

SECTION 1: PROPERTY DESCRIPTION

The subject property is located at **1800 N. Powerline Road, Pompano Beach, Florida 33069** (Folio No. 484227180010). The site is a multi-tenant commercial/light-industrial shopping center situated on the west side of Powerline Road (N.W. 21st Avenue), north of N.W. 18th Street, in Broward County, Florida.

The building consists of **16 tenant bays** arranged in a single continuous structure with a uniform 21-foot building height and a 4-foot-tall sign band (fascia) located above the storefront entrance of each bay. The property fronts Powerline Road with a total building width of approximately **415 linear feet**.

Item	Details
Property Address	1800 N. Powerline Road, Pompano Beach, FL 33069
Folio Number	484227180010
Legal Description	J C PLAT 104-41 B PARCEL A W 261
Owner	1800 N. Powerline Inc.
Zoning District	I-1 (Light Industrial)
Building Height	21 feet
Sign Band Height	4 feet
Number of Tenant Bays	16
Building Frontage (approx.)	415 linear feet along Powerline Road

Existing Tenants: Retaleato Group LLC, Mobile Wraps & Signs Inc, CSS Cutting LLC, Mebel Cabinets LLC, Massey Services Inc., Pompano Beach Marble, ZAP Supplies LLC, Kelly Tractor CO, and Belocore Floors LLC.

All existing tenant signage is legally established, is in good condition, and shall remain. Any replacement, new, or modified signage must comply with this Master Sign Program and Chapter 156 of the City of Pompano Beach Sign Code.

