

# The Shoppes at Beacon Light

2400-2490 N Federal Hwy, Pompano Beach, FL 33064



Fully Built Out Salon  
Direct Frontage onto Federal Highway  
Publix Anchored Center  
Other Retail Spaces Available  
Traffic Count over 51,000 Cars Per Day!







- The Shoppes at Beacon Light offers an exceptional restaurant opportunity in a prominent endcap with approved outdoor seating on US1 with a daily traffic count of 51,000 cars per day.
- The center is anchored by Publix with excellent cotenants Offerdahls' Grill, Allstate, UPS, Sicilian Oven, Fetta Greek Restaurant, Ginger Sushi Boutique, Sally Beauty Supply, Complete Fitness, Midnight Cookies & Cream, and Education Station Preschool.
- Directly across the street is the AMC 18-Screen Movie Theater, Whole Foods Market, Home Goods, Ulta, PDQ, and Raising Cane's.
- Immediately south of the center are Chipotle Mexican Grill, Dave's Hot Chicken, Jersey Mike's Subs, Smoothie King, T-Mobile, Kays Jewelers, Supercuts, Pollo Tropical, KFC, Chick-Fil-A, and Jimmy John's.





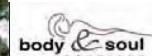
N.E.G. Property Services, Inc.  
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safeguard self storage



CHICKEN ON THE GRILL

The Shoppes at  
**Beacon Light**



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2025 Population	16,045	116,750	252,777
2025 Households	7,160	48,766	114,113
2025 Average Household Income	\$103,638	\$87,060	\$84,099
2025 Median Household Income	\$71,969	\$61,829	\$57,934
2025 Per Capita Income	\$41,172	\$29,056	\$32,144
2025 Total Businesses	1,163	5,929	15,163
2025 Total Employees	8,327	59,953	157,312



## CITY OF POMPANO BEACH

### Introduction to Pompano Beach, Florida

The Florida city of Pompano Beach, located in the northern portion of Broward County, lies along the coast of the Atlantic Ocean about 8 miles north of Fort Lauderdale. Centrally located in Florida's famous Gold Coast, the city is situated approximately midway between Miami and Palm Beach (about 35 miles away from each). Pompano Beach is serviced by both Interstate I-95 and the Florida Turnpike.

Named for a species of fish (pompano) which swims abundantly in the area's warm Atlantic waters, the city was originally inhabited by the Tequesta Indians, who survived on the subtropical land by living in villages near the ocean and feasting on its abundant sea life. European colonization eventually led to the destruction of the Tequesta way of life, and the Tribe was replaced in the area by the Seminoles.

Until the arrival of the railroad in 1896, the region was not linked to the rest of the nation but after this time the municipality grew and the city of Pompano became incorporated in 1908. In 1947, Pompano officially merged with the beach area to its east to become the city of Pompano Beach. The city today relies on tourism, light manufacturing, retail, and high technology as its principal industries.



## BROWARD COUNTY

Broward County is located in Southeast Florida and is bordered by the Atlantic Ocean to the east, the Everglades to the west, Palm Beach County to the north and Miami-Dade County to the south. It is easily accessible via Interstate-95, Interstate-75 and Florida's Turnpike - the three primary north/south freeways within South Florida. Other major thoroughfares in the county include the Sawgrass Expressway and Interstate-595 - which connects western Broward County with the eastern portions of the county. Transportation is facilitated by countless miles of waterways, an international airport, three local airports and a seaport. The county covers a total area of 1,320 square miles, including 1,205 square miles of land, 65% of which is conservation area, and 115 square miles of water.

There are 31 incorporated cities within Broward County, many of which have experienced substantial growth over the last two decades. Recent trends indicate major growth towards western Broward County from the populated metro areas of eastern Broward and Miami-Dade counties, and the resurgence of the downtown areas of Fort Lauderdale and Hollywood into 24-hour cities. Broward offers 23 miles of Atlantic Ocean coastline, an average annual temperature of 76 degrees, and a comfortable lifestyle attracting residents, businesses and visitors.



## ACCESS / TRANSPORTATION

Fort Lauderdale lies at the heart of South Florida, midway between Miami-Dade and Palm Beach counties. Access to major South Florida centers of employment is extremely convenient due to the city's direct access to major transportation networks including I-95, Florida's Turnpike and the Sawgrass Expressway - which provides access to Port Everglades and the Fort Lauderdale/ Hollywood International Airport. The following is a sampling of the area's major roadways, airports, seaports and railways.

### MAJOR ROADWAYS



I-95, located less than 10-minutes west of the Property, is Florida's largest interstate highway and provides direct access to many major cities along Florida's east coast. I-95 extends from Florida all the way up the eastern seaboard of the United States.



Florida's Turnpike is the state's most traveled toll road connecting the Miami area to Central Florida. Florida's Turnpike intersects with I-75 in northern Miami-Dade County, which extends from Miami, west to Naples.



Federal Highway (US 1) is one of Florida's major north-south thoroughfares running along the eastern coast. Federal Highway is adjacent west of the Property. It connects Broward County residents to adjacent Miami-Dade and Palm Beach Counties.



Florida State Road A1A is one of the most scenic routes in the State of Florida. It starts out in Miami Beach and connects north ending in Amelia Island. The road intersects at Sample Road, one of the main thoroughfares in Lighthouse Point.



Dixie Highway is one of South Florida's most traveled roads connecting the Miami area to Broward. At only 1.6-miles from the Property, Dixie Highway extends from Florida and runs north-south through the eastern coast of the United States.



State Road 834 (Sample Road) is a major east-west state road in South Florida. SR 834 is the main entrance leading to Lighthouse point, and is less than 2.4-miles north from the Property.



## LOCAL EMPLOYERS

### BROWARD COUNTY TOP-10 EMPLOYERS

	Company	City	Employees
1	Broward County School Board	County-Wide	32,600
2	Memorial Healthcare System	County-Wide	11,500
3	Broward Health	County-Wide	8,234
4	Nova Southeastern University	Davie	7,610
5	Broward County Commission	County-Wide	5,884
6	Broward County Sheriff	County-Wide	5,438
7	American Express	Plantation	3,500
8	AutoNation	Fort Lauderdale	3,381
9	Ultimate Software	Weston	2,550
10	Interbond Corp. of America (BrandsMart)	Hollywood	2,400



## EMPLOYMENT / ECONOMIC IMPACT



Broward County has grown to become a multifaceted industrial center and regional leader in business. Due to the region's highly-skilled labor force, favorable business climate and low cost of living, the metropolitan area has experienced tremendous population and employment growth over the past 20 years.

Pompano Beach has become a thriving hub for industries and an attractive place to flourish and play. Located within proximity to I-95, Federal Highway, Tri-Rail and the Florida East Coast Corridor, the city provides easy access to three international airports and two seaports. In addition to more than 3.5-miles of sandy white beach, 650+ acres of public parks and year-round water sports, the city aims to continue renovating areas of Pompano Beach to attract new residents and businesses.

The creation of the Innovation District in Downtown Pompano Beach is the result of the joint efforts of the City and the Community Redevelopment Agency ("CRA"). This Innovation District is expected to create a dense, urban and pedestrian-oriented Downtown, supporting new residents and becoming the epicenter for employment, retail and commercial services.

The City and CRA are also currently spearheading redevelopment activities that will include the construction of mixed-use buildings in the MLK Boulevard & Historic Old Town District. The 2024 total taxable value for all property in the City of Pompano Beach, as provided by the Broward County Property Appraiser's Office, is \$21,062,287,144. In comparison, the Fiscal Year 2023 taxable value increased by 11.15% or 2.11 billion from Fiscal Year 2023. South Florida is the 8th-largest metropolitan statistical area (MSA) in the nation with roughly one-third of Florida's total population.

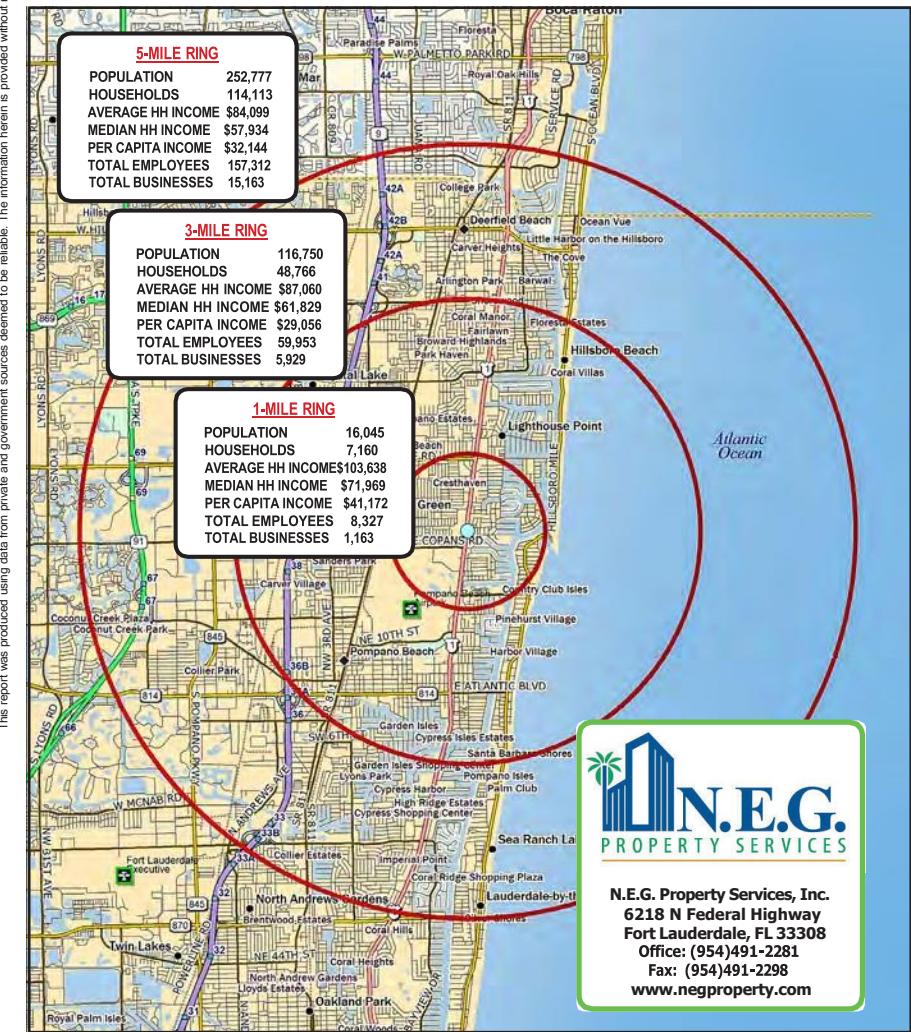
Unemployment in the MSA stood at a paltry 3.7% as of August 2025.



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# Demographics in a 1 Mile, 3 Mile & 5 Mile Radius

2400 N Federal Hwy Pompano Beach, FL 33064		1-Mile Radius	3-Mile Radius	5-Mile Radius
POPULATION	2025 Estimated Population	16,045	116,750	252,777
HOUSEHOLDS	2030 Projected Population	16,526	127,258	295,749
RACE AND ETHNICITY	2010 Census Population	14,957	98,373	210,124
INCOME	2000 Census Population	15,177	101,865	210,823
EDUCATION (AGE 25+)	Projected Annual Growth 2025 to 2030	0.3%	0.9%	1.7%
BUSINESS	2024 Median Age	49.5	44.6	47.8
POPULATION	2025 Estimated Households	7,160	48,766	114,113
HOUSEHOLDS	2027 Projected Households	7,303	54,130	116,395
RACE AND ETHNICITY	2010 Census Households	6,557	40,657	93,775
INCOME	2000 Census Households	6,853	42,914	96,574
EDUCATION (AGE 25+)	Projected Annual Growth 2024 to 2029	0.9%	0.9%	0.9%
BUSINESS	Historical Annual Growth 2020 to 2024	0.4%	1.3%	2.3%
POPULATION	2025 Estimated White	10,350	54,094	129,941
HOUSEHOLDS	2025 Estimated Black or African American	1,585	30,885	53,519
RACE AND ETHNICITY	2025 Estimated Asian or Pacific Islander	220	1,631	4,621
INCOME	2025 Estimated American Indian or Native Alaskan	42	342	646
EDUCATION (AGE 25+)	2025 Estimated Other Races	3,839	29,743	63,900
BUSINESS	2025 Estimated Hispanic	3,410	25,145	54,385
POPULATION	2025 Estimated Average Household Income	\$103,638	\$87,060	\$84,099
HOUSEHOLDS	2025 Estimated Median Household Income	\$71,969	\$61,829	\$57,934
RACE AND ETHNICITY	2025 Estimated Per Capita Income	\$41,172	\$29,056	\$32,144
INCOME	2025 Estimated Elementary (Grade Level 0 to 8)	4.2%	7.5%	6.2%
EDUCATION (AGE 25+)	2025 Estimated Some High School (Grade Level 9 to 11)	8.1%	7.9%	8.1%
BUSINESS	2025 Estimated High School Graduate	26.6%	33.0%	29.8%
POPULATION	2025 Estimated Some College	21.8%	18.2%	18.8%
HOUSEHOLDS	2025 Estimated Associates Degree Only	7.6%	8.1%	8.3%
RACE AND ETHNICITY	2025 Estimated Bachelors Degree Only	20.5%	16.9%	18.3%
INCOME	2025 Estimated Graduate Degree	11.2%	8.4%	9.6%
EDUCATION (AGE 25+)	2025 Estimated Total Businesses	1,163	5,929	15,163
BUSINESS	2025 Estimated Total Employees	8,327	59,953	157,312
POPULATION	2025 Estimated Employee Population per Business	7.2	10.1	10.4
HOUSEHOLDS	2025 Estimated Residential Population per Business	14.6	18.5	16.4



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