

40 N FEDERAL HIGHWAY | POMPANO BEACH, FL 33062

**1,749 RSF**

# **FREESTANDING RETAIL BUILDING**

**2ND GEN RESTAURANT OPPORTUNITY**



**CBRE**

**F O R S A L E**



**THE**

**2ND GEN RESTAURANT WITH PYLON SIGNAGE**

**OFFERING**

**1,749 RSF**  
PREMISES

**0.57 AC**  
LOT SIZE

**22**  
PARKING SPACES

**1997**  
YEAR BUILT

**1 STORY**  
BUILDING

**B-2**  
ZONING

**317'**  
TOTAL FRONTAGE

**RESTAURANT**  
IDEAL USE

# POMPANO BEACH AIRPARK

GENERAL & CORPORATE AVIATION AIRPORT

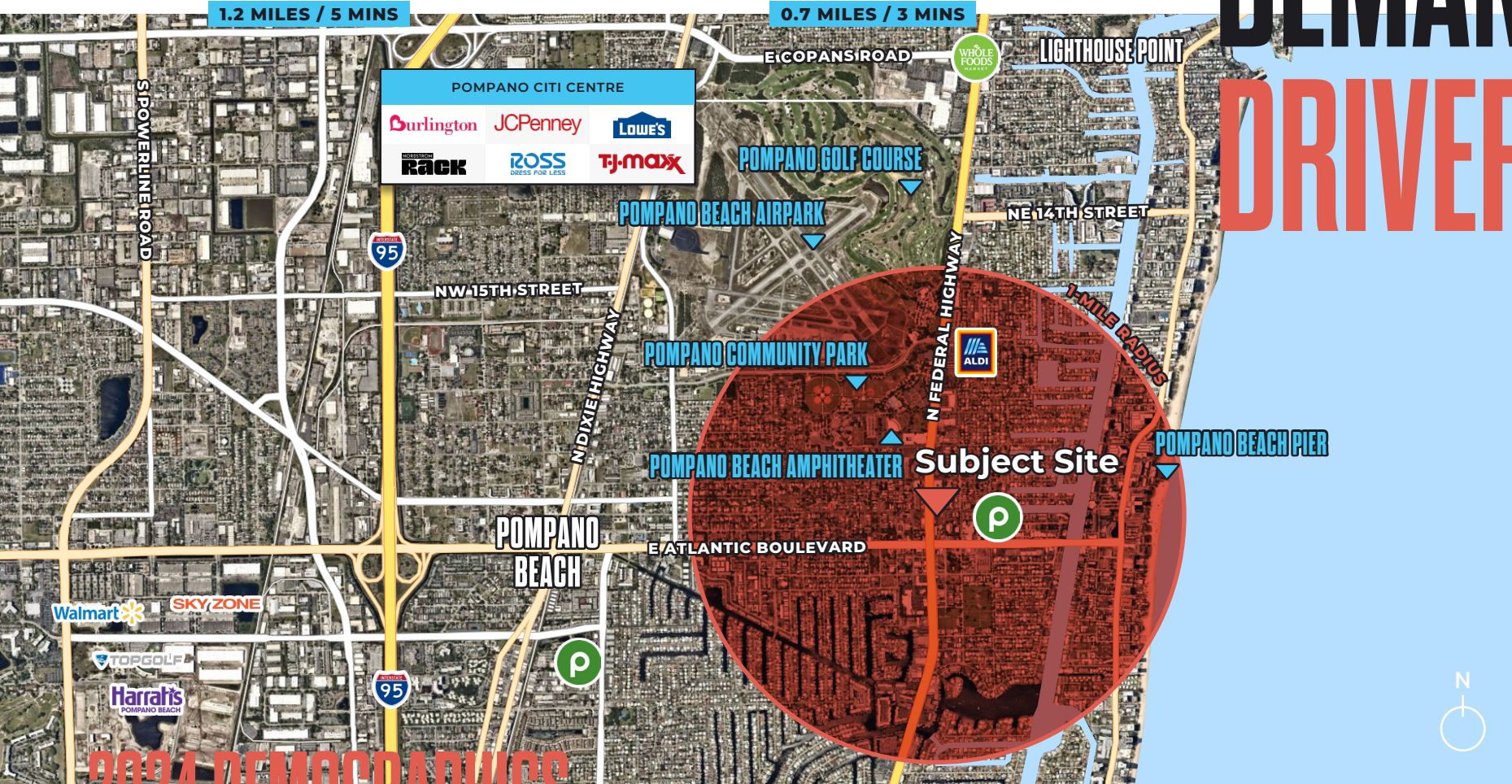


# POMPANO BEACH AMPHITHEATER

3,000 SEATS AND STANDING AREA FOR +7,000 MORE



# DEMAND DRIVERS



## 2024 DEMOGRAPHICS

### 1-Mile Radius



15,996

POPULATION



8,582

HOUSEHOLDS



\$109,384

AVG. HOUSEHOLD INCOME



1,234

BUSINESSES



8,772

EMPLOYEES

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RETAIL

FOR MORE INFORMATION, PLEASE CONTACT:

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