

**±4,878 SF 100% A/C FLEX/WAREHOUSE SPACE FOR LEASE**

# CENTERPOINT

160 SW 12th Avenue, Suite 105  
**DEERFIELD BEACH, FLORIDA 33442**



## PROPERTY HIGHLIGHTS:

- **Suite 105 totaling ±4,878 SF 100% A/C**
  - ±4,128 SF of warehouse
  - ±750 SF of office
- **18 ft. clear ceiling warehouse area**
- **3 phase, 200 amps power**
- **1 ground level bay door**
- **Zoned: I, City of Deerfield Beach**
- **Parking: 3.0/1000**
- **Close proximity to I-95, Florida's Turnpike and Sawgrass Expressway**

## CONTACT:

**Todd H. Weaver, Principal**  
**954 205 4289**  
todd@weavermorrison.com

## Lease Rate:

**\$21.95 per SF**  
Modified Gross, net electric



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2972 NW 60th Street • Fort Lauderdale, FL 33309

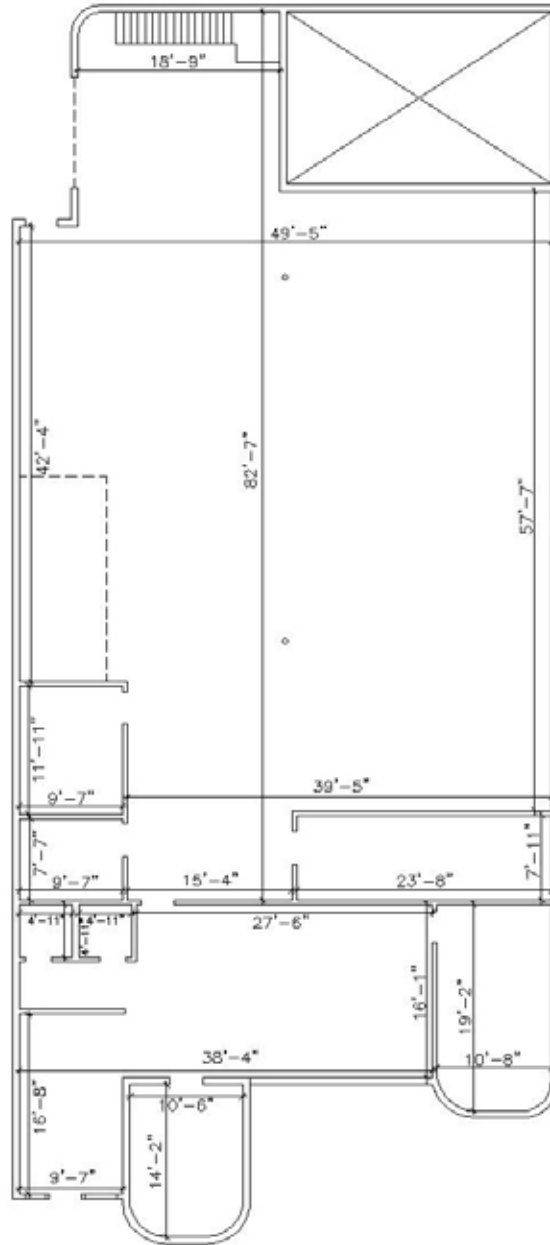
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Building Type: **Flex**  
 RBA: **45,000 SF**  
 Typical Floor: **45,000 SF**  
 Total Available: **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	12,594	143,025	282,136
2021 Estimate	12,392	139,133	274,162
2010 Census	11,897	126,930	249,656
Growth 2021 - 2026	1.63%	2.80%	2.91%
Growth 2010 - 2021	4.16%	9.61%	9.82%
<b>2021 Population by Hispanic Origin</b>			
<b>2021 Population</b>	12,392	139,133	274,162
White	6,882 55.54%	104,035 74.77%	207,352 75.63%
Black	4,978 40.17%	28,472 20.46%	51,730 18.87%
Am. Indian & Alaskan	32 0.26%	425 0.31%	837 0.31%
Asian	207 1.67%	3,050 2.19%	8,091 2.95%
Hawaiian & Pacific Island	8 0.06%	96 0.07%	211 0.08%
Other	284 2.29%	3,054 2.20%	5,941 2.17%
U.S. Armed Forces	4	106	166
<b>Households</b>			
2026 Projection	6,035	63,479	118,858
2021 Estimate	5,947	61,988	115,852
2010 Census	5,725	57,710	107,307
Growth 2021 - 2026	1.48%	2.41%	2.59%
Growth 2010 - 2021	3.88%	7.41%	7.96%
Owner Occupied	2,831 47.60%	41,134 66.36%	77,812 67.17%
Renter Occupied	3,116 52.40%	20,854 33.64%	38,040 32.83%
<b>2021 Households by HH Income</b>			
Income: <\$25,000	1,956 32.89%	13,316 21.48%	21,346 18.43%
Income: \$25,000 - \$50,000	1,522 25.59%	14,895 24.03%	25,671 22.16%
Income: \$50,000 - \$75,000	1,342 22.57%	10,823 17.46%	19,341 16.69%
Income: \$75,000 - \$100,000	510 8.58%	6,897 11.13%	13,309 11.49%
Income: \$100,000 - \$125,000	303 5.10%	4,506 7.27%	9,722 8.39%
Income: \$125,000 - \$150,000	69 1.16%	2,610 4.21%	6,302 5.44%
Income: \$150,000 - \$200,000	140 2.35%	3,611 5.83%	7,869 6.79%

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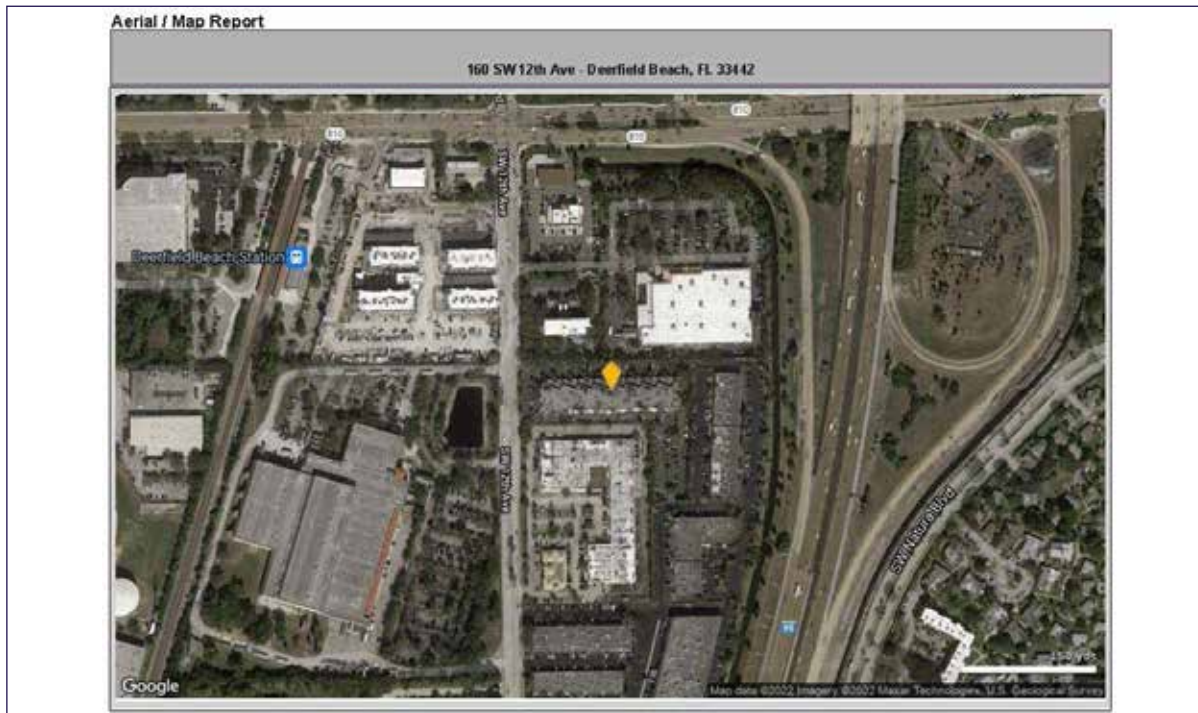
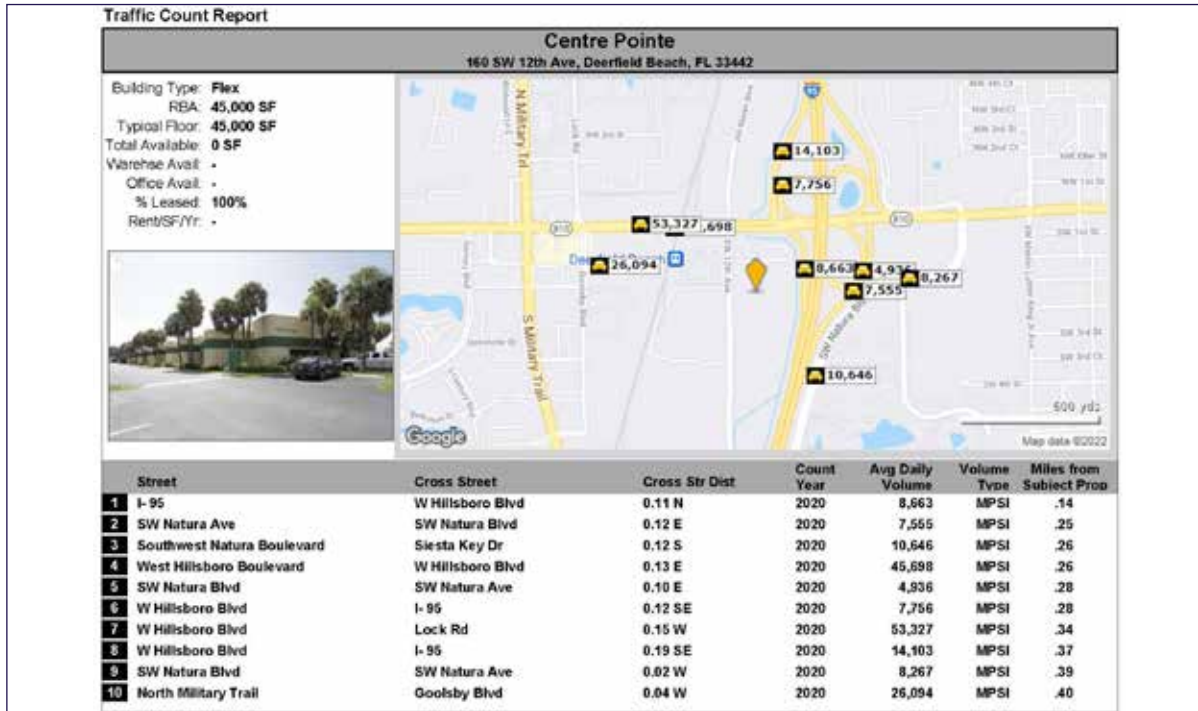
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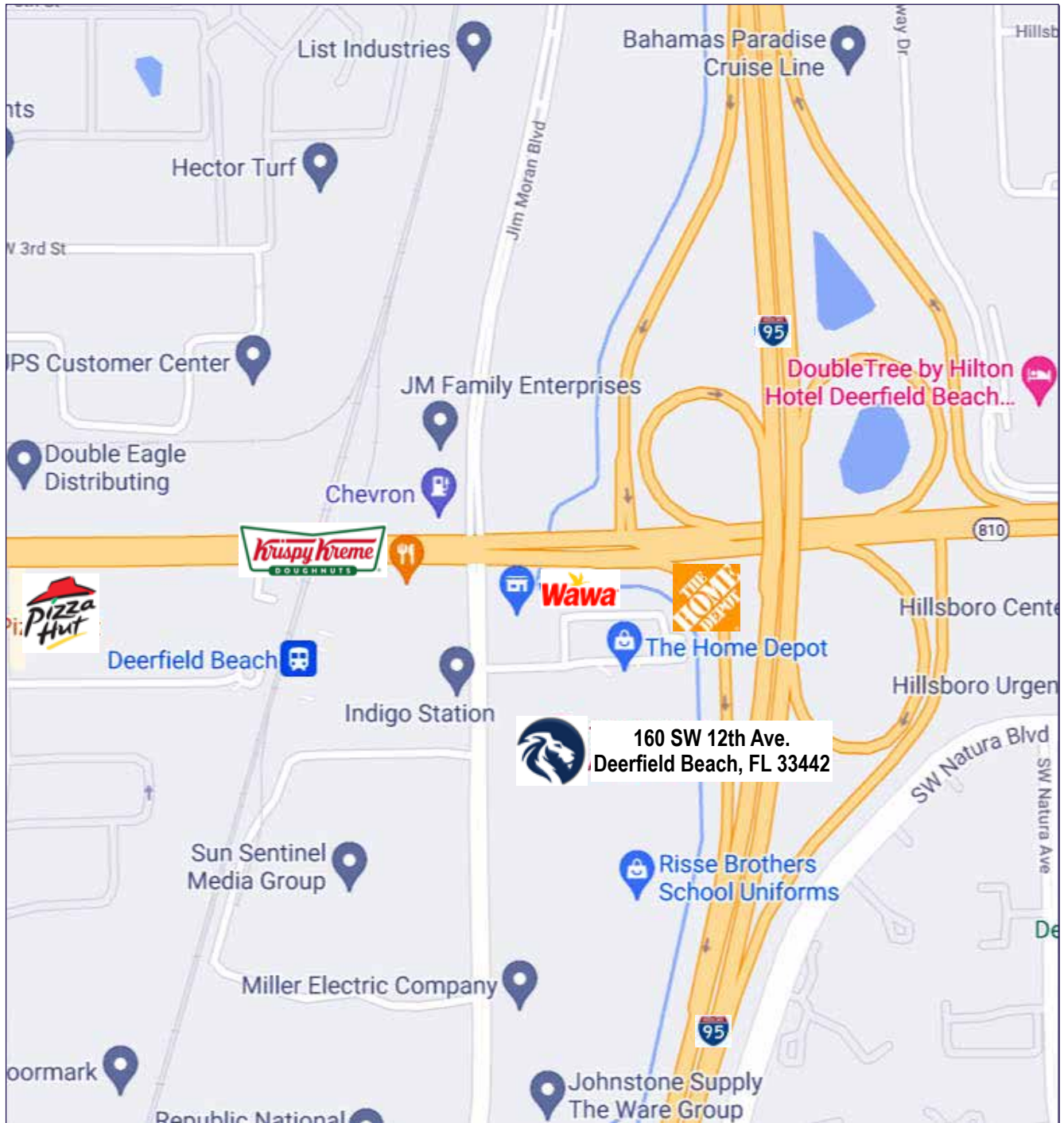
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