



Retail Space for Lease

Palm Aire Marketplace

299 S Powerline Rd,
Pompano Beach, FL 33069

 **FranklinStreet**
LICENSED REAL ESTATE BROKER | [FranklinSt.com](https://www.FranklinSt.com)

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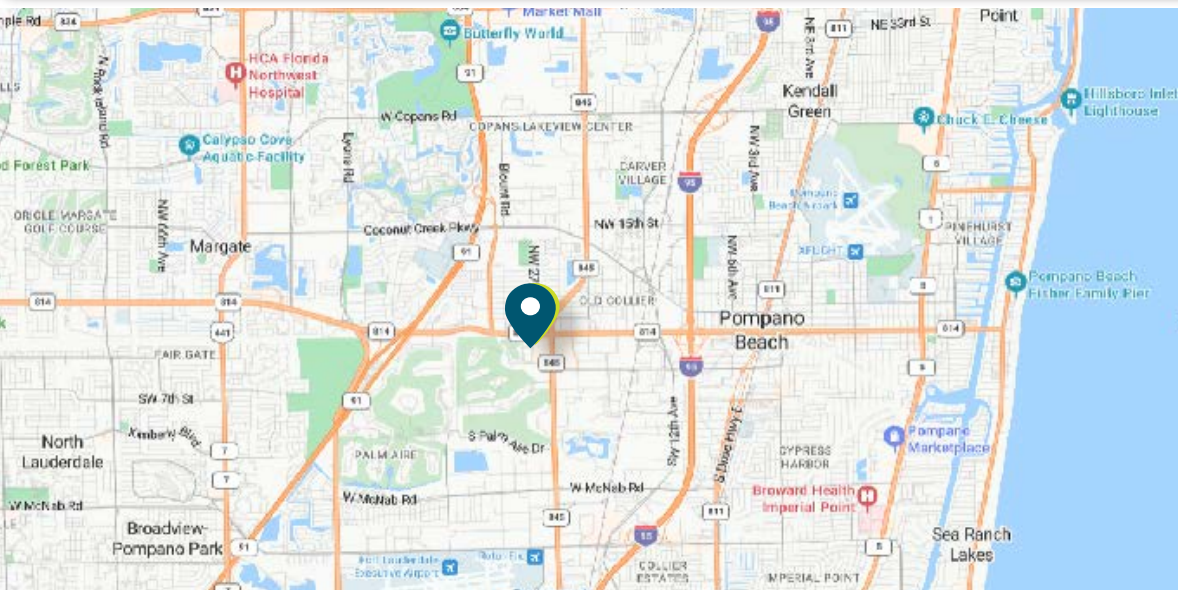
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PALM AIRE MARKETPLACE

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RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

- » Building GLA: 140,312 SF
- » Parking Ratio: 5 /1,000 SF
- » Anchor Tenants:
 - » Dollar Tree
 - » CVS Pharmacy
 - » Presidente Supermarket
 - » DD's Discounts

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	12,968	117,512	382,012
Households	5,577	48,401	157,014
Daytime Pop.	15,678	128,802	290,129
Avg. HH Income	\$48,632	\$63,657	\$68,453

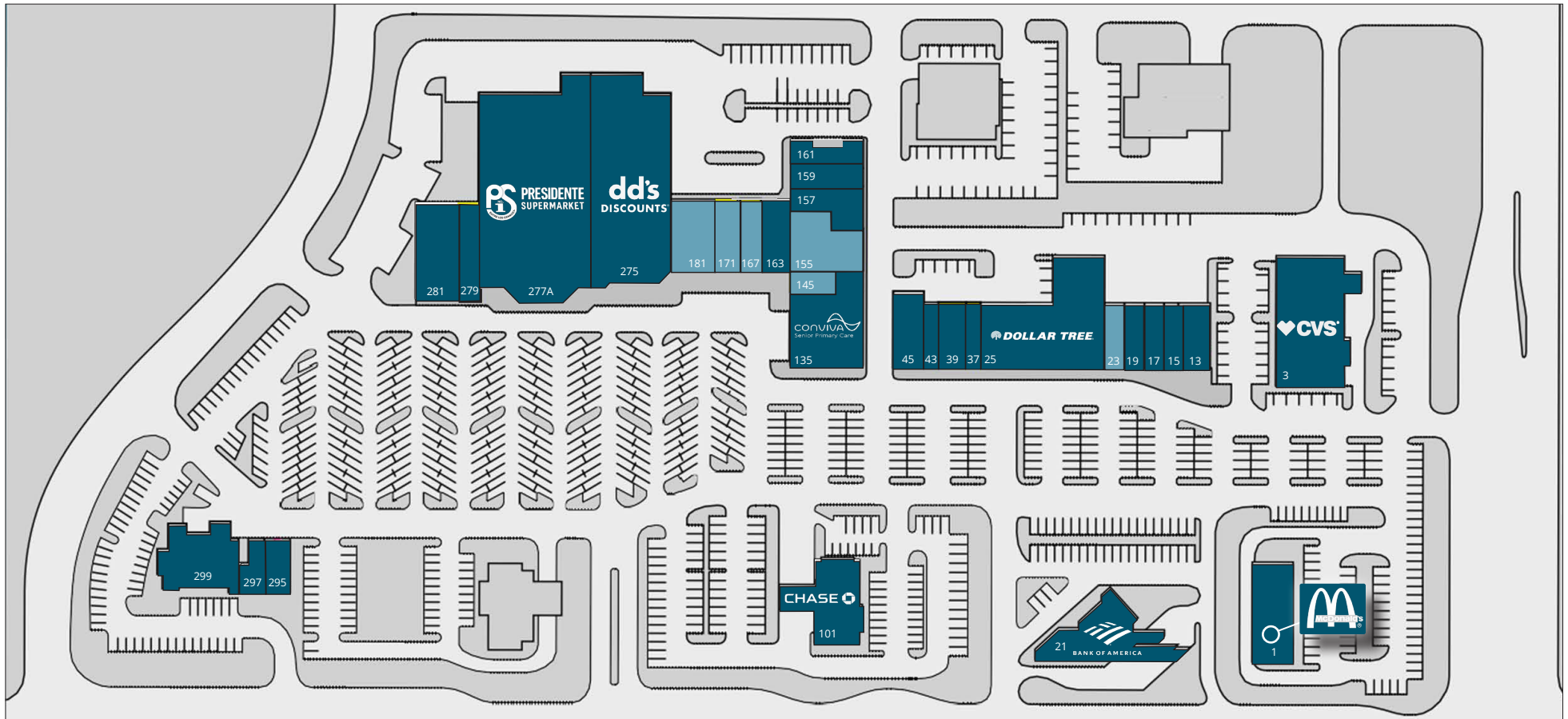
TRAFFIC COUNTS

S. Powerline Rd.	53,896 AADT
W. Atlantic Blvd.	43,000 AADT

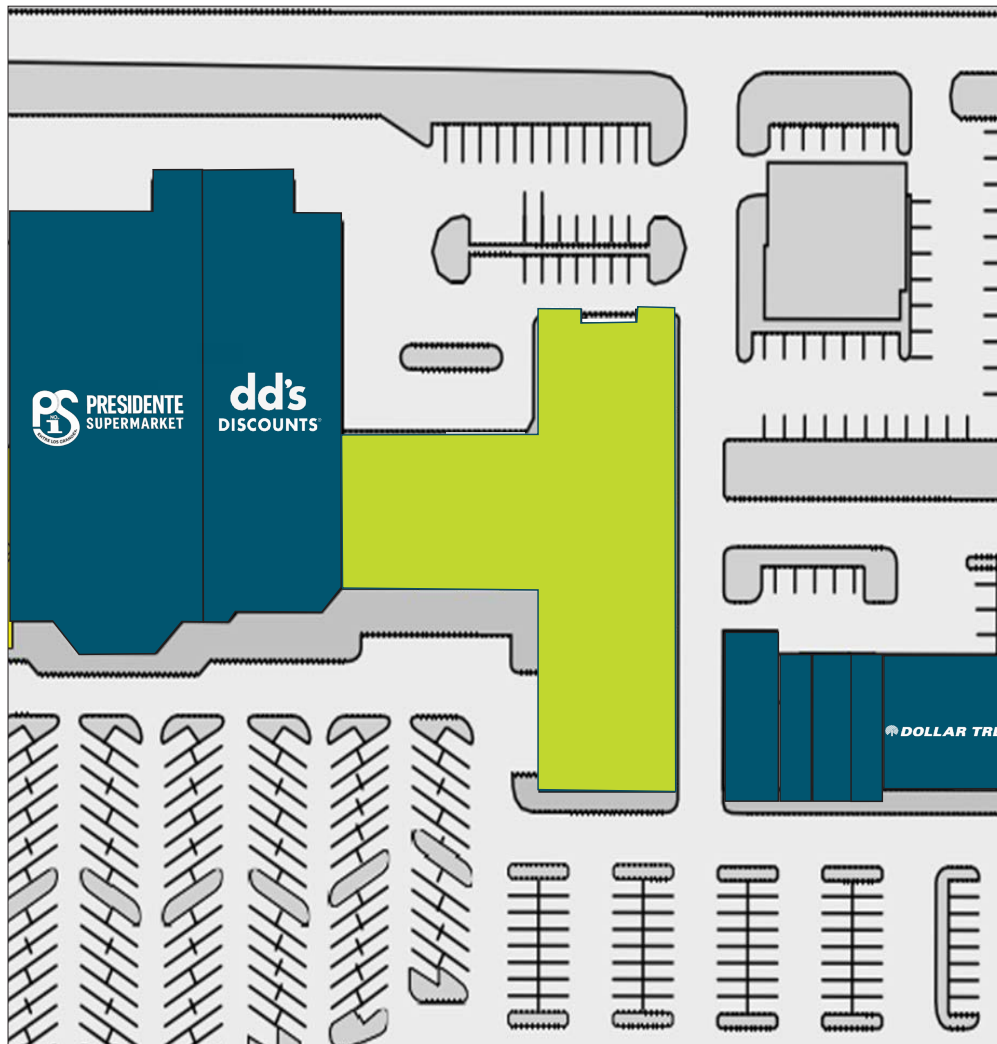
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SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
1	McDonald's	4,022	39	Haircut Bar Salon	1,900	163	Rotelli Restaurant	2,555	299	Madness Buffet	5,411
3	CVS Pharmacy	11,208	43	The UPS Store	1,050	167	AVAILABLE	2,000			
13	Rent-A-Center	3,250	45	Sock Monster Laundry	2,925	171	AVAILABLE	1,505			
15	Nail Fever II	1,000	101	Chase Bank	4,558	181	AVAILABLE	3,885			
17	Its All Greek to Me	1,500	135	Conviva Medical	5,600	275	DD's Discounts	23,438			
19	China Star	1,500	145	AVAILABLE	1,050	277	Presidente	30,760			
21	Bank of America	2,500	155	AVAILABLE	2,985	279	Atlantic Liquors	1,880			
23	AVAILABLE	1,500	157	Broward Therapy	2,361	281	La Vie Lebanese	4,000			
25	Dollar Tree	11,750	159	Dr. Brandwein D.PM PA	1,219	295	T-Mobile	1,809			
37	Voila Bakery & Takeout	1,050	161	Alan Slootsky D.M.D, PA	1,239	297	Amscot	1,809			



Proposed Reconfiguration Opportunity

±24,399 SF Single-Tenant Unit

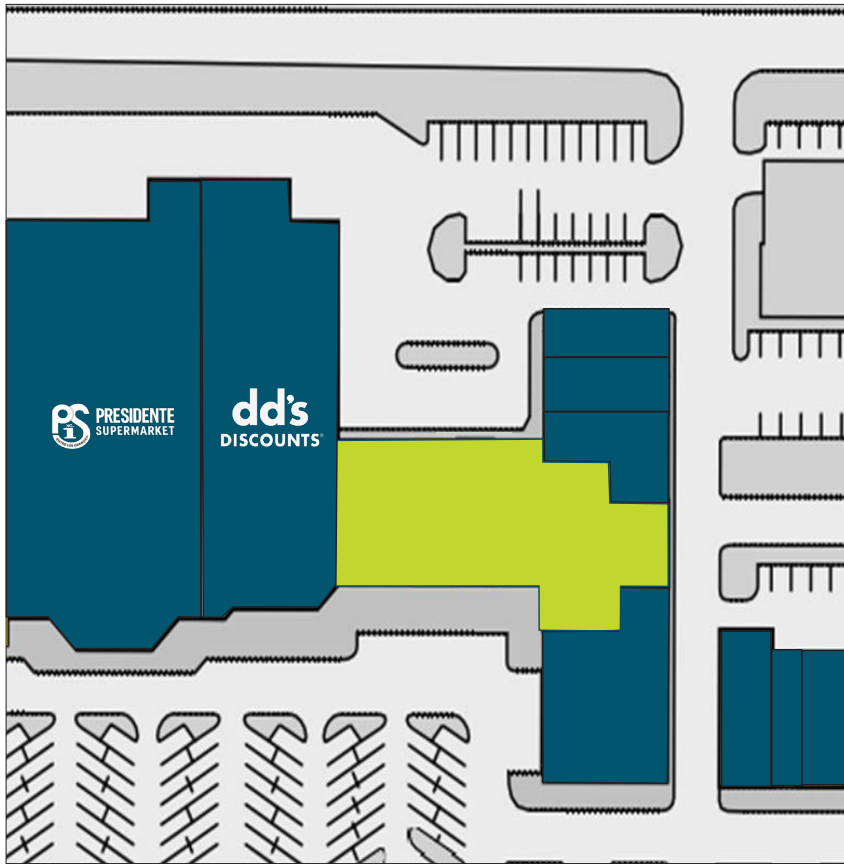
Rare large-format contiguous configuration offering ±24,399 SF, **ideal for a single-tenant user seeking scale, operational efficiency**, and strong in-line visibility within a high-performing neighborhood shopping center.

Adjacent to DD's Discounts and Presidente Supermarket, benefiting from strong anchor-driven traffic and co-tenancy.

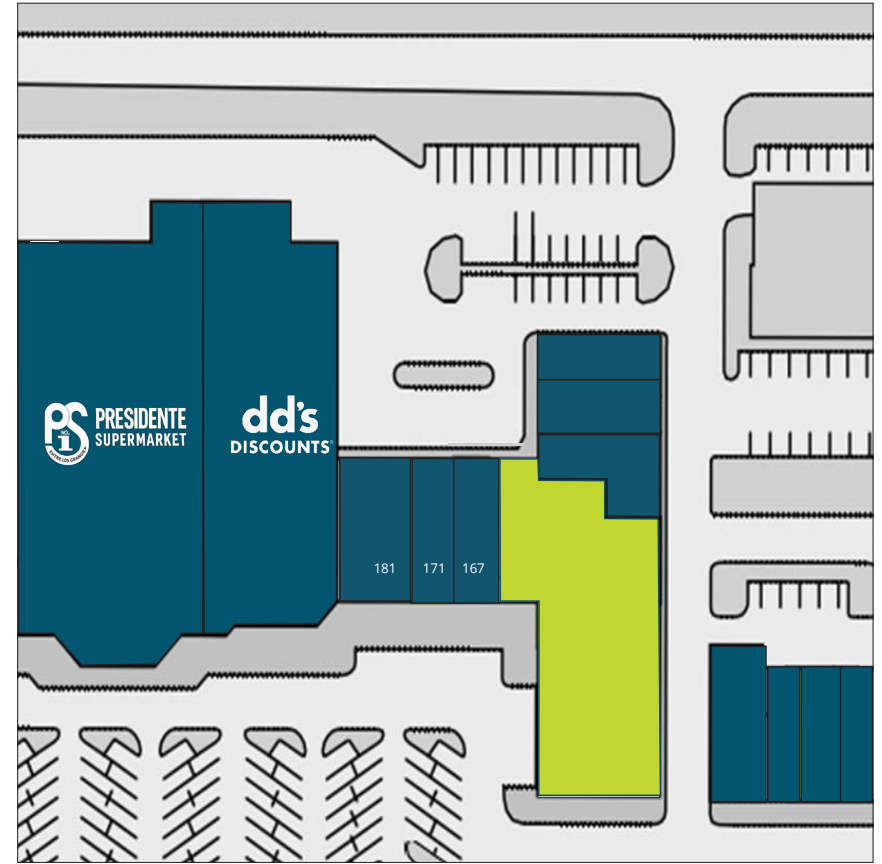
Excellent access and circulation, with close proximity to primary ingress and egress points, providing convenient customer access, efficient deliveries, and strong site functionality for high-volume users.

Abundant surface parking and centralized plaza location, delivering superior parking ratios, ease of access, and a highly visible footprint within the shopping center's core merchandising corridor.

Proposed Reconfiguration Opportunities

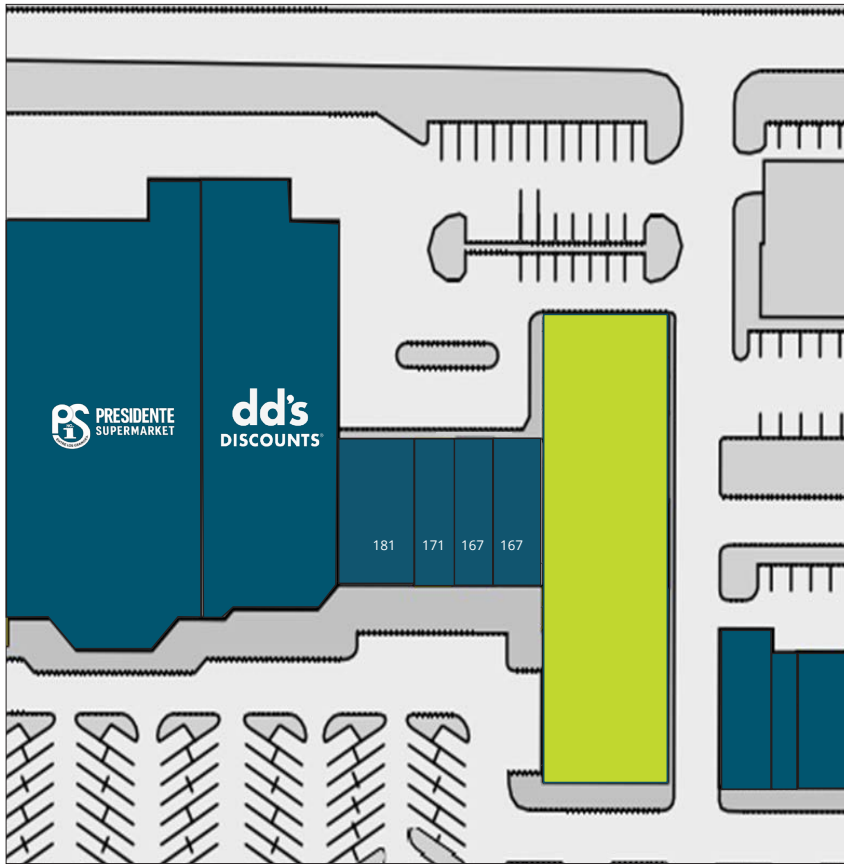


13,980 SF

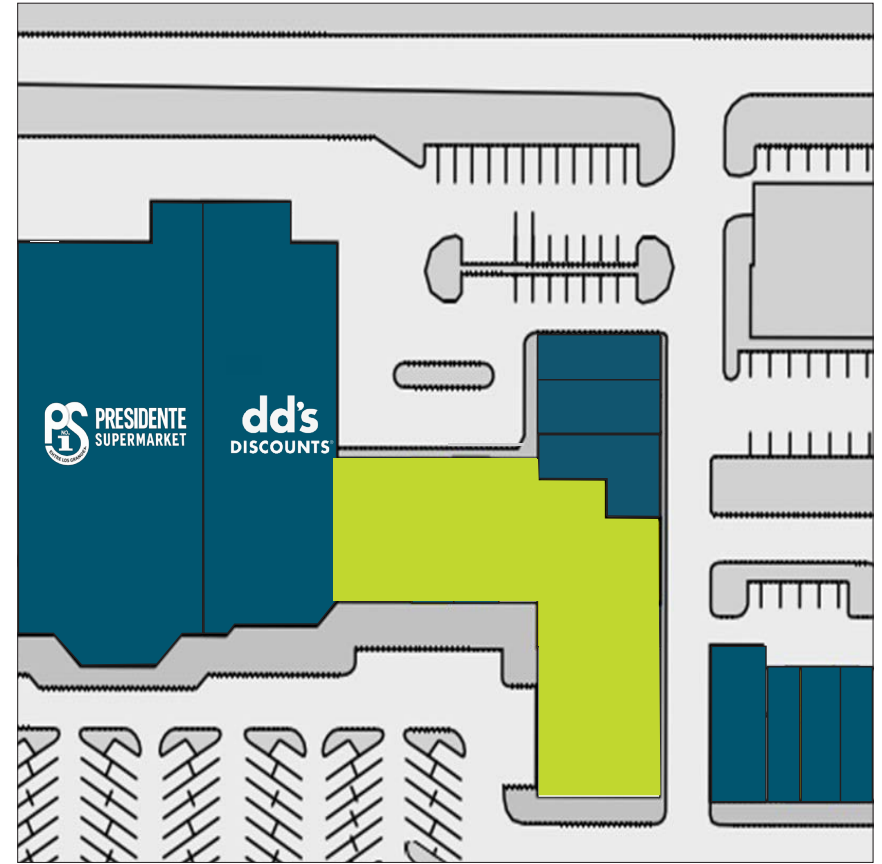


14,551 SF

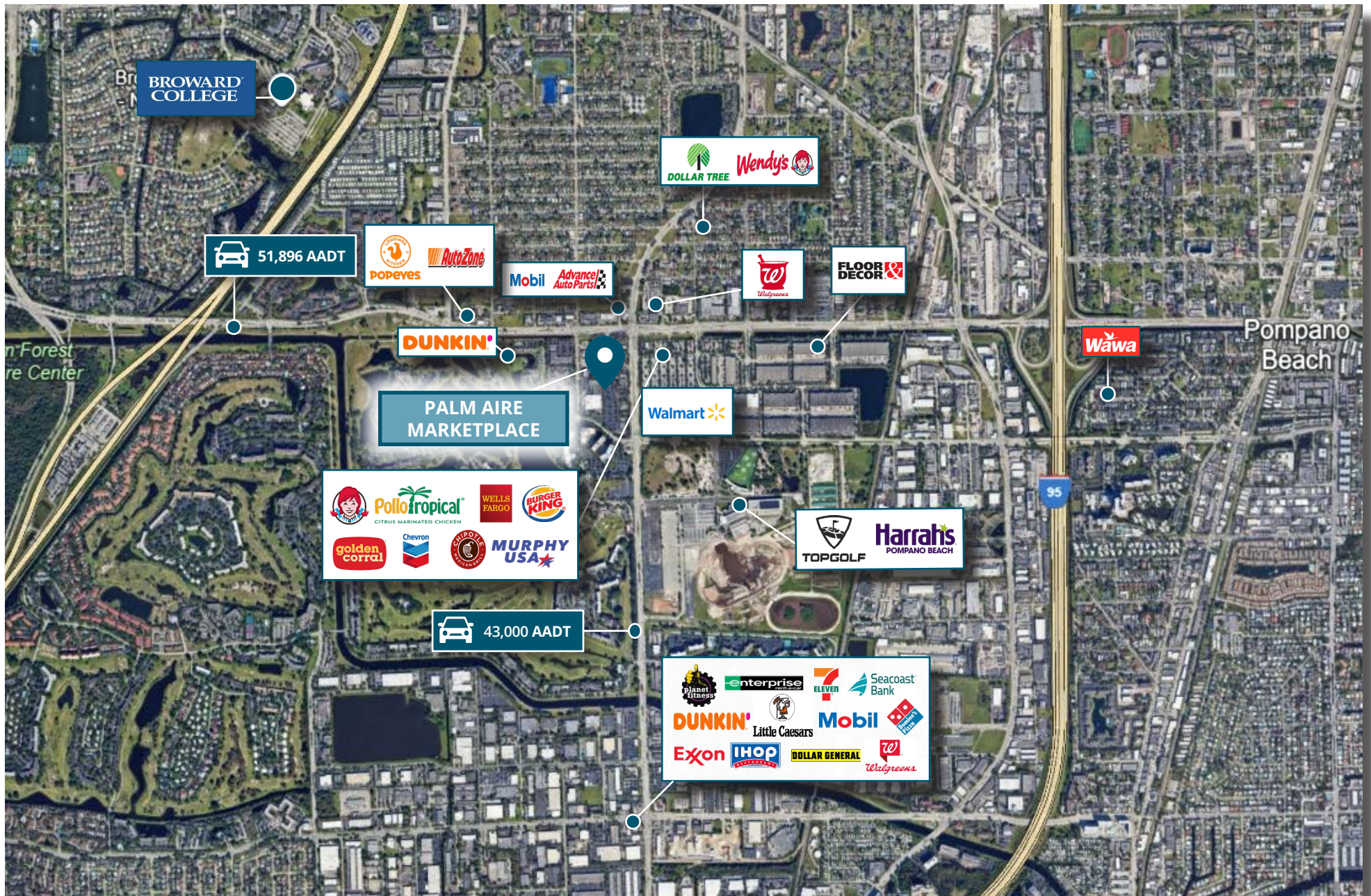
Proposed Reconfiguration Opportunities



14,454 SF



19,580 SF



POMPANO BEACH

County: Broward County, FL
Population: ~115,000 (City of Pompano Beach)
Region: South Florida

Pompano Beach is a strategically located coastal city in northern Broward County, positioned between Fort Lauderdale and Boca Raton. A diverse economic foundation—anchored by tourism, marine and aviation industries, healthcare, logistics, professional services, and light industrial users—supports sustained growth and consistent retail demand.

Ongoing public and private investment, led in part by the Pomp mixed-use development, is fueling redevelopment, population growth, and rising consumer demand across the city.

Neighborhood & Lifestyle Drivers

Pompano Beach has emerged as a revitalized coastal community with a compelling mix of established neighborhoods, new residential development, and destination-oriented amenities. Significant investment in the beachfront, downtown core, and mixed-use corridors has elevated the city's profile as both a residential and visitor destination.

Key demand drivers include:

- Revitalized Pompano Beach Pier and beachfront district
- Downtown Pompano Beach cultural and arts corridor
- Strong single-family and multifamily residential growth
- Major marina network and boating lifestyle appeal
- Golf courses, parks, and outdoor recreation amenities



Proposed new Development: The Pomp by the Cordish Companies and Caesars, Inc. | The project will feature 1.3 million square feet of retail and entertainment space, 4,000 luxury residential units, two hotels and 1.35 million square feet of Class A office space





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