

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.

Colliers



2304 - 2308 E Atlantic Blvd | Pompano Beach, FL

Retail Space **For Lease** in East Pompano Beach

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Jake Horowitz

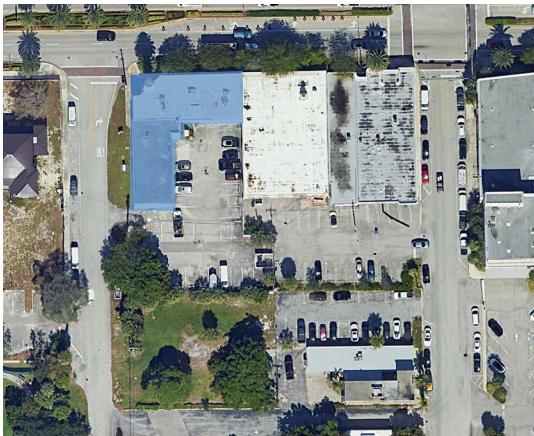
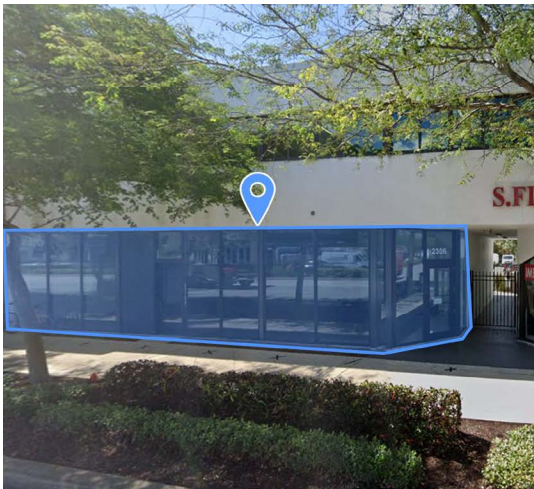
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2385 NW Executive Center
Drive, Suite 350
Boca Raton, FL 33431

Property Overview

Address	2304 E Atlantic Blvd, Pompano Beach, FL	
Location	The Property is located on the corner of Atlantic Boulevard and SE 23rd Avenue in East Pompano Beach.	
Zoning	B-3 General Business	
Site Area	19,762 SF	
Parking	35 reserved spaces behind building	
Rentable Area	Ground Floor	1,633 SF
Available	Immediately	



Key Highlights



Within a 1 mile radius 1,753 new luxury condos built by 2026



Two minutes from Pompano Beach Pier Village



Close to major highways US-1 & Hwy 95



Ample parking available



High Growth Area

Location Overview

Positioned strategically between Palm Beach and Miami, Pompano Beach, known as “The Heart of the Gold Coast,” has experienced substantial growth. Its resident population, now exceeding 114,000, has surged by 15.1% in the last decade, with seasonal peaks reaching 150,000. This expansion is accompanied by increasing affluence, as evidenced by a 2024 average household income of \$93,901, projected to rise to \$111,816 by 2029, a 19.1% increase. Furthermore, Pompano Beach benefits from a well-educated populace, with 33.7% of residents holding a bachelor’s degree or higher.



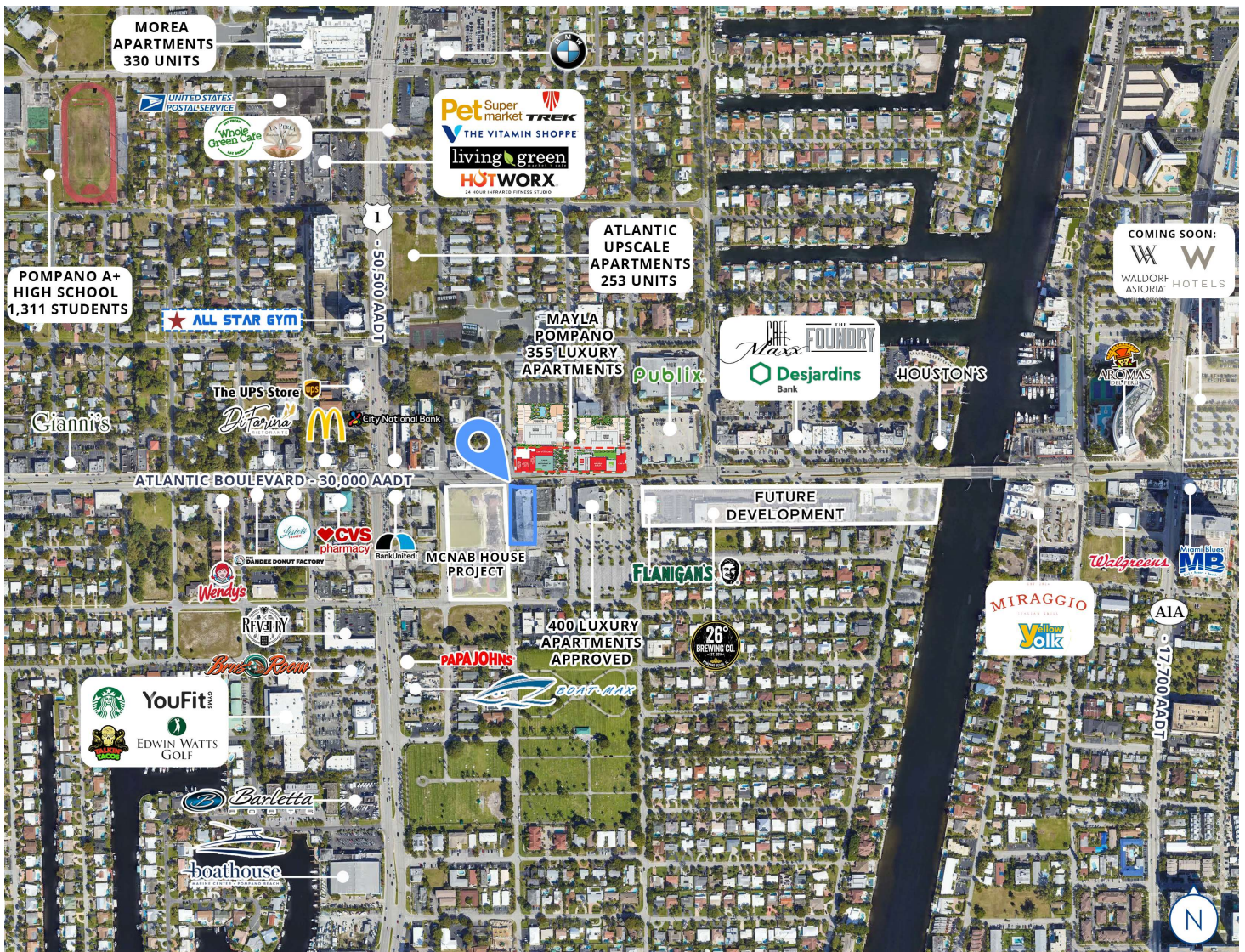
Bike Score
63



Walk Score
92



Transit Score
33

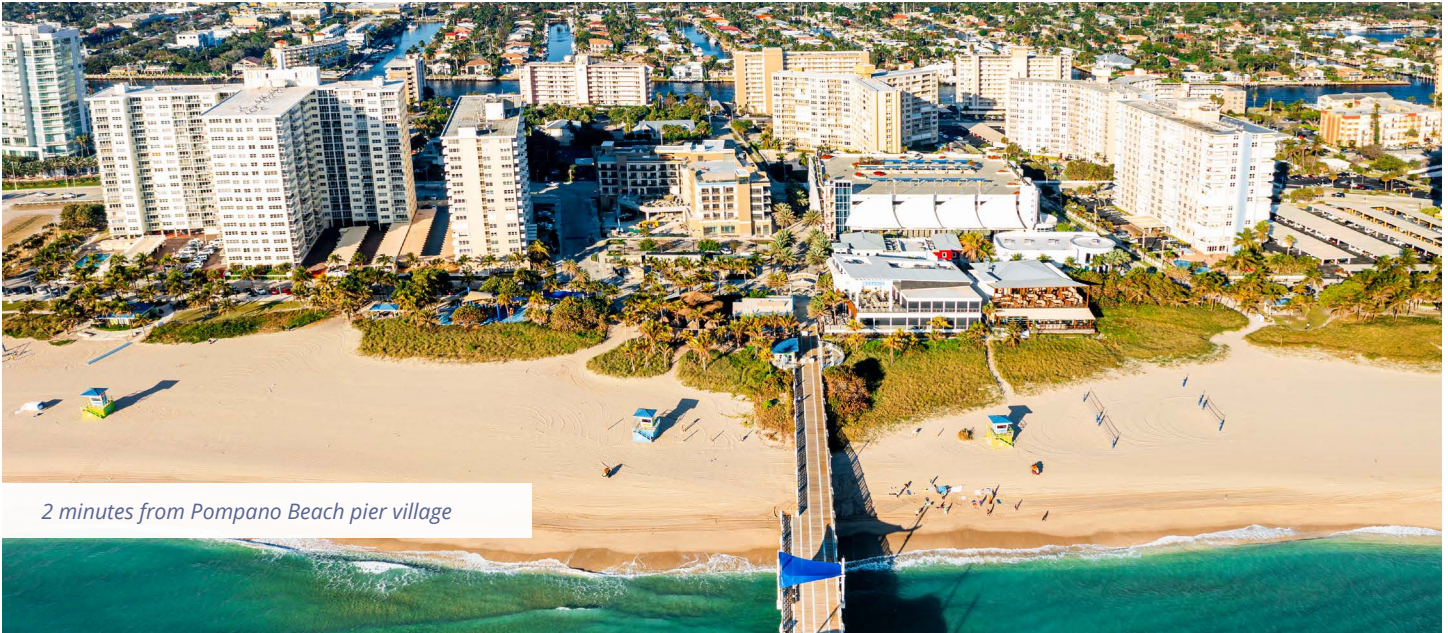




Pompano Beach has become a hot spot for tourism



Adjacent to Mayla Pompano



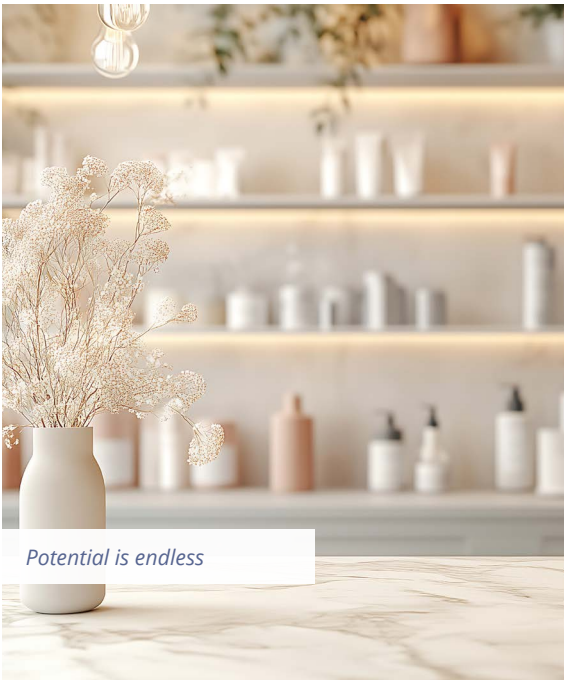
2 minutes from Pompano Beach pier village

Features

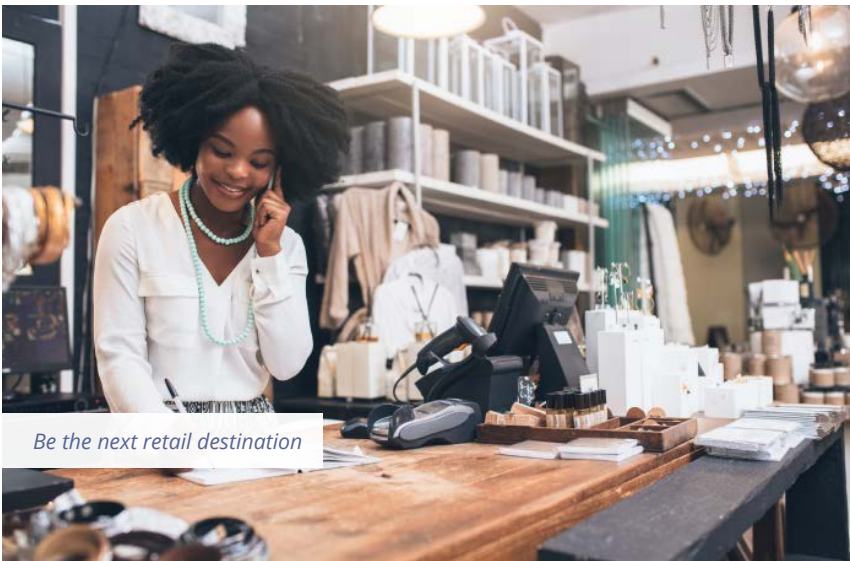
- Located on busy Atlantic Blvd in the heart of East Pompano Beach
- Directly across from Mayla Pompano Luxury Apartments
- High population growth of (2.83% within 1 mile)
- Average Household Income \$119,596
- Ample parking in rear of property



1,633^{sf}
Available



Potential is endless

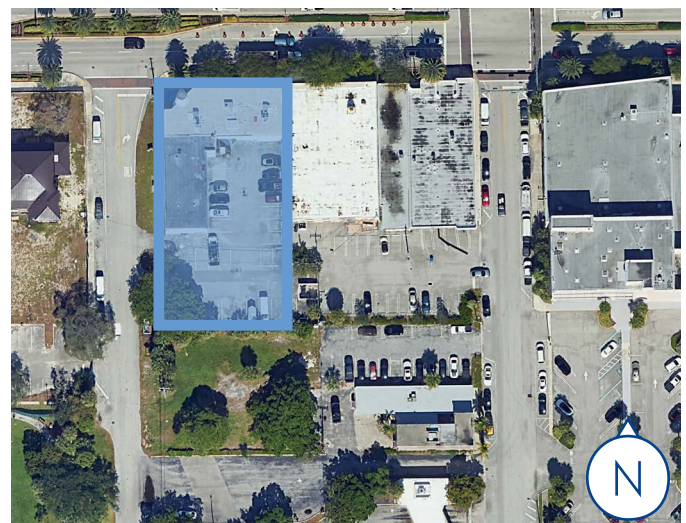


Be the next retail destination

[illegible]

Building Features

- 2-Story Building on hard corner of Atlantic Blvd
- Ample parking in rear of property
- Zoned: B-3 General Business





Colliers

MCNAB HOUSE
& BOTANICAL
GARDEN
PROJECT

CVS
pharmacy

BankUnited

City
National
Bank

MAD CHICKEN

ATLANTIC BOULEVARD - 24,500 AADT

MAYLA POMPANO
355 LUXURY
APARTMENTS

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