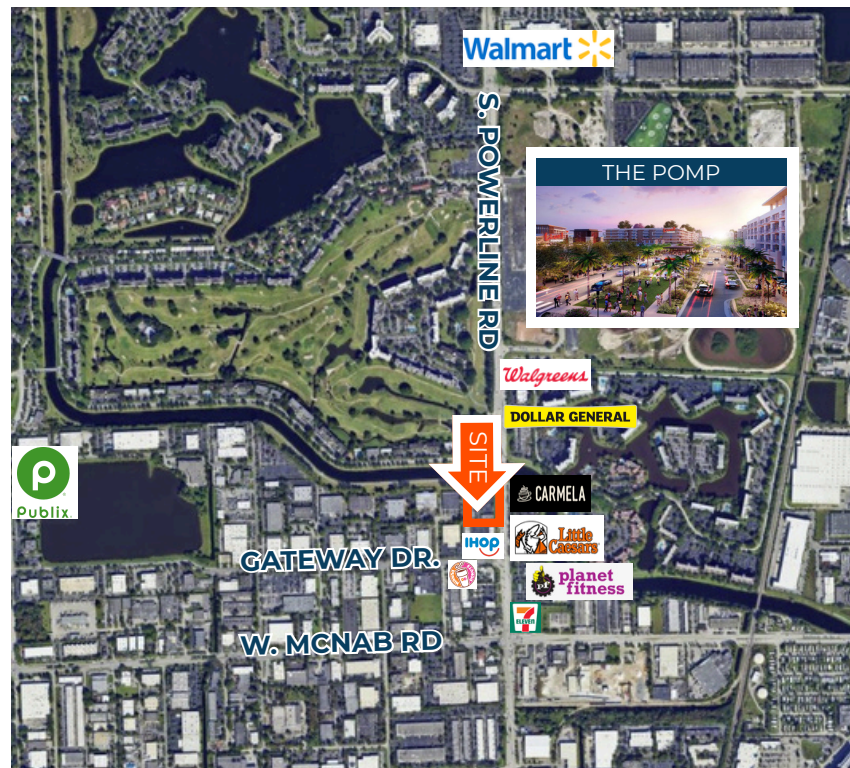


1219-1221 S. POWERLINE RD, POMPAÑO BEACH, FL

## PROPERTY SUMMARY

An outstanding leasing opportunity awaits businesses seeking a strong market presence at Palm Square Shopping Center in Pompano Beach, Florida. Situated at 1219-1221 S Powerline Road in the vibrant Palm Aire neighborhood, the center benefits from excellent accessibility and a well-established retail environment. Anchored by long-term tenants, the center benefits from consistent daily traffic and long-term stability.

Available for lease, a turnkey 2,400-square-foot end cap space offers high exposure and excellent curb appeal. The flexible floor plan supports a range of uses, including standard retail, professional services, and mixed-use office users, making the location adaptable for growing and established businesses. Palm Square Shopping Center's generous parking and large dedicated building space for company signage enhance property access and tenant visibility.



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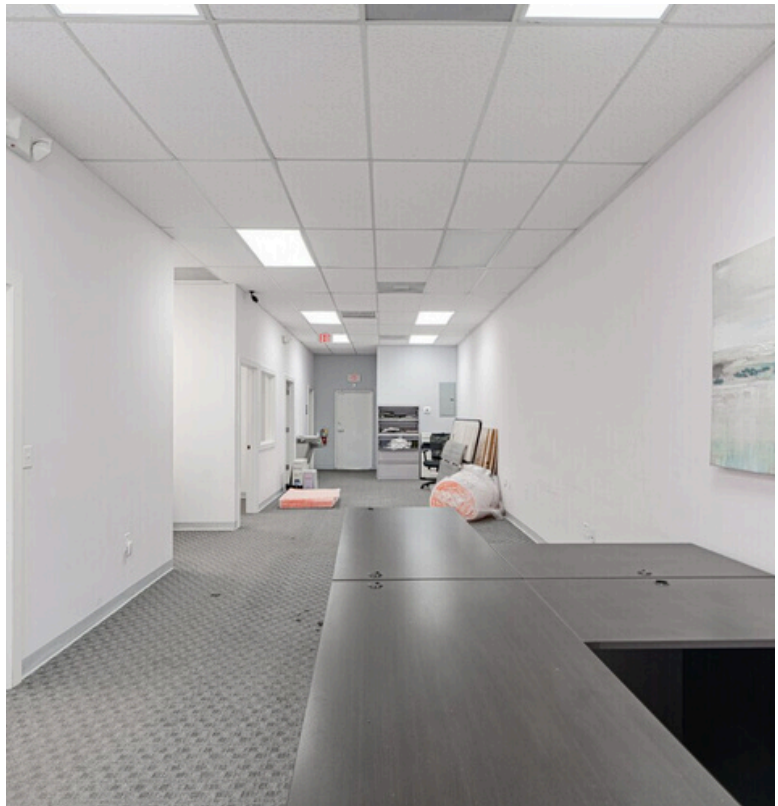
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## HIGHLIGHTS

- Palm Square offers a prime leasing opportunity at 1219-1221 S Powerline Rd in Pompano Beach with strong daily traffic and dedicated long-term tenants.
- 2,400-square-foot end cap space delivers flexible use for retail or professional services, with abundant parking and prominent building signage space.
- Exceptional visibility along S Powerline Road captures exposure to approximately 45,300 vehicles per day, driving consistent customer engagement.
- Situated in Palm Aire near national traffic drivers Walmart and Publix, and benefitting from exciting local destinations, including The Pomp.