

RETAIL SPACE FOR LEASE

±2,025 SF & ±2,050 SF AVAILABLE

1990 N Federal Highway, Pompano Beach, FL 33062



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
SENIOR DIRECTOR
allancarlisle@katzretail.com
(561) 385-491

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

Property Overview

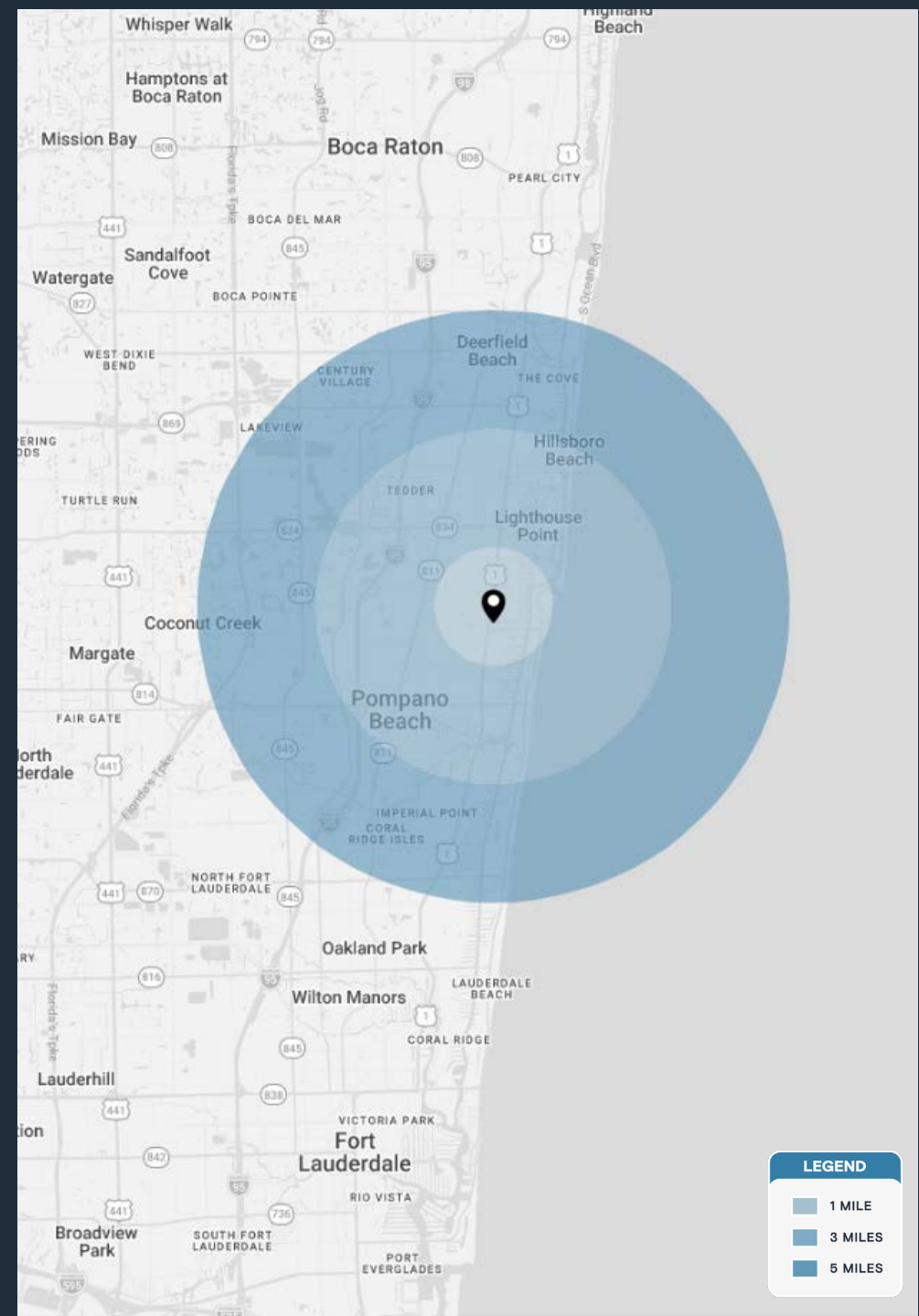
HIGHLIGHTS

- ±2,025 SF & ±2,050 SF fully built out medical space; or a total of ±4,075 combined
- 58,000 VPD on US Highway 1
- 50-yard line of the retail corridor in Pompano Beach – directly across from Pompano Citi Centre
- Join Cano Health
- Surrounded by high-end incomes with heavy daytime population

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,598	114,885	249,082
HOUSEHOLDS	6,940	48,584	111,413
EMPLOYEES	4,472	42,846	126,952
AVERAGE HH INCOME	\$143,443	\$117,541	\$107,489

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,662	69,476	159,972
HOUSEHOLDS	7,400	31,319	69,838
EMPLOYEES	5,648	26,180	67,354
AVERAGE HH INCOME	\$138,214	\$129,231	\$118,311

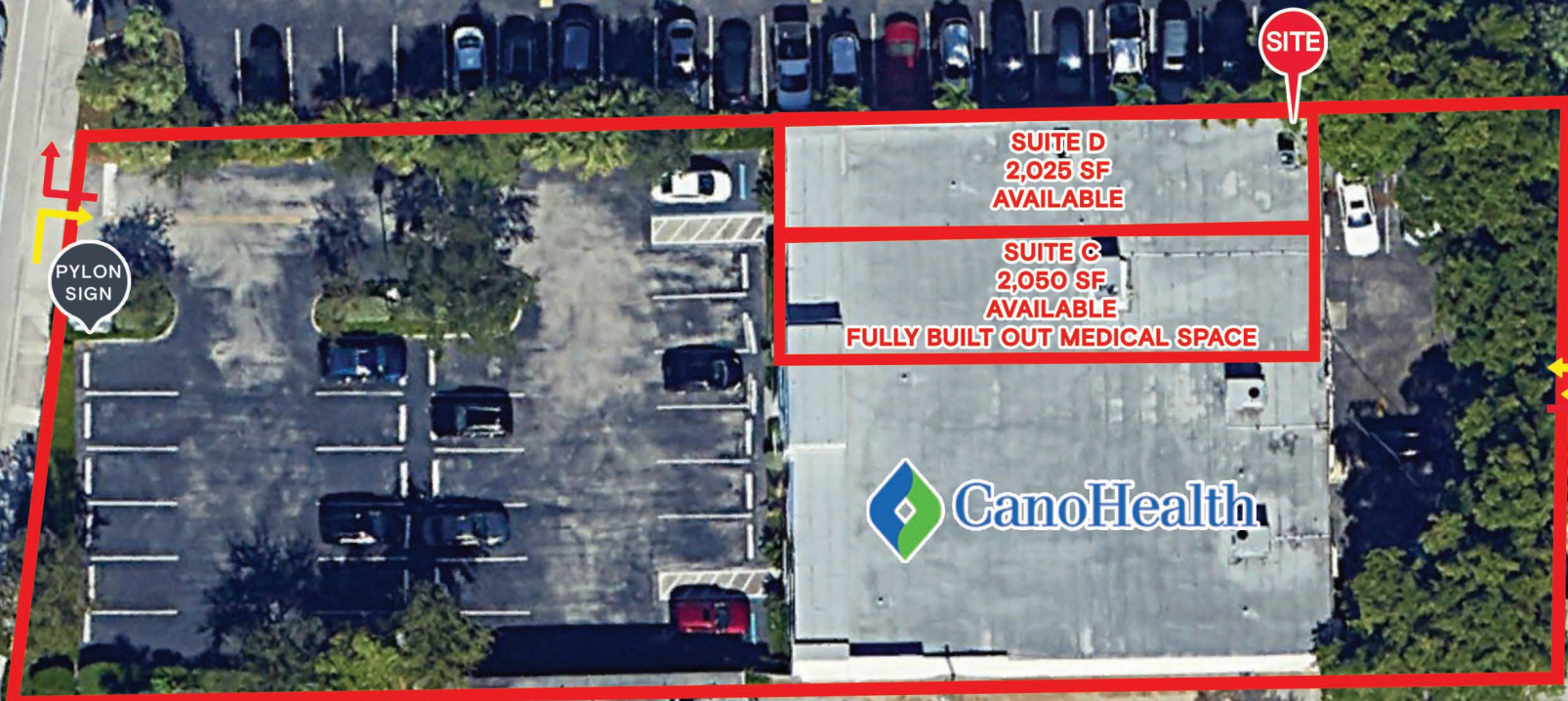


LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

N FEDERAL HIGHWAY - 58,000 AADT

NE 24TH STREET



PYLON SIGN

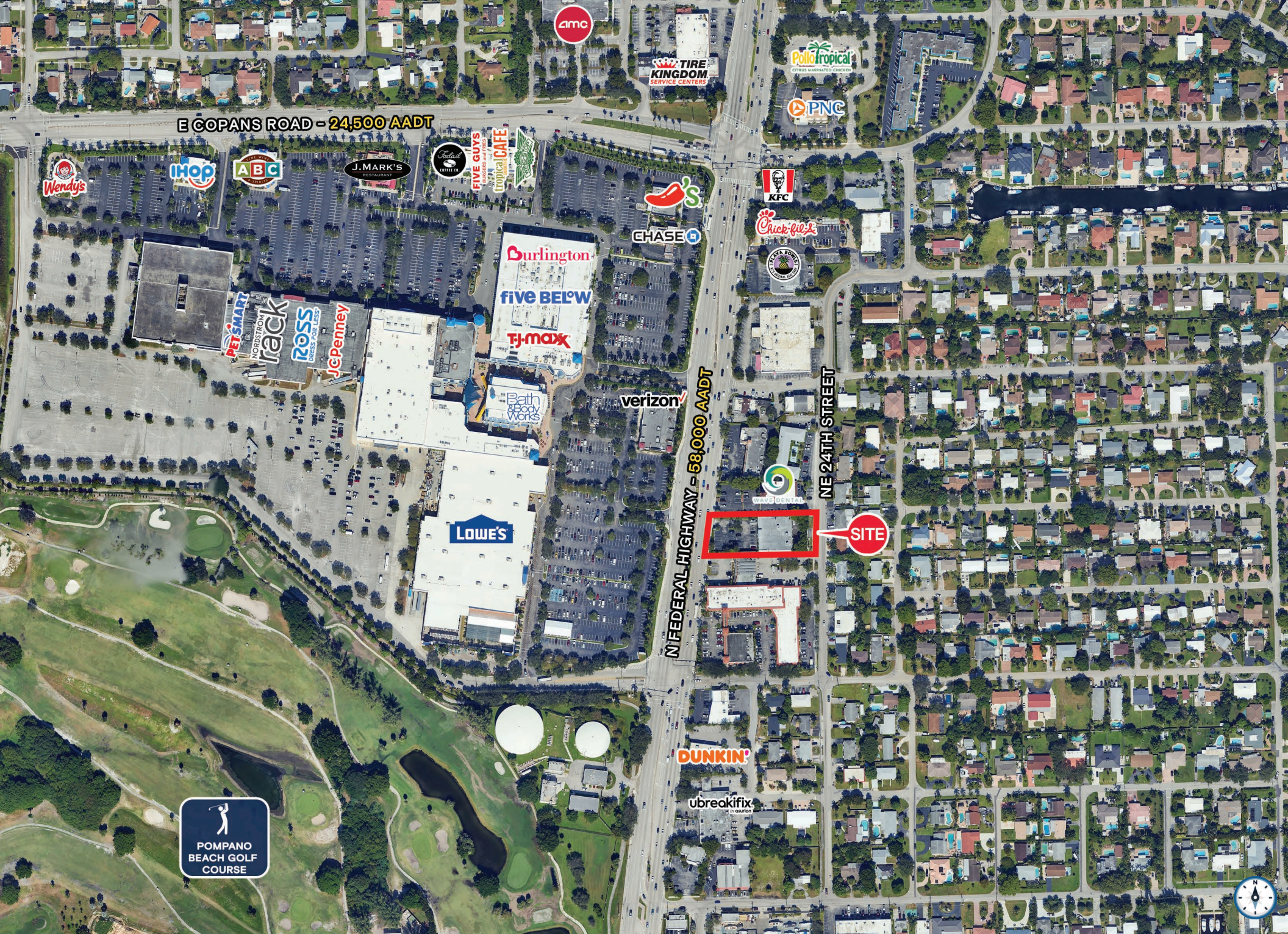
SITE

SUITE D
2,025 SF
AVAILABLE

SUITE C
2,050 SF
AVAILABLE
FULLY BUILT OUT MEDICAL SPACE

 **CanoHealth**





E COPANS ROAD - 24,500 AADT

N FEDERAL HIGHWAY - 68,000 AADT

NE 24TH STREET

SITE

POMPANO BEACH GOLF COURSE





**CRESTHAVEN
ELEMENTARY SCHOOL**
473 STUDENTS

POMPANO POINTE
HomeGoods ULTA
WHOLE FOODS MARKET AMC

**SHOPPES AT
BEACH LIGHT**
Publix

E COPANS ROAD - 24,500 AADT

POMPANO CITI CENTRE
Lowe's Burlington
JC Penney
ROSS TJ-MAXX NORDSTROM
DRESS FOR LESS ABC FIVE BELOW
PET SMART

**POMPANO
BEACH GOLF
COURSE**

**POMPANO BEACH
AIRPARK**

N DIXIE HIGHWAY - 25,500 AADT

N FEDERAL HIGHWAY - 58,000 AADT

**POMPANO BEACH
ELEMENTARY SCHOOL**
487 STUDENTS

ALDI

**POMPANO BEACH
MIDDLE SCHOOL**
1,032 STUDENTS

**POMPANO BEACH
HIGH SCHOOL**
1,311 STUDENTS

**POMPANO
BEACH
AMPHITHEATER**



Contact Brokers

Allan Carlisle
SENIOR DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

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PRINCIPAL
joncashion@katzretail.com
(561) 302-7071



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