



www.sweetacaciabuilding.com

INVESTMENT OPPORTUNITY

CLASS A BUILDING



3939 POWERLINE RD,
OAKLAND PARK FL 33309



MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS





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CLASS A BUILDING

Sweet Acacia, a 42,000 Sq.Ft, five(5) story mixed use with a state of the art automated parking facility by APC.



01 LOCATION

The City of Oakland Park, nestled in Broward County just north of Fort Lauderdale, sits a short distance from the Atlantic Ocean. The city has a wonderfully diverse culture and is proud to be one of the premier cities in Southeastern Florida. One of the most up and coming small cities in the US, living in Oakland Park provides plenty to do and see.





26 APARTMENTS

A very exclusive boutique community with premium finishes and modern amenities



4,000 FT GENERAL COMMERCIAL

Delivered as gray box with ten (10) parking spaces per every 1,000 Sq. Ft., five of which will have Level II EV chargers



AUTOMATED PARKING GARAGE

A total of 88 automated parking stalls provide a parking stall for every bedroom within the 26 apartments and one Level II EV charger per apartment. All apartment parking stalls are covered and enclosed



EV CHARGERS

EV chargers will be wired to the electrical meter of each user, avoiding any type of additional payment for the service



AMENITIES

Modern amenities include gym, business center, bike storage and a rooftop lounge area with BBQ and bar-top.



02 | ABOUT OAKLAND PARK



See the city from a whole new place

- ▶ The City of Oakland Park is a diverse, inclusive, innovative, and forward thinking community incorporated in 1929. As the City approaches its centennial birthday, community leaders have adopted an exciting new vision and brand to Build Oakland Park's Second Century. This plan includes new land development regulations, a citywide bond initiative, significant investments in infrastructure, emphasis on business-friendly processes, and innovative policies that support public-private partnerships and private investment. Over the past 2 years, through extensive collaboration with the local community, architects, and urban designers the City of Oakland Park created conceptual plans for the Downtown Properties Redevelopment. The Oakland Park Downtown Properties Redevelopment Project is meant to continue the City's goal of redevelopment and activation of the Downtown Culinary Arts District. Many prime developers have caught on the fact that investing early in this fast growing sub-market will prove to be a very profitable move in the short term.





OAKLAND PARK





03

JACO PASTORIUS

OAKLAND PARK'S FAVORITE SON

Jaco Pastorius (1951 – 1987), credited with influencing musicians around the world, was the bassist of, not only artists like the great Joni Mitchell and Herbie Hancock, but also the bassist of the fusion band Weather Report, Blood, Sweat and Tears and other big-name bands in music.

“Jaco” was born John Francis Anthony Pastorius III and lived in Oakland Park, FL since he was 8-years-old, later marrying a Deerfield Beach native named Ingrid.

He was highly recognized in the late 1970s and early '80s as one of the jazz world's top electric bass players due to his rapid-fire fingering techniques and composing talent.

He was nominated for three (3) Grammys The legacy of Jaco Pastorius is one of the most impactful in the world of electric bass playing in jazz and in general for every genre,

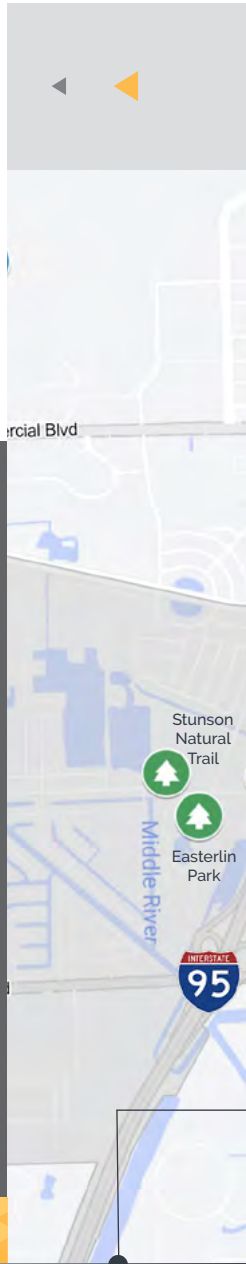
he is remembered for his incredibly precise and fast bass lines that were played with incredible flash and gusto; his vibes have transferred to the city that he loved, making Oakland Park as unique and virtuous as he was.

04 | A HOT & EMERGING MARKET

- ▶ The City of Oakland Park is a Submarket of the City of Fort Lauderdale, a principal city in the Miami/Fort Lauderdale/West Palm Beach Metropolitan Statistical Area (MSA), the most populous MSA in the Southeast United States.

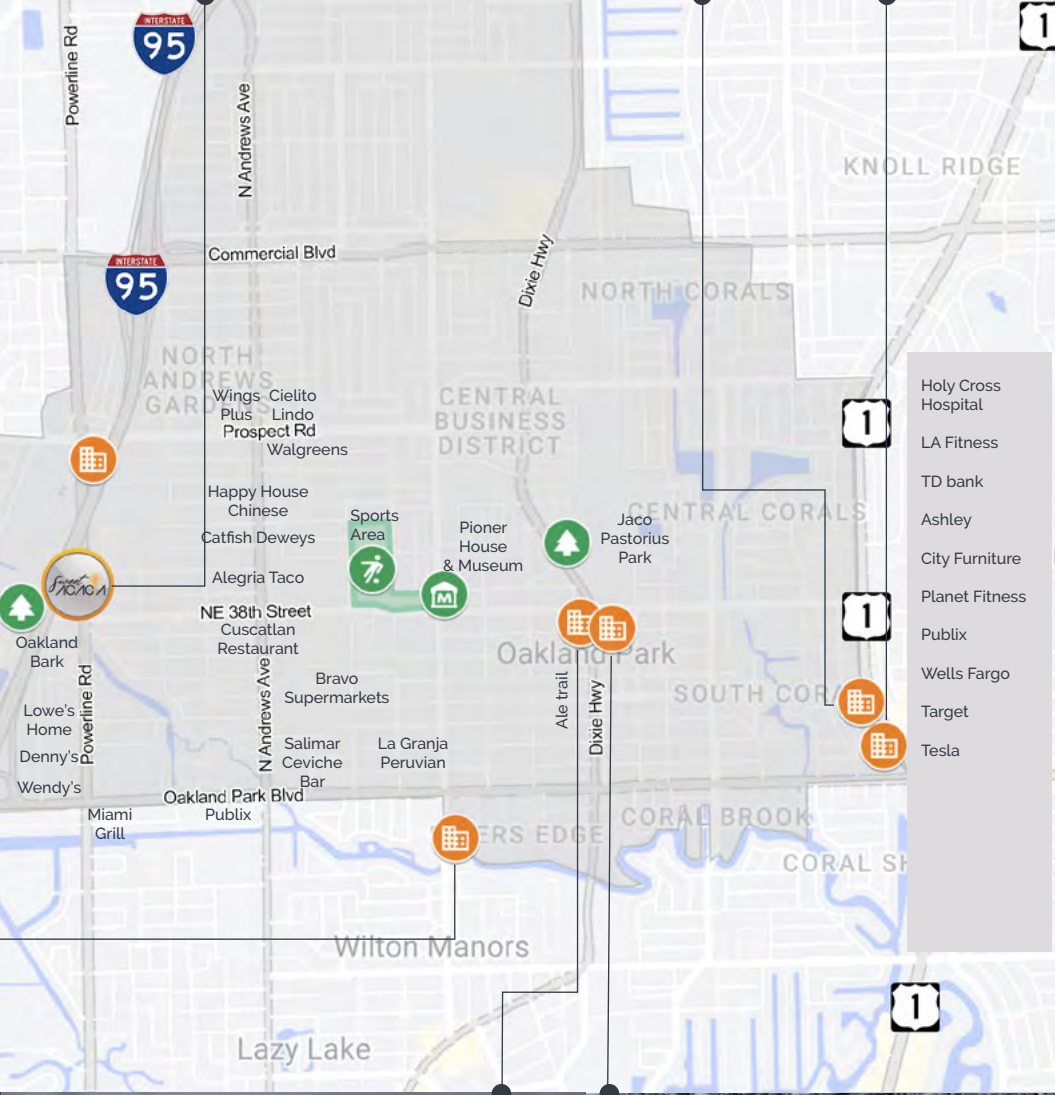
Submarkets are known for their attractive demographic trends like positive job growth, a growing population and a diverse financial base. Submarkets are also desirable because they offer higher levels of demand for space and higher levels of occupancy (lower vacancy rates) with tend to be correlated with rising property values, higher valuations, and future profits, which are good for investors of all property types, but especially multifamily, office building, and retail properties

Again, because strong real estate submarkets tend to be places that are popular and in demand, it can be easier to rent space when it becomes available or sell it faster put up for sale.



Fast growing city





AREA DEMOGRAPHICS		TOTAL
TOTAL POPULATION 2021		43,650
AVERAGE HH SIZE 2021		2.5
MEDIAN AGE		41
TOTAL # EMPLOYEES		25,800
HOMEOWNERSHIP		57.4%
INCOME		
MEDIAN HH INCOME		\$55,700
PER CAPITA INCOME		\$32,258
The largest share of households have an income in the \$75k - \$100k range.		
ECONOMY - EMPLOYMENT RATE		
LABOR FORCE		74.1%
EMPLOYMENT RATE		66.5%
UNEMPLOYMENT RATE		5.3%
EDUCATION		
BACHELOR'S DEGREE OR HIGHER		30%
HOUSING		
MEDIAN HOME VALUE		\$267,400





- GYM
- BUSINESS CENTER
- BIKE STORAGE
- ROOFTOP LOUNGE
- ROOFTOP BBQ
- ROOFTOP BAR
- PORT COCHERE
- EV CHARGING STATIONS
- COVERED PARKING
- IN-UNIT LAUNDRY
- GREEN SPACES

05 | ABOUT SWEET ACACIA

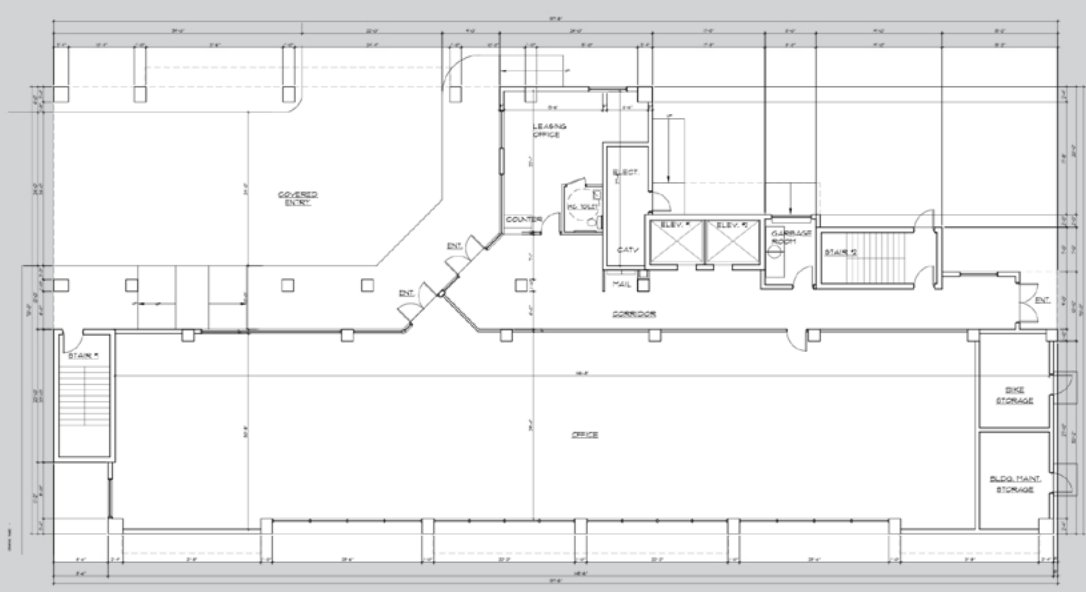
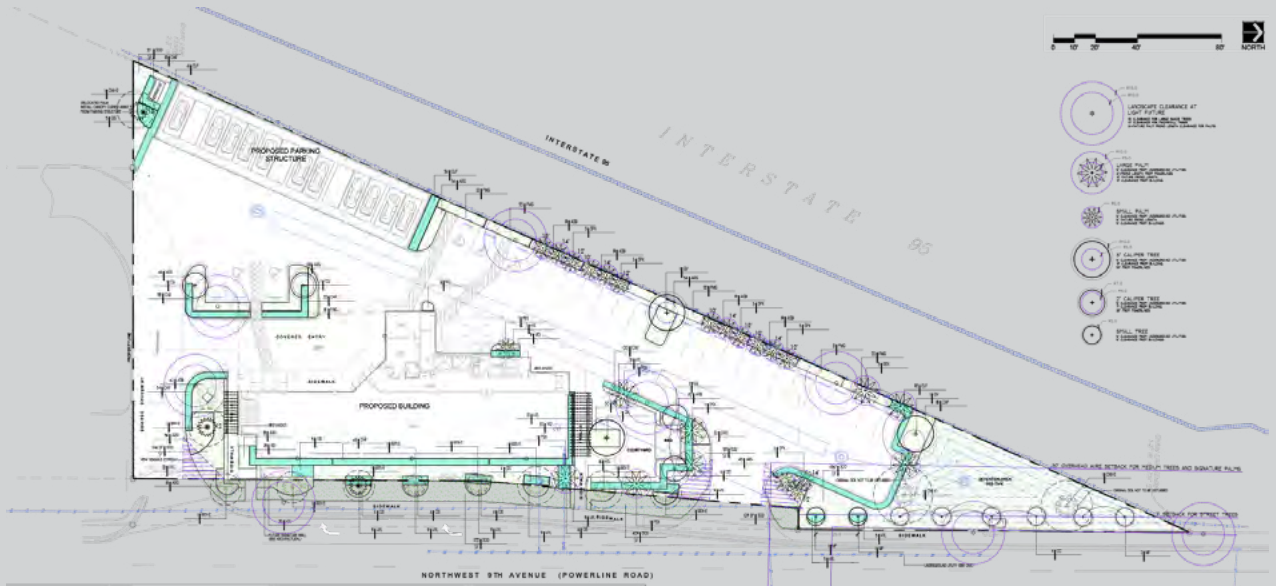
A Modern,
Stylish and
Exclusive
Boutique
Building



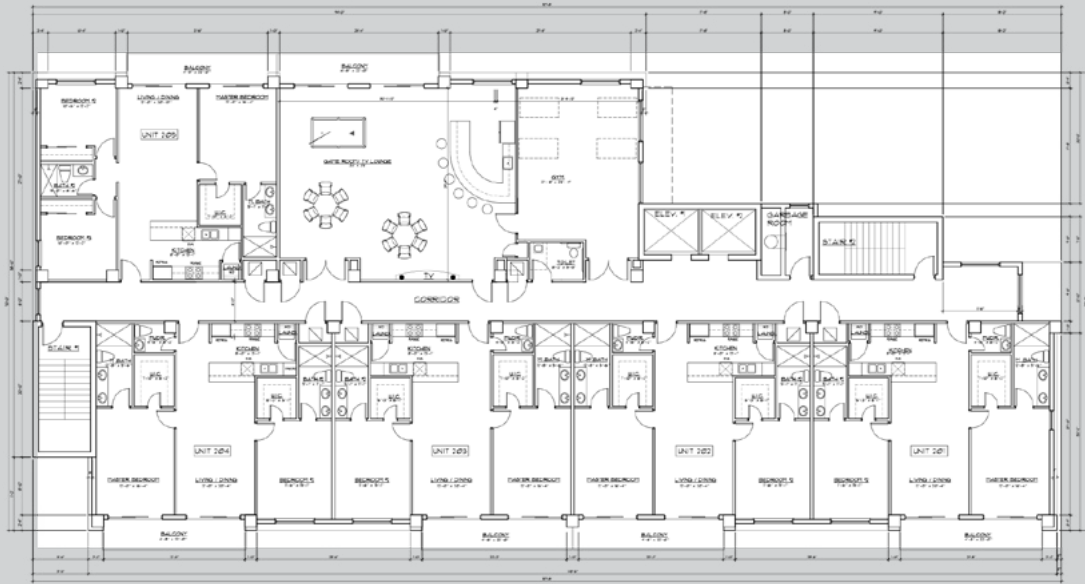
SCAN CODE TO TAKE
THE VIRTUAL TOUR

- ▶ ▶ **CLASS A BUILDING**
Total Area 42,000 +/- sq FT

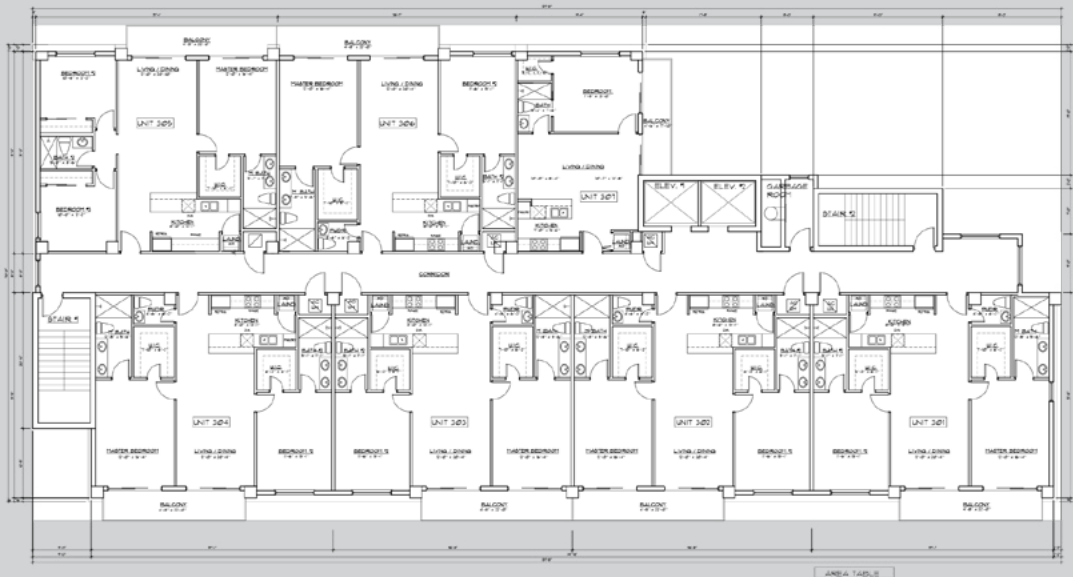
05 | SITE PLAN



GROUND FLOOR PLAN

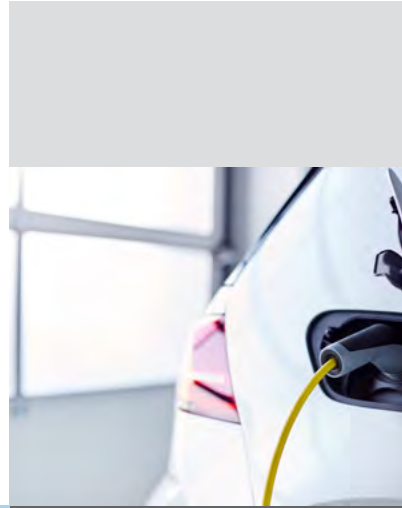


SECOND FLOOR



THIRD TO FIFTH FLOORS

06 | AUTOMATED PARKING TECHNOLOGY



Making Impossible projects Possible

The site allowed for 8,000 SqFt of development only. The Automated Parking Technology made it possible to develop 42,000 SqFt in the same 1.1 acre lot, thus increasing the development potential 5 times.

- ▶ • Reduced carbon emissions (320 tons/year).
- EV charging stations.
- Crime Prevention Through Environment Design (CPTED).
- Reduced energy demand.
- Reduced land acquisition, construction time and life-cycle costs.
- Lower operational costs.
- Lower insurance costs.
- Accelerated depreciation.





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