



1255 S FEDERAL HWY, POMPANO BEACH, FL

POMPANO MARKETPLACE

RETAIL SPACE AVAILABLE FOR LEASE



PROJECT DETAILS

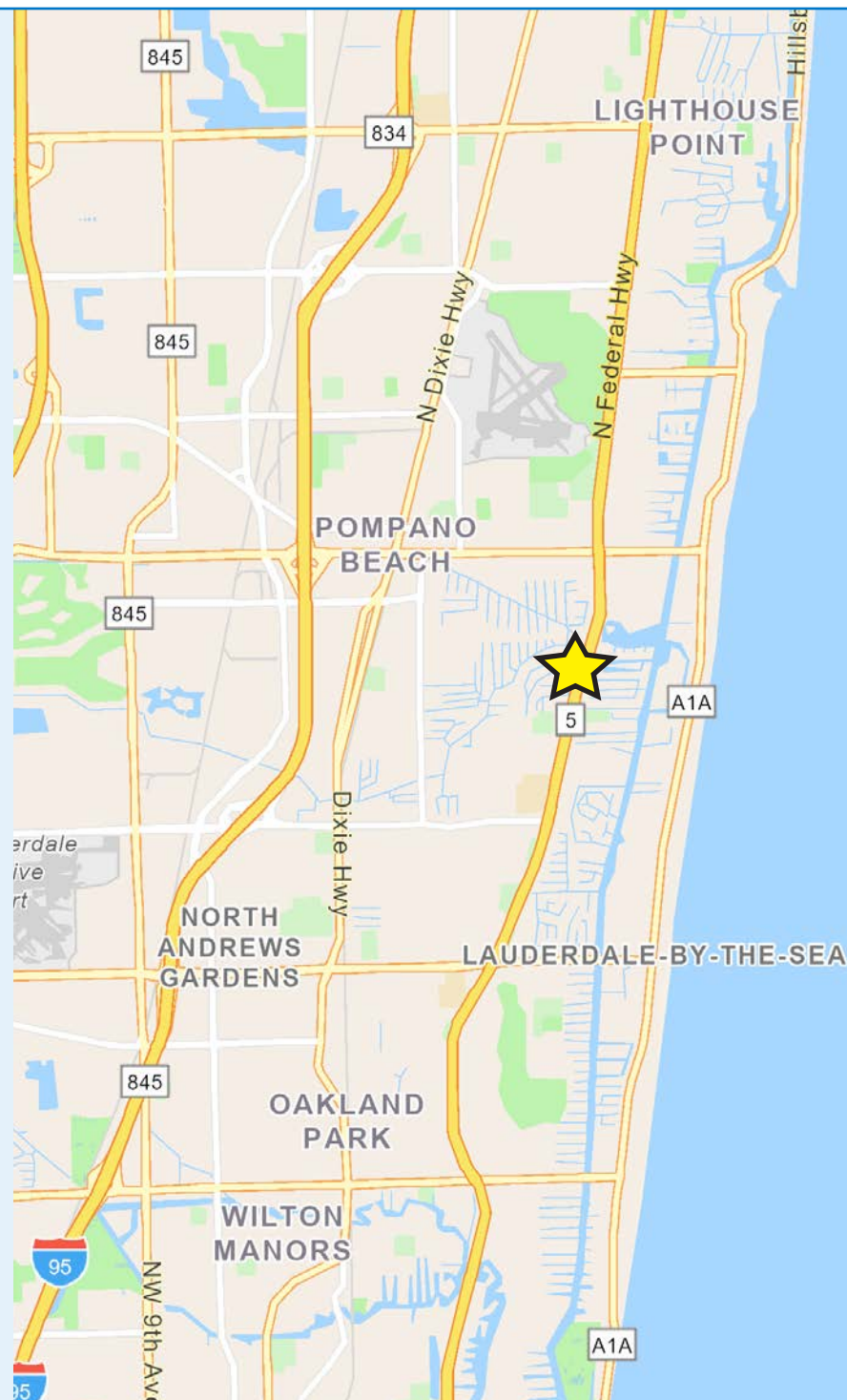
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PROPERTY HIGHLIGHTS

- **Prime Location:** Strategically situated on Federal Highway, just north of McNab Road with easy access and high visibility.
- **Tenant Mix:** The property includes approximately 238,000 SF of retail space, with long-term anchor tenants such as Wal-Mart Neighborhood Market, Five Below, and Ross Dress for Less. Burlington and Marshalls will be opening soon.
- **Foot Traffic:** The center experiences more than 2 million visits annually, ensuring a high level of consumer activity.
- **Available Spaces:** Bays available ranging from **1,050 SF to 5,500 SF**, ideal for a variety of retail and service uses.

DEMOGRAPHICS

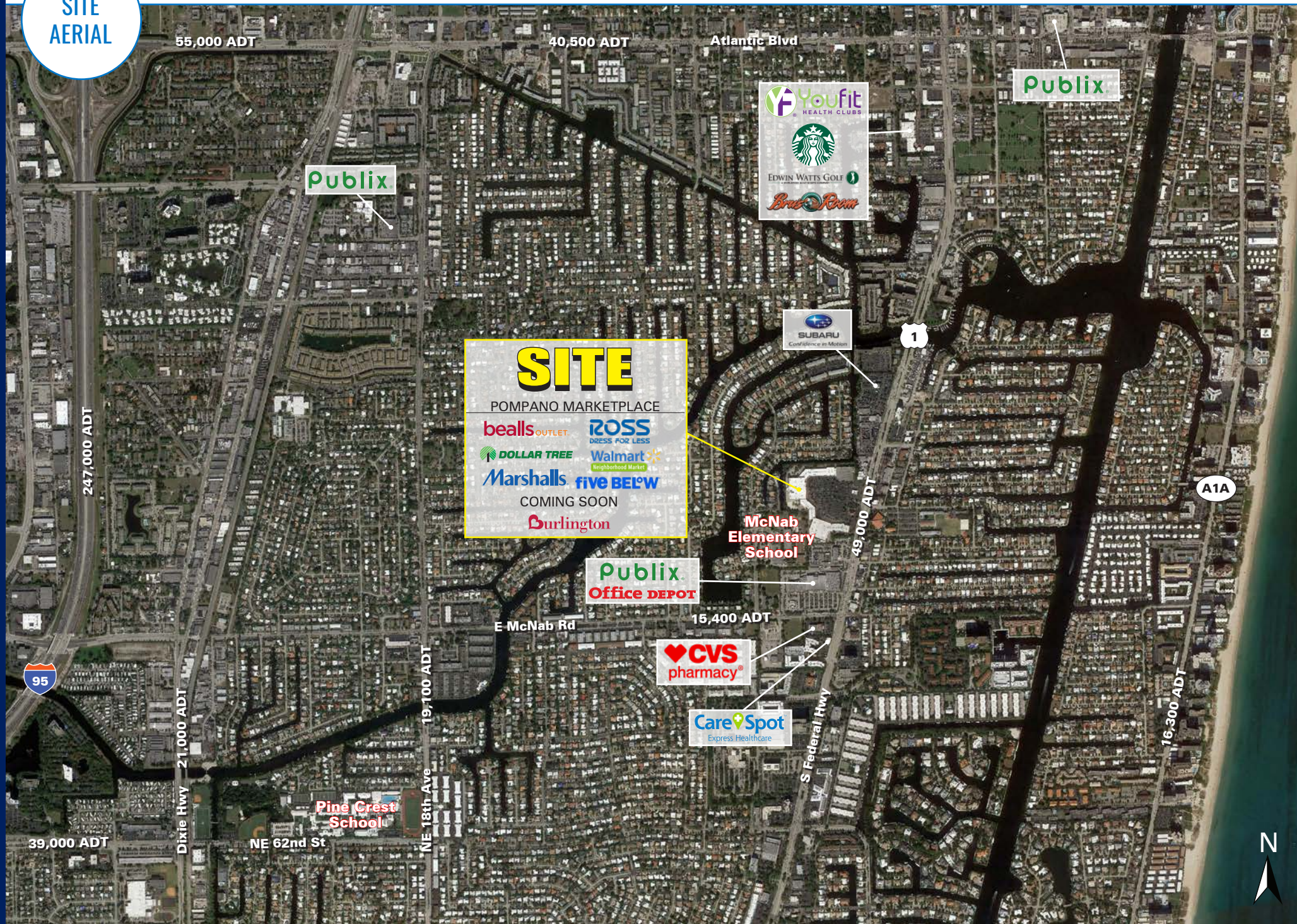
	1 MILE	3 MILE	5 MILE
 POPULATION	18,557	104,393	236,643
 DAYTIME POPULATION	7,442	72,249	177,428
 MEDIAN HH INCOME	\$80,821	\$72,780	\$72,590



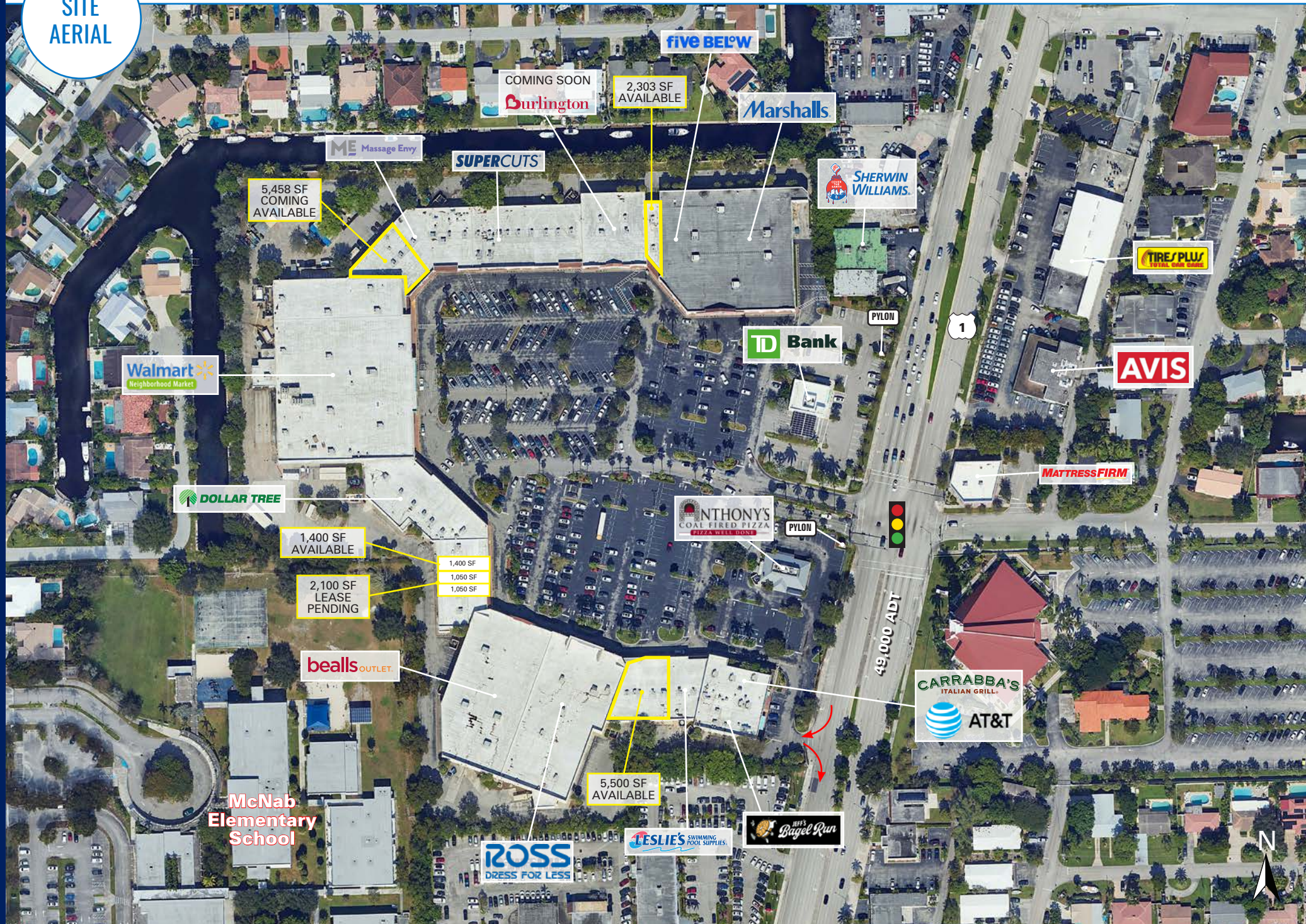


SITE
AERIAL

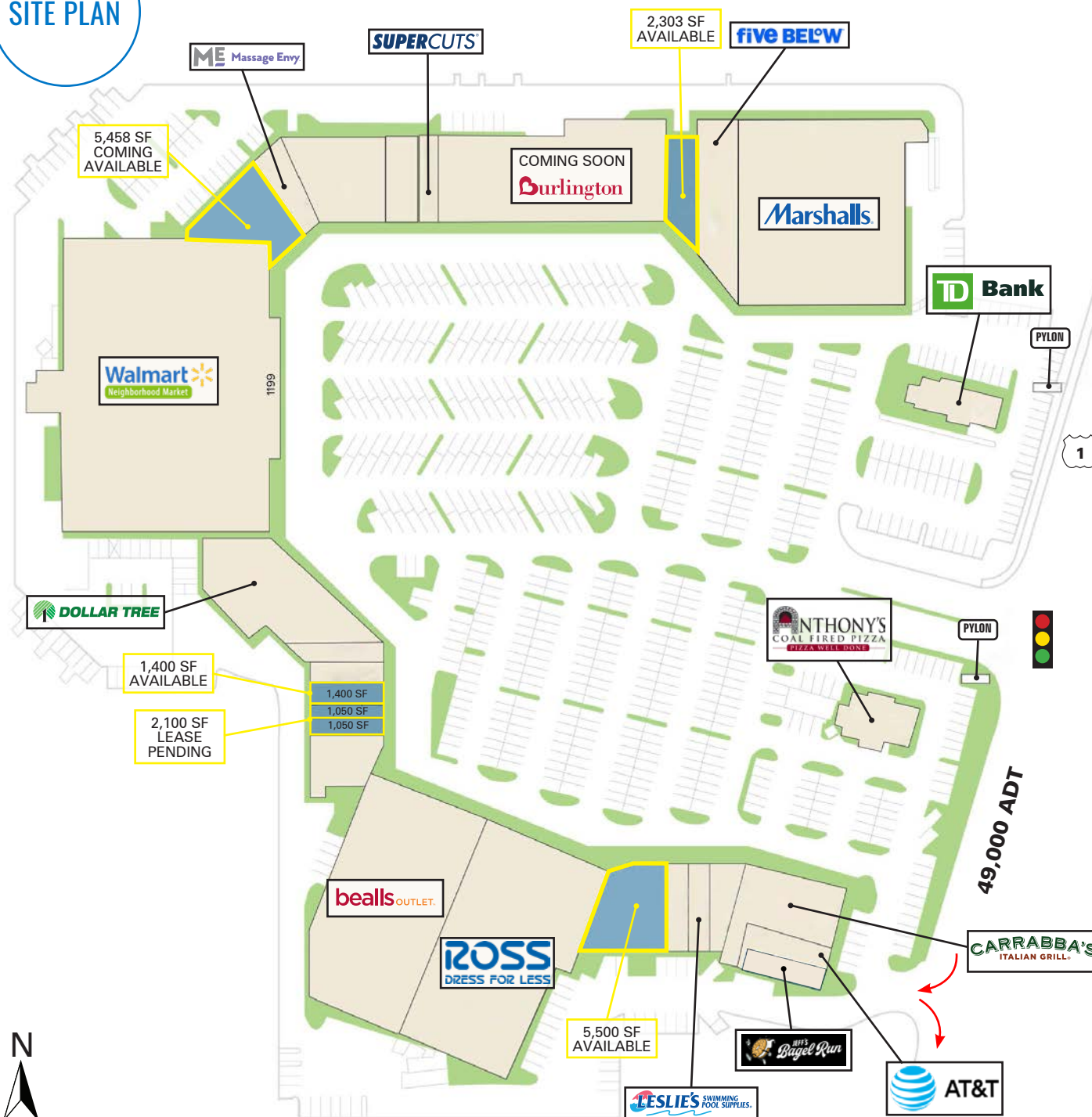
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SITE
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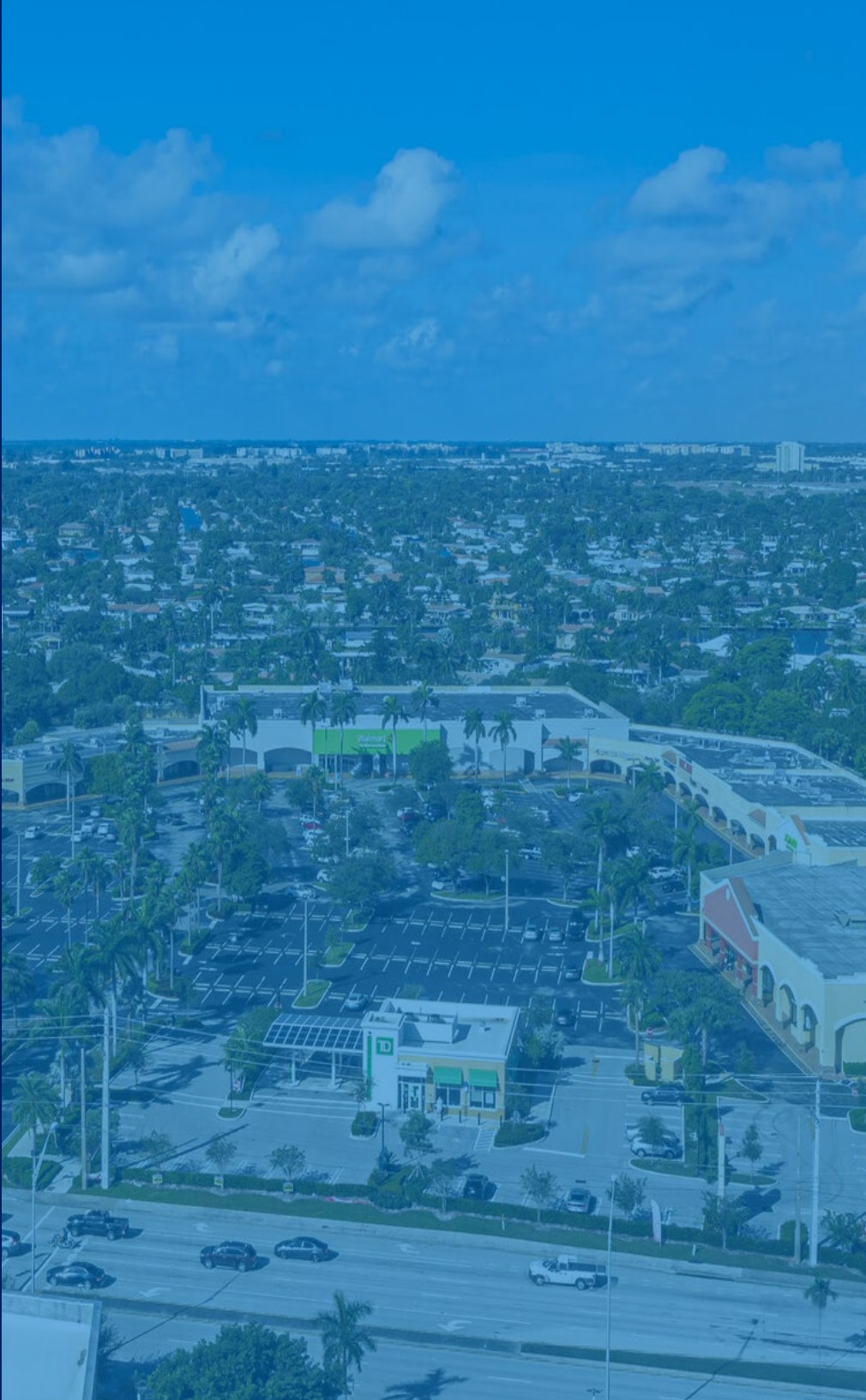


SITE PLAN



KEY

#	Tenant	SF
1	Jeff's Bagel Run	1,453
2	AT&T	1,901
3	Carrabba's Italian Grill	6,669
4	Dab City Tobacco	1,394
5	Leslie's Pool Supplies	2,500
6	Minty Dental Studio	1,700
7	Available	5,500
8	Ross Dress for Less	27,000
9	Beall's Outlet	27,011
10	National Bank	3,921
11	Lease Pending	1,050
12	Lease Pending	1,050
13	Available	1,400
14	Elegant Nails	1,400
15	China Wok	1,200
16	Dollar Tree	11,212
17	Walmart Neighborhood Market	59,233
18	Coming Available	5,458
19	Massage Envy	3,500
20	Miyako Japanese Buffet	5,749
21	Deccan Spice	2,975
23	Supercuts	1,275
24	Burlington	20,200
25	Available	2,303
26A	Five Below	9,937
26B	Marshalls	26,063
27	TD Bank	2,563
28	Anthony's Coal Fired Pizza	3,000



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