

## 2050 Hammondville Rd - 2050 Hammondville Rd



Location: **2050 Hammondville Rd**  
**Pompano Beach Cluster**  
**Pompano Beach Submarket**  
**Broward County**  
**Pompano Beach, FL 33069**

Type: **Land**  
Proposed Use: **Commercial, Office, Mixed Use, MultiFamily, Apartment Units, Bank, Community Center, Convenience Store, Drug Store, Fast Food, General Freestanding, Medical, Neighborhood Center, Religious Facility, Strip Center, Supermarket**

Developer: -  
Management: -  
True Owner: **Hendrix, Charles**  
Recorded Owner: **HBJ Holding, Ltd**

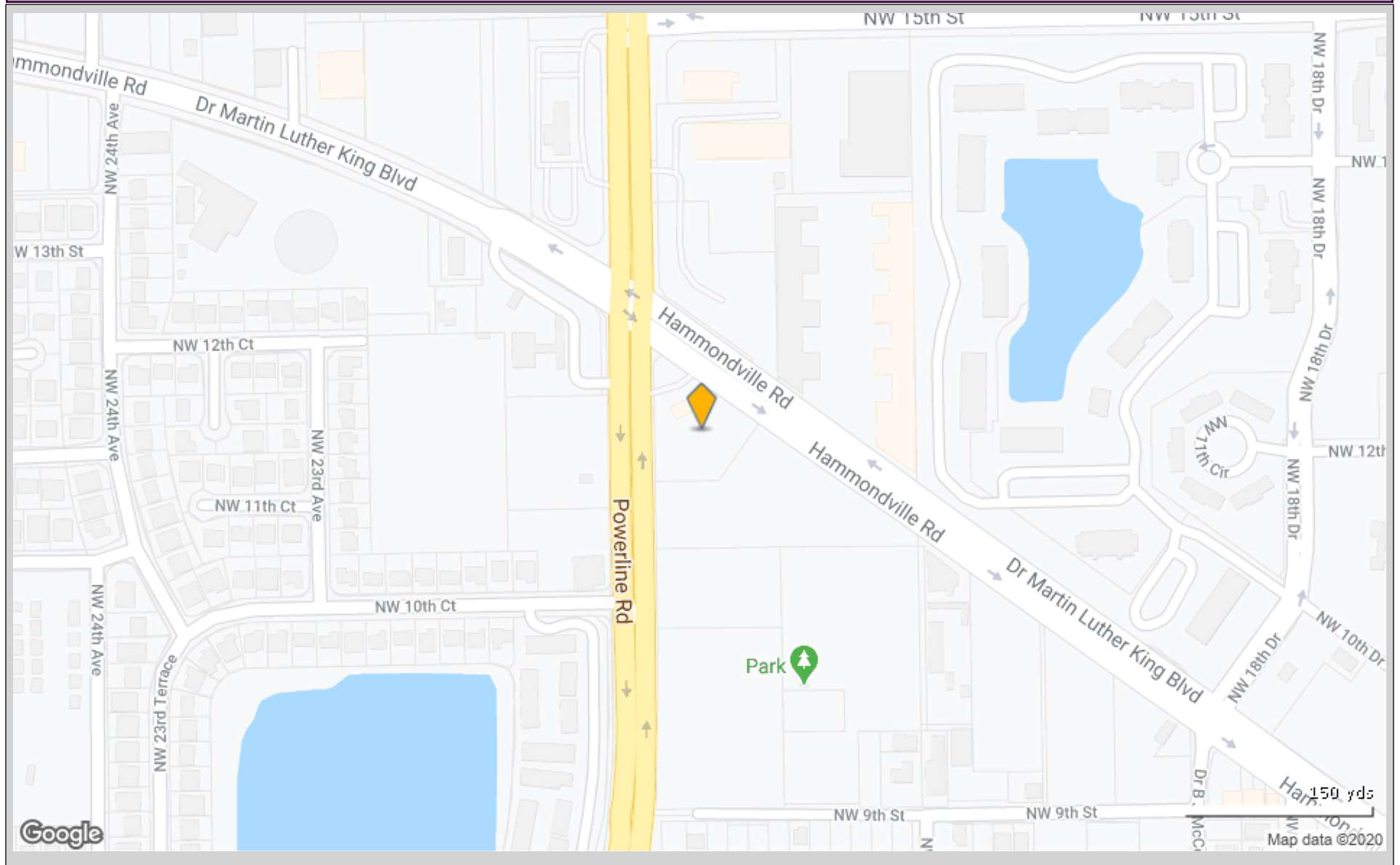
Zoning: **B-3**  
Density: -

Parcel Number: **48-42-34-00-0270, 48-42-34-00-0271**

Parcel Size: **3.77 AC**  
Lot Dimensions: -  
Improvements: -  
On-Site Improv: **Raw land**

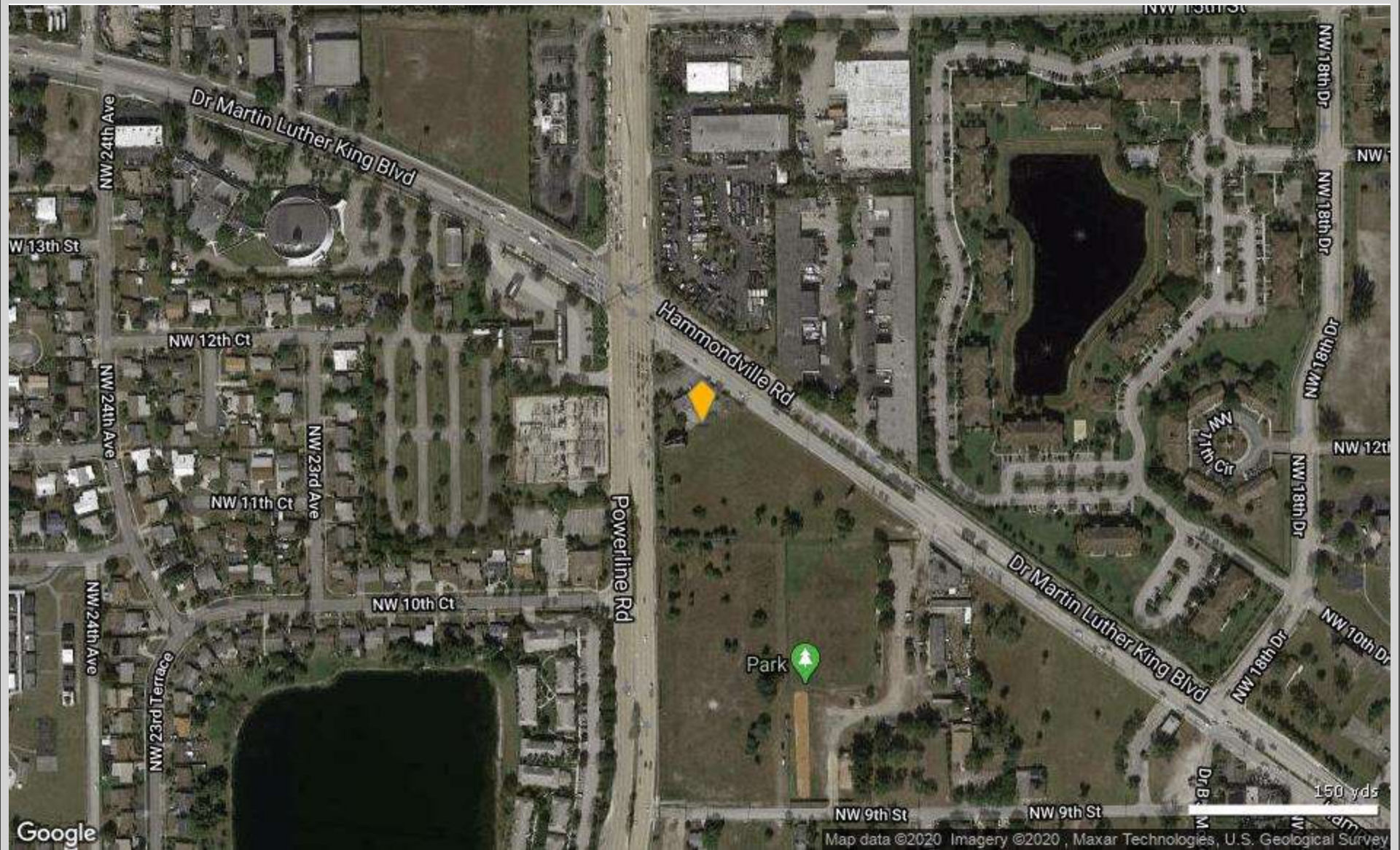
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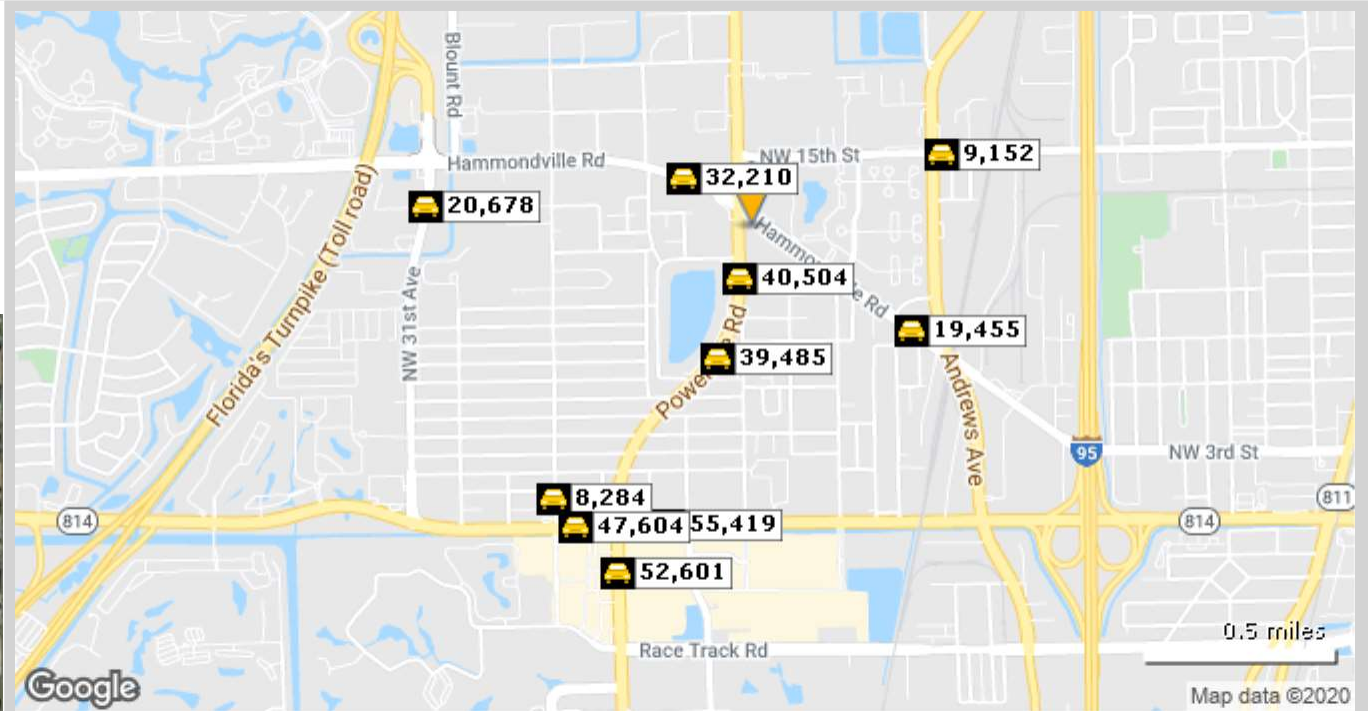


# Traffic Count Report

## 2050 Hammondville Rd

2050 Hammondville Rd, Pompano Beach, FL 33069

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



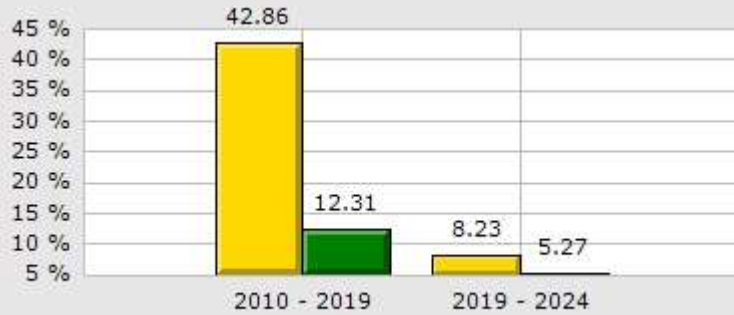
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW 21st Ave	NW 10th Ct	0.05 N	2018	40,504	MPSI	.13
2	Hammondville Rd	NW Steeda Way	0.02 NW	2018	32,210	MPSI	.22
3	N Powerline Rd	NW 6th St	0.10 SW	2018	39,485	MPSI	.35
4	Hammondville Rd	NW 16th Ave	0.06 NW	2018	19,455	MPSI	.51
5	NW 15th St	NW 14th Ave	0.03 E	2018	9,152	MPSI	.55
6	W Atlantic Blvd	NW 24th Ave	0.05 W	2018	55,419	MPSI	.82
7	NW 31st Ave	NW 33rd Dr	0.01 S	2018	20,678	MPSI	.87
8	NW 27th Ave	NW 1st Ct	0.02 N	2018	8,284	MPSI	.88
9	W Atlantic Blvd	NW 27th Ave	0.06 W	2018	47,604	MPSI	.92
10	S Pompano Pkwy	N Palm Aire Dr	0.31 S	2018	52,601	MPSI	.98

**2050 Hammondville Rd**  
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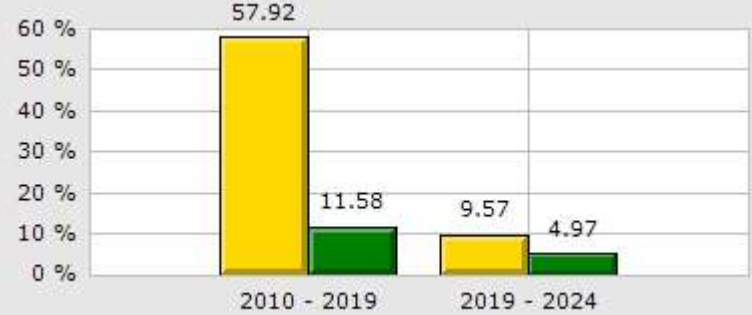
Type: **Land**  
 County: **Broward**

**1 Mile**  
**County**

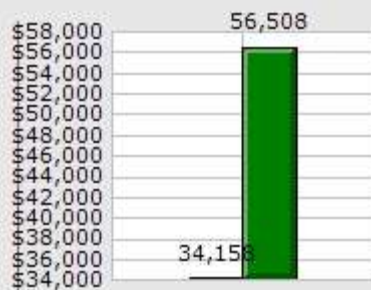
**Population Growth**



**Household Growth**



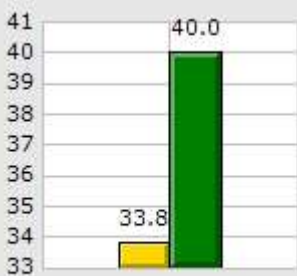
**2019 Med Household Inc**



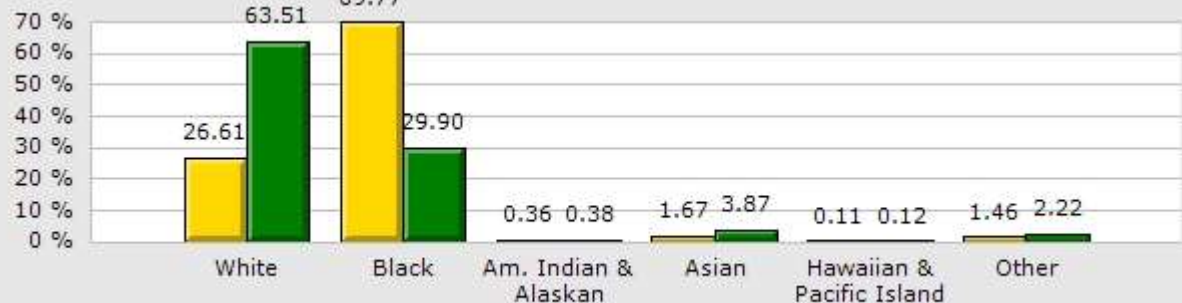
**2019 Households by Household Income**



**2019 Median Age**



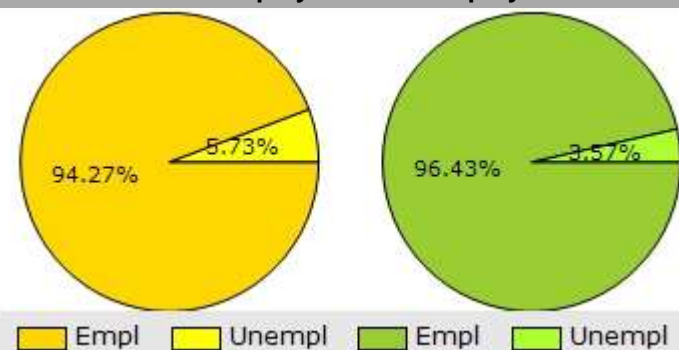
**2019 Population by Race**



**2019 Renter vs. Owner**



**2019 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

2050 Hammondville Rd				
2050 Hammondville Rd, Pompano Beach, FL 33069				
Type: <b>Land</b>				
County: <b>Broward</b>				
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2019	42.86%		12.31%	
Growth 2019 - 2024	8.23%		5.27%	
Empl	6,151	94.27%	1,007,016	96.43%
Unempl	374	5.73%	37,240	3.57%
<b>2019 Population by Race</b>				
	<b>15,176</b>		<b>1,963,339</b>	
White	4,039	26.61%	1,246,868	63.51%
Black	10,589	69.77%	587,007	29.90%
Am. Indian & Alaskan	55	0.36%	7,544	0.38%
Asian	254	1.67%	75,959	3.87%
Hawaiian & Pacific Island	17	0.11%	2,293	0.12%
Other	222	1.46%	43,668	2.22%
<b>Household Growth</b>				
Growth 2010 - 2019	57.92%		11.58%	
Growth 2019 - 2024	9.57%		4.97%	
Renter Occupied	2,124	57.41%	258,632	33.79%
Owner Occupied	1,576	42.59%	506,826	66.21%
<b>2019 Households by Household Income</b>				
	<b>3,697</b>		<b>765,458</b>	
Income <\$25K	1,239	33.51%	161,497	21.10%
Income \$25K - \$50K	1,257	34.00%	184,329	24.08%
Income \$50K - \$75K	620	16.77%	133,228	17.41%
Income \$75K - \$100K	384	10.39%	92,159	12.04%
Income \$100K - \$125K	87	2.35%	62,721	8.19%
Income \$125K - \$150K	12	0.32%	39,889	5.21%
Income \$150K - \$200K	94	2.54%	41,413	5.41%
Income \$200K+	4	0.11%	50,222	6.56%
2019 Med Household Inc	\$34,158		\$56,508	
2019 Median Age	33.80		40.00	

# Demographic Summary Report

## 2050 Hammondville Rd

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Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	16,426	116,664	376,803
2019 Estimate	15,177	110,444	359,031
2010 Census	10,624	95,728	325,941
Growth 2019 - 2024	8.23%	5.63%	4.95%
Growth 2010 - 2019	42.86%	15.37%	10.15%
<b>2019 Population by Hispanic Origin</b>	3,355	25,141	84,999
<b>2019 Population</b>	15,177	110,444	359,031
White	4,039 26.61%	65,884 59.65%	234,834 65.41%
Black	10,590 69.78%	39,406 35.68%	104,161 29.01%
Am. Indian & Alaskan	55 0.36%	377 0.34%	1,305 0.36%
Asian	254 1.67%	2,547 2.31%	10,441 2.91%
Hawaiian & Pacific Island	17 0.11%	120 0.11%	403 0.11%
Other	222 1.46%	2,110 1.91%	7,888 2.20%
U.S. Armed Forces	9	22	206
<b>Households</b>			
2024 Projection	4,054	47,786	155,351
2019 Estimate	3,700	45,358	148,559
2010 Census	2,343	39,653	136,459
Growth 2019 - 2024	9.57%	5.35%	4.57%
Growth 2010 - 2019	57.92%	14.39%	8.87%
Owner Occupied	1,576 42.59%	27,759 61.20%	95,863 64.53%
Renter Occupied	2,124 57.41%	17,599 38.80%	52,696 35.47%
<b>2019 Households by HH Income</b>	3,697	45,359	148,561
Income: <\$25,000	1,239 33.51%	11,884 26.20%	34,833 23.45%
Income: \$25,000 - \$50,000	1,257 34.00%	13,738 30.29%	41,065 27.64%
Income: \$50,000 - \$75,000	620 16.77%	8,792 19.38%	26,893 18.10%
Income: \$75,000 - \$100,000	384 10.39%	4,579 10.10%	17,477 11.76%
Income: \$100,000 - \$125,000	87 2.35%	2,866 6.32%	10,327 6.95%
Income: \$125,000 - \$150,000	12 0.32%	1,215 2.68%	5,802 3.91%
Income: \$150,000 - \$200,000	94 2.54%	1,507 3.32%	5,924 3.99%
Income: \$200,000+	4 0.11%	778 1.72%	6,240 4.20%
<b>2019 Avg Household Income</b>	\$44,416	\$57,805	\$68,263
<b>2019 Med Household Income</b>	\$34,158	\$44,648	\$48,913

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Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	<b>1,013</b>	<b>13,383</b>	<b>13</b>
Retail & Wholesale Trade	272	5,440	20
Hospitality & Food Service	48	762	16
Real Estate, Renting, Leasing	50	337	7
Finance & Insurance	36	140	4
Information	18	121	7
Scientific & Technology Services	66	375	6
Management of Companies	3	9	3
Health Care & Social Assistance	57	318	6
Educational Services	10	425	43
Public Administration & Sales	9	244	27
Arts, Entertainment, Recreation	18	313	17
Utilities & Waste Management	64	436	7
Construction	164	1,854	11
Manufacturing	70	2,024	29
Agriculture, Mining, Fishing	7	103	15
Other Services	121	482	4



# Consumer Spending Report

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Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$70,397</b>	<b>\$911,967</b>	<b>\$3,283,600</b>
<b>Total Apparel</b>	<b>\$5,986</b>	<b>\$57,223</b>	<b>\$199,674</b>
Women's Apparel	2,045	22,290	79,470
Men's Apparel	1,264	12,240	43,501
Girl's Apparel	547	4,344	14,663
Boy's Apparel	377	2,920	9,793
Infant Apparel	327	2,706	8,959
Footwear	1,426	12,722	43,288
<b>Total Entertainment &amp; Hobbies</b>	<b>\$5,112</b>	<b>\$73,625</b>	<b>\$260,550</b>
Entertainment	764	10,142	36,823
Audio & Visual Equipment/Service	3,102	40,294	138,037
Reading Materials	78	2,976	11,203
Pets, Toys, & Hobbies	1,169	20,213	74,486
Personal Items	5,686	74,712	265,757
<b>Total Food and Alcohol</b>	<b>\$21,765</b>	<b>\$261,023</b>	<b>\$916,588</b>
Food At Home	13,955	149,054	510,824
Food Away From Home	6,857	96,159	347,601
Alcoholic Beverages	953	15,810	58,163
<b>Total Household</b>	<b>\$8,924</b>	<b>\$133,227</b>	<b>\$490,520</b>
House Maintenance & Repair	1,590	28,794	102,811
Household Equip & Furnishings	3,940	53,860	194,674
Household Operations	2,750	39,287	145,941
Housing Costs	644	11,287	47,094

## Consumer Spending Report

### 2050 Hammondville Rd

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2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$15,957</b>	<b>\$206,607</b>	<b>\$758,279</b>
Vehicle Purchases	5,340	71,844	278,298
Gasoline	7,183	83,812	291,542
Vehicle Expenses	359	7,699	27,873
Transportation	1,010	15,729	60,585
Automotive Repair & Maintenance	2,065	27,521	99,982
<b>Total Health Care</b>	<b>\$3,168</b>	<b>\$54,420</b>	<b>\$192,138</b>
Medical Services	1,523	27,145	98,246
Prescription Drugs	1,296	21,938	75,247
Medical Supplies	349	5,336	18,645
<b>Total Education/Day Care</b>	<b>\$3,799</b>	<b>\$51,131</b>	<b>\$200,093</b>
Education	2,909	34,677	133,237
Fees & Admissions	890	16,455	66,856