



AURORA PLAZA

410-430 SAMPLE ROAD
POMPANO BEACH, FL 33064

NEWLY RENOVATED CENTER

- ❖ Prime Retail Space east of I-95 on a newly renovated center in the heart of Pompano Beach.
- ❖ Available two fully renovated in-line spaces 1,100 sf each which can be combined into 2,200 sf.
- ❖ One out parcel space at 1,700 sf situated street front for the most visibility.
- ❖ Plenty of on site parking for patrons and customers.
- ❖ Upgraded landscaping and lighting.
- ❖ Strong demographics (see below).
- ❖ Across from Broward Health North.

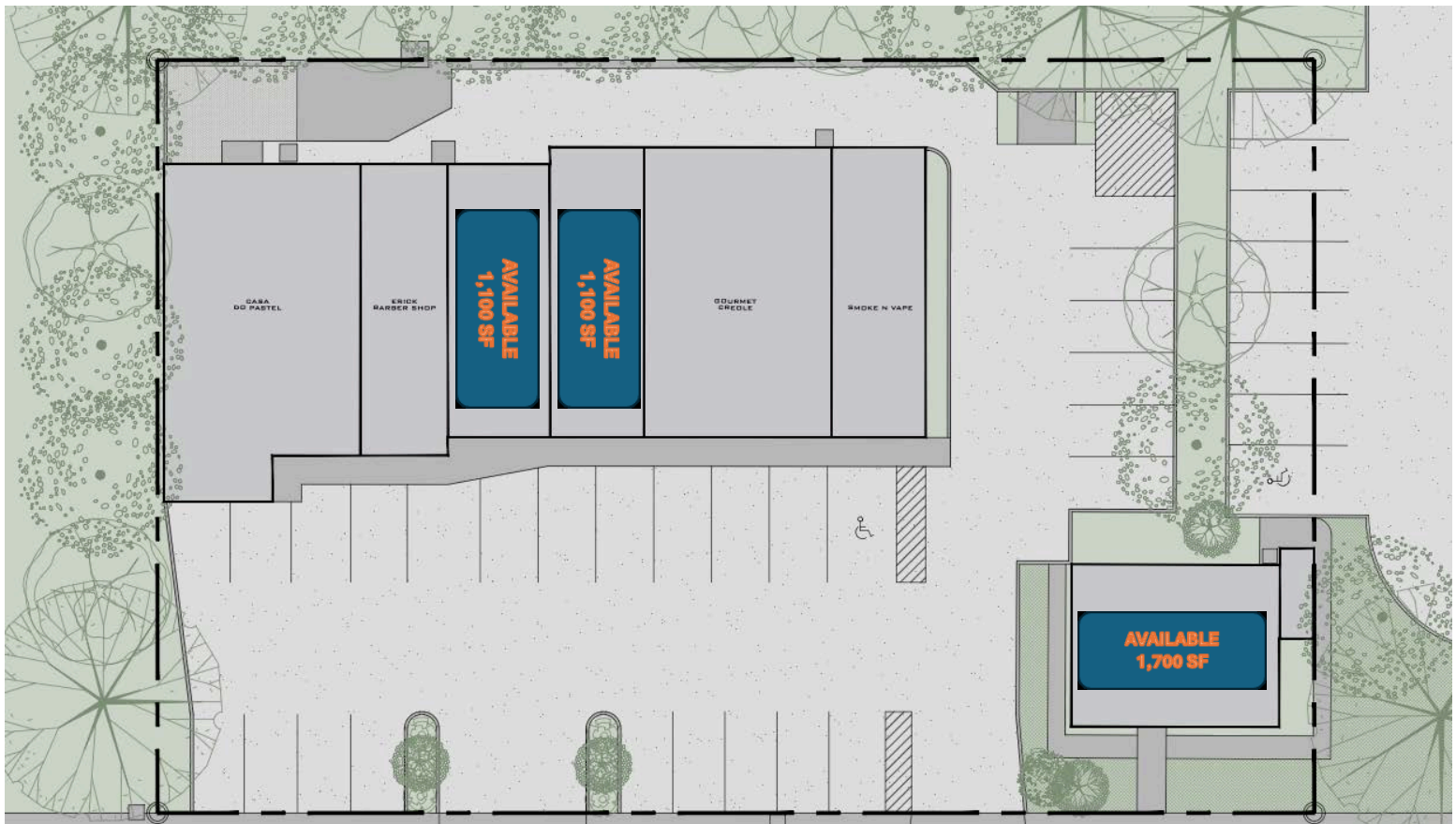


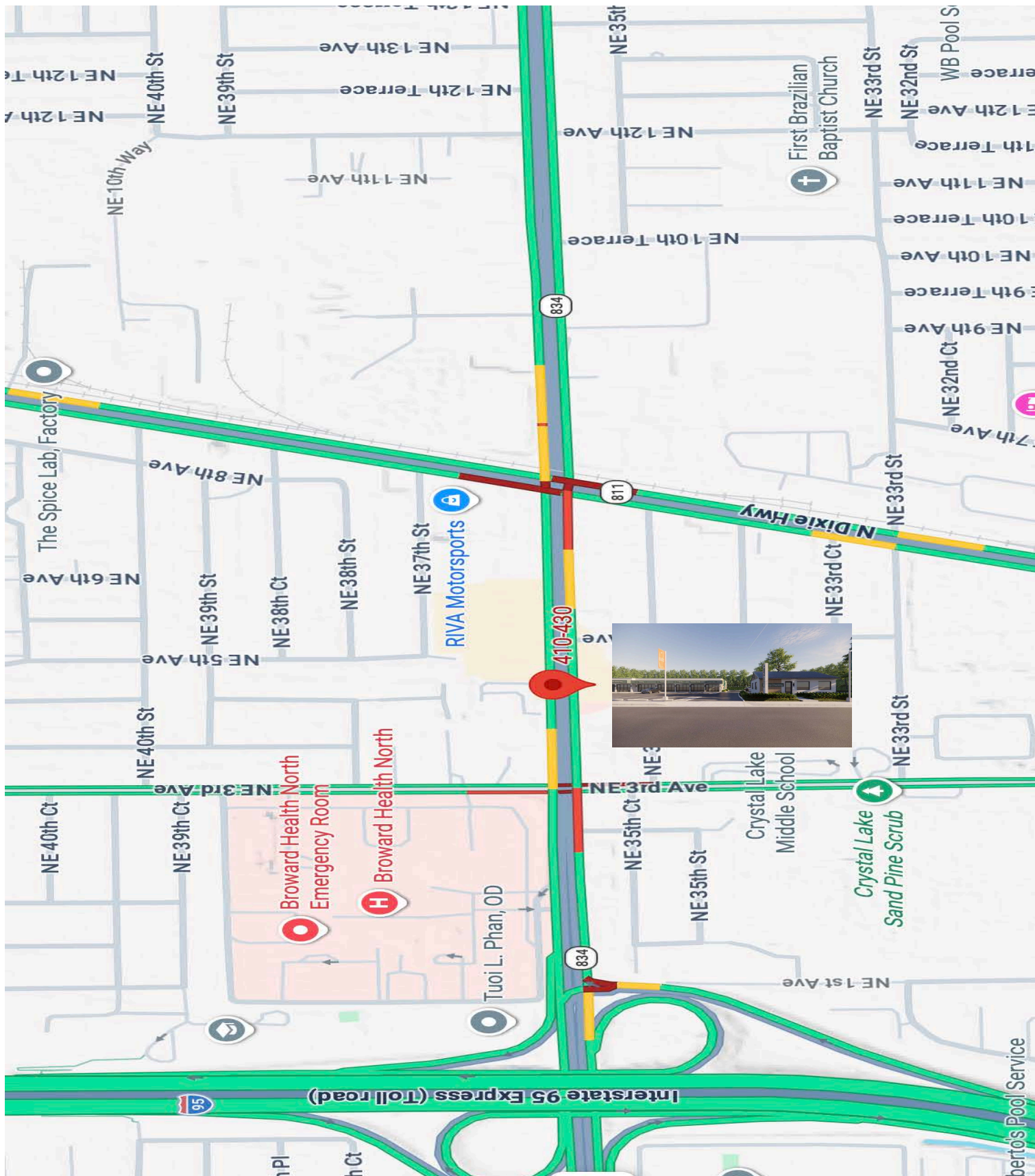
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About the Property

This neighborhood retail center is undergoing a full transformation, bringing a fresh, modern design with a clean natural aesthetic that stands apart from surrounding properties. Positioned directly off I-95 on Sample Road, the center offers excellent visibility, convenient access, and steady daily traffic from the surrounding residential communities. The property

features a strong mix of established tenants, creating consistent customer flow and a stable retail environment. With a renewed exterior, improved curb appeal, and a layout that supports both in-line and freestanding concepts, the center delivers a high-quality setting for neighborhood-serving retail and dining.







AREA DEMOGRAPHICS AND GENERAL INFORMATION

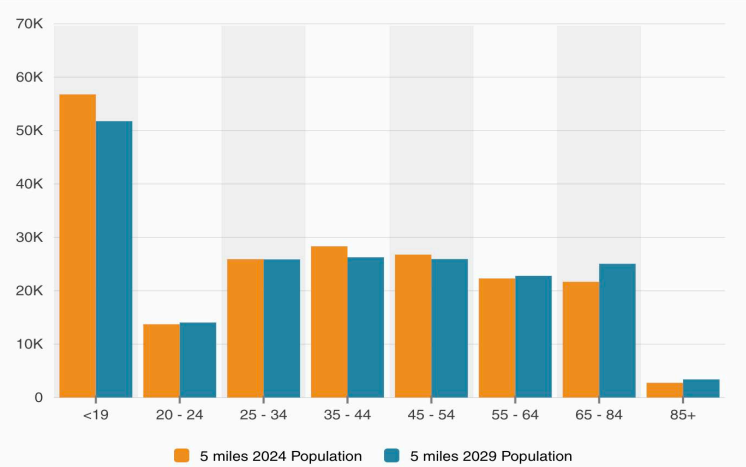
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$72,998	\$85,864	\$93,114
Median Household Income	\$54,500	\$59,476	\$65,664
< \$25,000	5,078	27,705	73,769
\$25,000 - 50,000	6,350	31,064	84,691
\$50,000 - 75,000	5,017	23,275	68,932
\$75,000 - 100,000	2,826	15,128	47,472
\$100,000 - 125,000	2,310	13,145	39,657
\$125,000 - 150,000	1,084	7,666	24,745
\$150,000 - 200,000	1,006	7,759	26,140
\$200,000+	1,177	11,716	41,623

Population

	2 miles	5 miles	10 miles
2020 Population	71,911	292,703	943,077
2024 Population	68,314	309,665	980,447
2029 Population Projection	67,567	313,839	994,839
Annual Growth 2020-2024	-1.3%	1.4%	1.0%
Annual Growth 2024-2029	-0.2%	0.3%	0.3%
Median Age	39.1	46.9	44.6
Bachelor's Degree or Higher	22%	34%	35%
U.S. Armed Forces	57	133	401

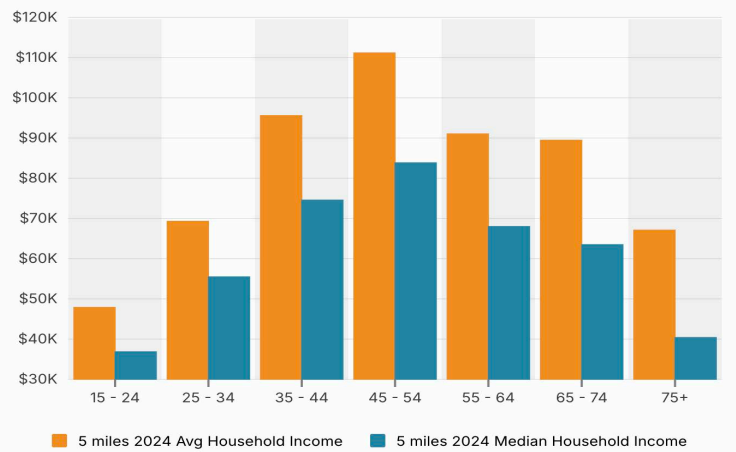
Population By Age



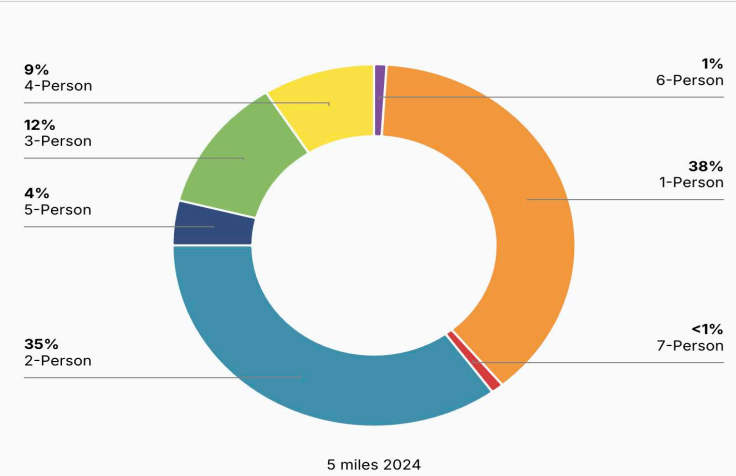
Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East Sample Road	NE 5th Ave W	39,107	2025	0.08 mi
NE 36th St	NE 5th Ave W	45,504	2025	0.10 mi
Northeast 3rd Avenue	NE 33rd St S	11,775	2025	0.15 mi
NE 3rd Ave	NE 38th St N	13,748	2025	0.17 mi
NE 36th St	NE 2nd Ave E	52,412	2025	0.20 mi
East Sample Road	W Sample Rd NW	49,351	2025	0.23 mi
N Dixie Hwy	NE 33rd St N	20,632	2025	0.32 mi
NE 35th St	NE 1st Ter E	7,253	2020	0.37 mi
NE 36th St	NE 10th Ter E	38,922	2025	0.39 mi
Golf Blvd E	NW 33rd St S	19,139	2020	0.42 mi

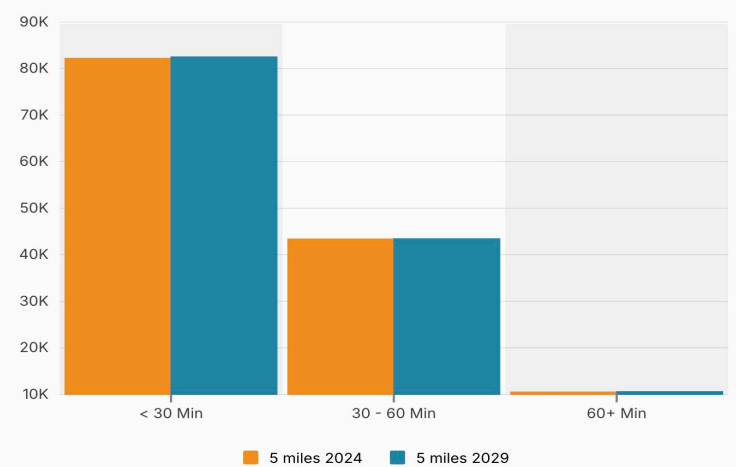
Household Income By Age



Household Size



Population Travel To Work



LEASING



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