

FOR LEASE



# Palm Aire Marketplace

299 S Powerline Rd, Pompano Beach, FL 33069

 FranklinStreet



## PALM AIRE MARKETPLACE

# Highlights



Anchored by national tenants Dollar Tree, CVS, and Rent-A-Center



Situated at the Powerline/Atlantic intersection



Located at the southwest corner of W. Atlantic Blvd. and Powerline Road, between I-95 and the Florida Turnpike



Total GLA – 140,312 SF



Traffic Counts:  
± **50,081 AADT** on Powerline Rd  
± **45,990 AADT** on W Atlantic Blvd

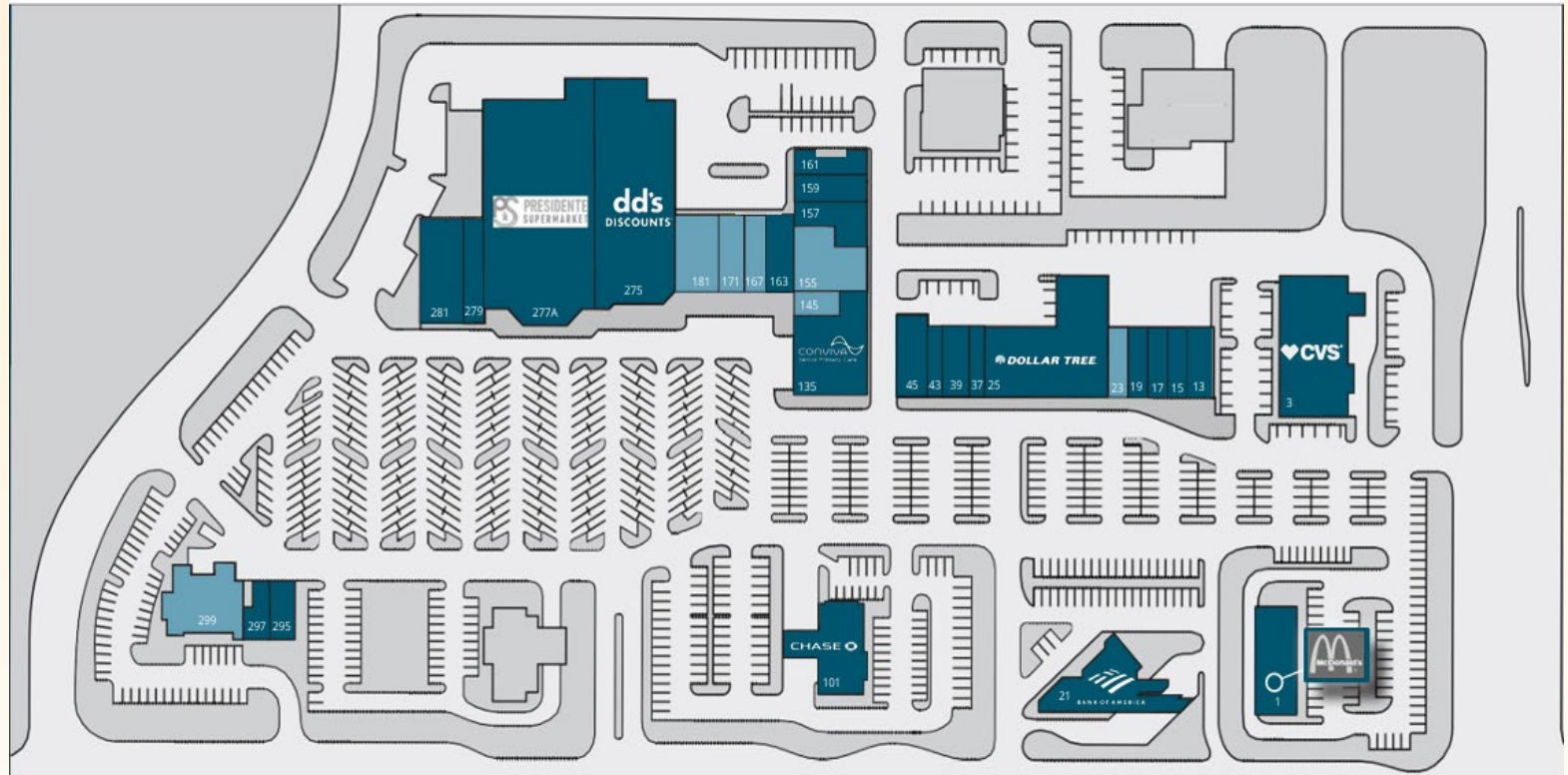


Palm Aire Marketplace is a vibrant 140,312 SF shopping destination strategically positioned at the high-traffic intersection of W. Atlantic Boulevard and Powerline Road in Pompano Beach, FL — generating a combined ±96,071 vehicles per day. Anchored by Presidente Supermarket and DD's Discounts, the center features a dynamic mix of national and local retail, dining, and professional services, including Dollar Tree, CVS, and Rent-A-Center. Palm Aire Marketplace offers exceptional visibility and accessibility for both tenants and shoppers alike.

### TENANT SPOTLIGHT

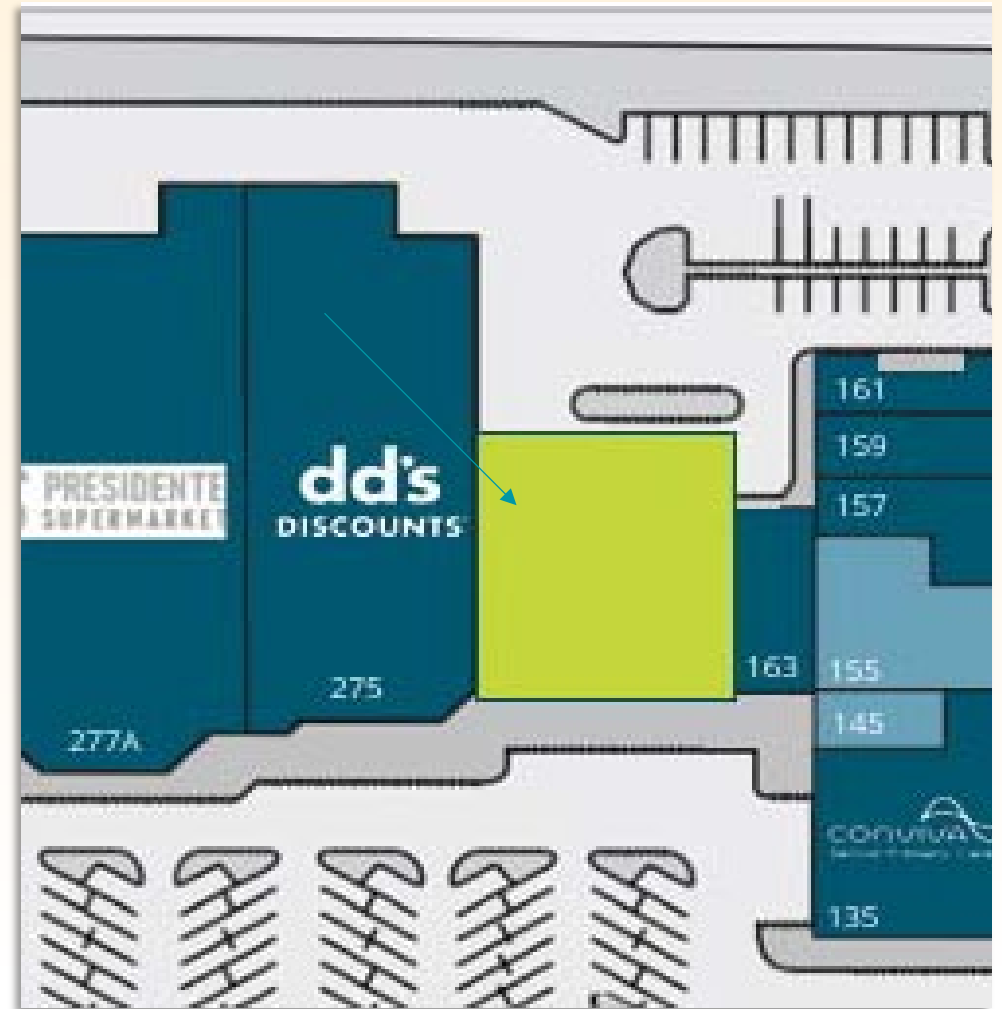
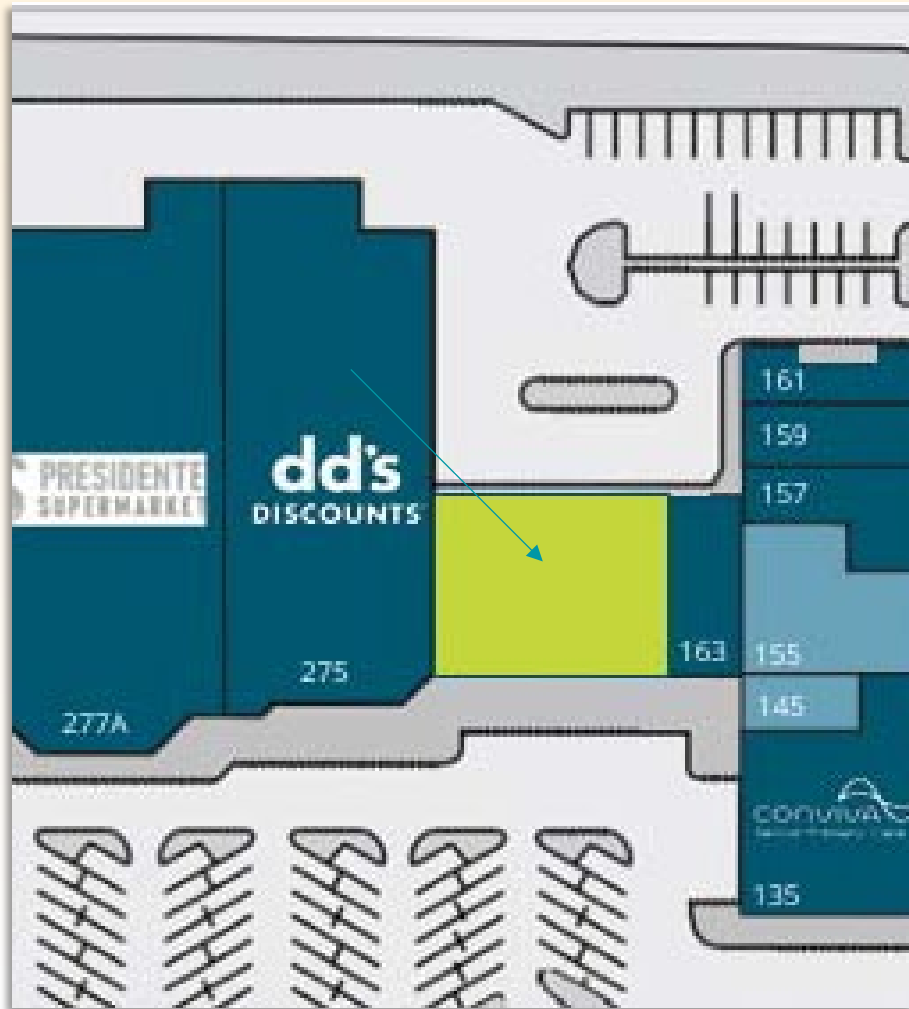


# Site plan



| Suite | Tenant                 | SF     | Suite | Tenant                  | SF    | Suite | Tenant           | SF     |
|-------|------------------------|--------|-------|-------------------------|-------|-------|------------------|--------|
| 1     | McDonald's             | 4,022  | 43    | The UPS Store           | 1,050 | 171   | AVAILABLE        | 2,000  |
| 3     | CVS Pharmacy           | 11,208 | 45    | Sock Monster Laundry    | 2,925 | 181   | AVAILABLE        | 3,885  |
| 13    | Rent-A-Center          | 3,250  | 101   | Chase Bank              | 4,558 | 275   | DD's Discounts   | 23,438 |
| 15    | Nail Fever II          | 1,000  | 135   | Conviva Medical         | 5,500 | 277   | Presidente       | 30,760 |
| 17    | Its All Greek to Me    | 1,500  | 145   | AVAILABLE               | 1,050 | 279   | Atlantic Liquors | 1,880  |
| 19    | China Star             | 1,500  | 155   | AVAILABLE               | 2,985 | 281   | Le Vie Lebanese  | 4,000  |
| 21    | Bank of America        | 2,500  | 157   | Broward Therapy         | 2,361 | 295   | T-Mobile         | 1,809  |
| 23    | AVAILABLE              | 1,500  | 159   | Dr. Brandwein D.PM PA   | 1,291 | 297   | Amscot           | 1,809  |
| 25    | Dollar Tree            | 11,750 | 161   | Alan Slootsky D.M.D. PA | 1,239 |       |                  |        |
| 37    | Voila Bakery & Takeout | 1,050  | 163   | Rotelli Restaurant      | 2,555 |       |                  |        |
| 39    | Haircut Bar Salon      | 1,900  | 167   | AVAILABLE               | 2,000 |       |                  |        |

## Proposed Reconfiguration Opportunities



# Demographics

## POPULATION

1 mile

12,968

3 miles

117,512

5 miles

382,012

## TOTAL HOUSEHOLDS

1 mile

5,577

3 miles

48,401

5 miles

157,014

## DAYTIME POPULATION

1 mile

15,678

3 miles

128,802

5 miles

290,129

## HOUSEHOLD INCOME

1 mile

\$48,632

3 miles

\$63,657

5 miles

\$68,453



# Trade area





# Contact

## **RAFAEL ROMERO, CCIM**

Regional Managing Director

305.349.3922

[RetailFL@FranklinSt.com](mailto:RetailFL@FranklinSt.com)

## **RAYZA PEREZ**

Director

305.349.3922

[RetailFL@FranklinSt.com](mailto:RetailFL@FranklinSt.com)

## **KAYLA MONTENEGRO**

Associate

305.349.3922

[RetailFL@FranklinSt.com](mailto:RetailFL@FranklinSt.com)

Although information has been obtained from sources deemed reliable, neither Owner nor Franklin Street makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor Franklin St accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

