

# SAVITAR



**OUTPARCEL  
AVAILABLE**

**FOR LEASE:**  
**+/- 1 ACRE OUTPARCEL**  
**+/- 18,000 SF BUILDING**  
**RETAIL OUTPARCEL WITH BUILDING**

2201 W. Sample Road, Pompano Beach, FL

## AREA DEMOGRAPHICS:

	1 MILE	2 MILES	3 MILES
Population	23,500	156,000	324,500
Average Age	37	39	42
Total Households	1,098	47,945	146,200

*\*Information is estimated - obtained from outside reports.*

## PROPERTY HIGHLIGHTS:

- Landmark intersection of W. Sample Road and Powerline Road
- Combined ADT of +/- 150,000 autos daily
- Located between the I-95 and FL Turnpike Interchanges
- Just minutes to Sawgrass Expressway
- Join the anchor tenants: ALDI WaWa Wendy's and La Colonia Medical Center

**SAVITAR**

SAVITAR PROPERTIES, INC.

Cynthia Hershkovich, Licensed Real Estate Broker  
 Office: 954.979.6730  
 Cell: 305.697.9390

# FOR LEASE: RETAIL OUTPARCEL OPPORTUNITY

Sharing the Intersection with National Anchor Retailers  
+/- 1 Acre Outparcel with +/- 18,000 SF Building

# SAVITAR



## FLORIDA TURNPIKE



Direct access to Florida Turnpike  
**+/- 1.3 miles**

## INTERSTATE 95



Direct access to I-95  
**+/- 1 mile**

## SAWGRASS EXPRESSWAY



Direct access to Sawgrass Expressway  
**+/- 2.2 miles**

## FORT LAUDERDALE INTL. AIRPORT (FLL)



Located +/- 22 miles from site  
**23 Minute Drive**

## MIAMI INTL. AIRPORT (MIA)



Located +/- 40 miles from site  
**53 Minute Drive**

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# FOR LEASE: RETAIL OUTPARCEL OPPORTUNITY

One of Broward County's Busiest Intersections  
+/- 1 Acre Outparcel with +/- 18,000 SF Building

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- Located at the intersection of W. Sample Road and Powerline Road with four points of Ingress/Egress at the intersection
- Retail Outparcel opportunity sharing the intersection with Costco and Car Max
- Two entrances from Powerline Road and two from W. Sample Road
- Direct access to Florida's Turnpike, I-95 and Sawgrass Expressway
- Join the national anchor tenants all drawn to the high-volume traffic counts and visibility
- Direct and easy access to all points north and south and east and west.
- This is the last and only retail opportunity with direct road frontage at the intersection



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