

FOR LEASE



RESTAURANT SPACE "SECOND GENERATION"

2301 W. Sample Road, Pompano Beach, FL

HIGH TRAFFIC CENTER ANCHORED BY:



HIGHLIGHTS:

- Size Options:
+/- 1409 SF or +/- 2818 SF
- Building Signage
- Grease Trap
- Hood Ventilation
- Dedicated Trash Enclosure
- Storefront Parking
- Outdoor Seating

Photos are representational and shall not be relied on.

SAVITAR

SAVITAR PROPERTIES, INC.

Cynthia Hershkovich, Licensed Real Estate Broker
Office: 954.979.6730
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Sharing the intersection with national anchor retailers.



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FLORIDA TURNPIKE



Direct access to Florida Turnpike
+/- 1.3 miles

INTERSTATE 95



Direct access to I-95
+/- 1 mile

SAWGRASS EXPRESSWAY



Direct access to Sawgrass Expressway
+/- 2.2 miles

FORT LAUDERDALE INTL. AIRPORT (FLL)



Located +/- 22 miles from site
23 Minute Drive

MIAMI INTL. AIRPORT (MIA)



Located +/- 40 miles from site
53 Minute Drive

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"SECOND GENERATION"

One of Broward County's busiest intersections is now one of the most desired by national tenants.

- Located at the landmark intersection of W. Sample Road and Powerline Road with four points of Ingress/Egress at the intersection
- Combined ADT of +/- 150,000 autos daily
- Sharing the intersection with Costco/Car Max
- Two entrances from Powerline Road and two from W. Sample Road
- Direct access to Florida's Turnpike, I-95 and just minutes to Sawgrass Expressway
- Join the national anchor tenants all drawn to the high-volume traffic counts and visibility
- Direct and easy access to all points north and south and east and west

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AREA DEMOGRAPHICS:

	1 MILE	2 MILES	3 MILES
Population	23,500	156,000	324,500
Average Age	37	39	42
Total Households	1,098	47,945	146,200

**Information is estimated - obtained from outside reports.*



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