



1255 S FEDERAL HWY, POMPANO BEACH, FL

# POMPANO MARKETPLACE

RETAIL SPACE AVAILABLE FOR LEASE



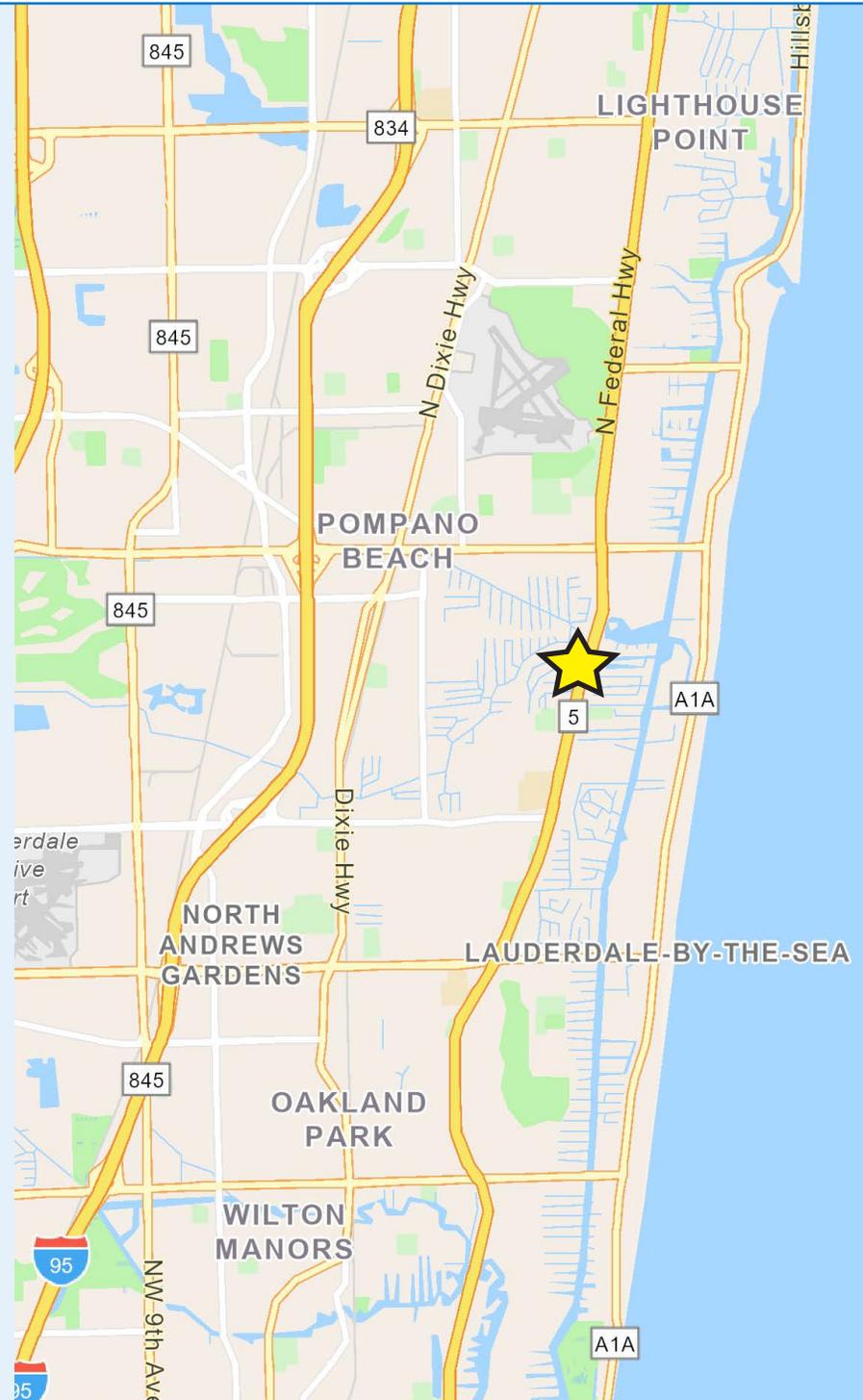
PROJECT  
DETAILS

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 27,011 SF**, ideal for a variety of retail and service uses.

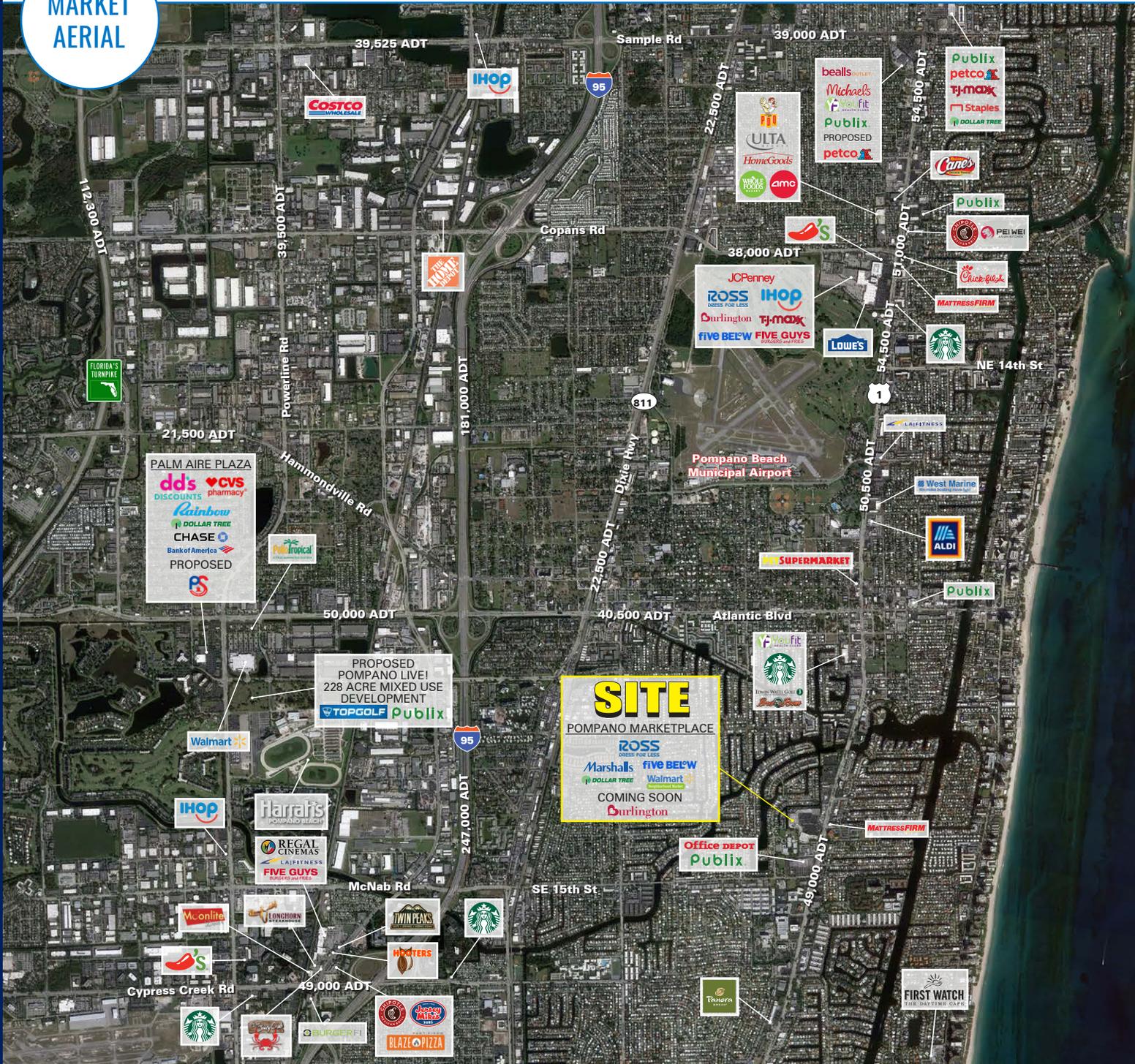
DEMOGRAPHICS

	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

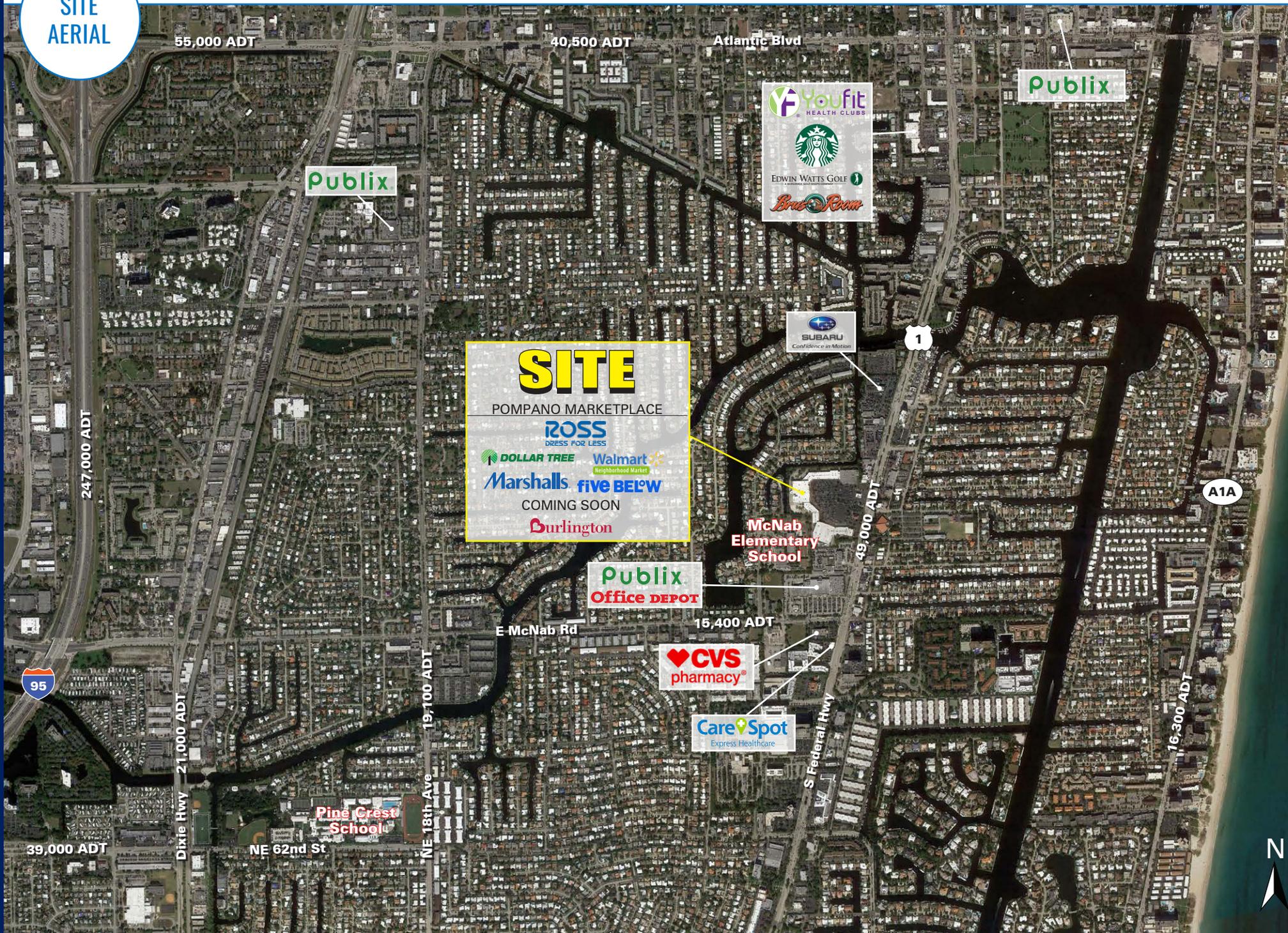


MARKET AERIAL

POMPANO MARKETPLACE • AVAILABLE FOR LEASE • RETAIL



SITE AERIAL



**SITE**

POMPANO MARKETPLACE

**ROSS**  
DRESS FOR LESS

**DOLLAR TREE** **Walmart**  
Neighborhood Market

**Marshalls** **five BELOW**

COMING SOON

**Burlington**

**Youfit**  
HEALTH CLUBS

**Starbucks**

EDWIN WATTS GOLF

**Brue's Room**

**SUBARU**  
Confidence in Motion

**Publix**

**Office DEPOT**

**CVS**  
pharmacy

**CareSpot**  
Express Healthcare

**Publix**

**Publix**

**Pine Crest School**

**McNab Elementary School**

39,000 ADT

55,000 ADT

40,500 ADT

Atlantic Blvd

247,000 ADT



Dixie Hwy 21,000 ADT

NE 18th Ave 19,700 ADT

49,000 ADT

15,400 ADT

E McNab Rd

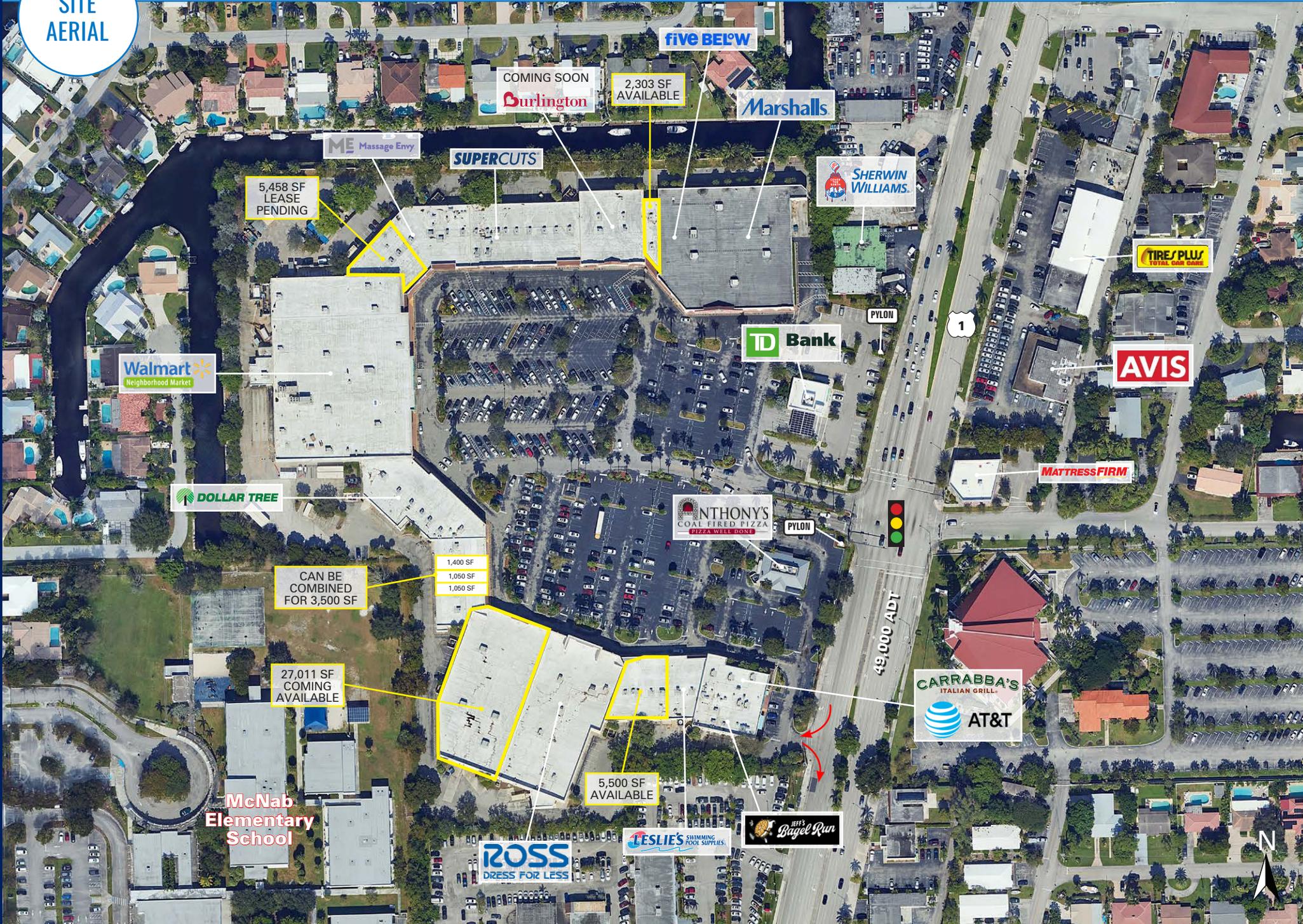
S Federal Hwy

16,300 ADT

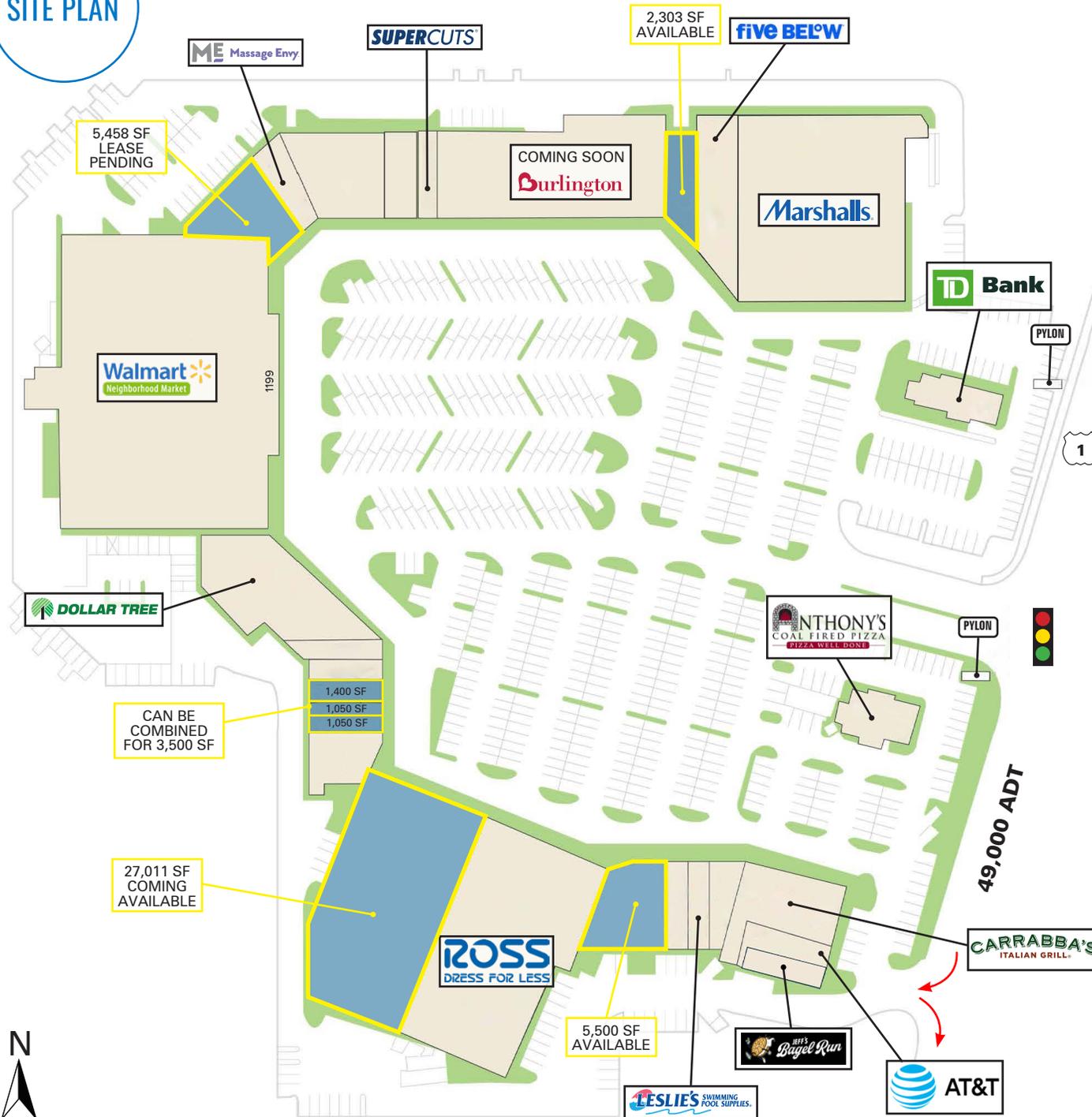
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SITE AERIAL



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	Coming Available	27,011
10	National Bank	3,921
11	Available	1,050
12	Available	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	Lease Pending	5,458
19	Message 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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