

FOR LEASE

41 NORTH FEDERAL HIGHWAY

POMPANO BEACH, FL 33062



PROPERTY DESCRIPTION

Two story retail and office plaza located on the Northwest corridor of Atlantic Blvd and Federal highway in Pompano Beach FL.

PROPERTY HIGHLIGHTS

- High visibility, traffic counts exceeding 50,500 vehicles per day
- Prominent monument signage fronting Federal Hwy. and accessibility
- Located in strong retail corridor with retailers, including Publix, LA Fitness, Wells Fargo, CVS, Walgreens, Whole Foods, etc. within 2 miles of Subject
- Beautifully built out former chiropractic office available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,724 SF
Building Size:	11,847 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,595	46,616	101,871
Total Population	16,151	102,813	229,179
Average HH Income	\$100,228	\$97,765	\$95,893

BRYAN COHEN

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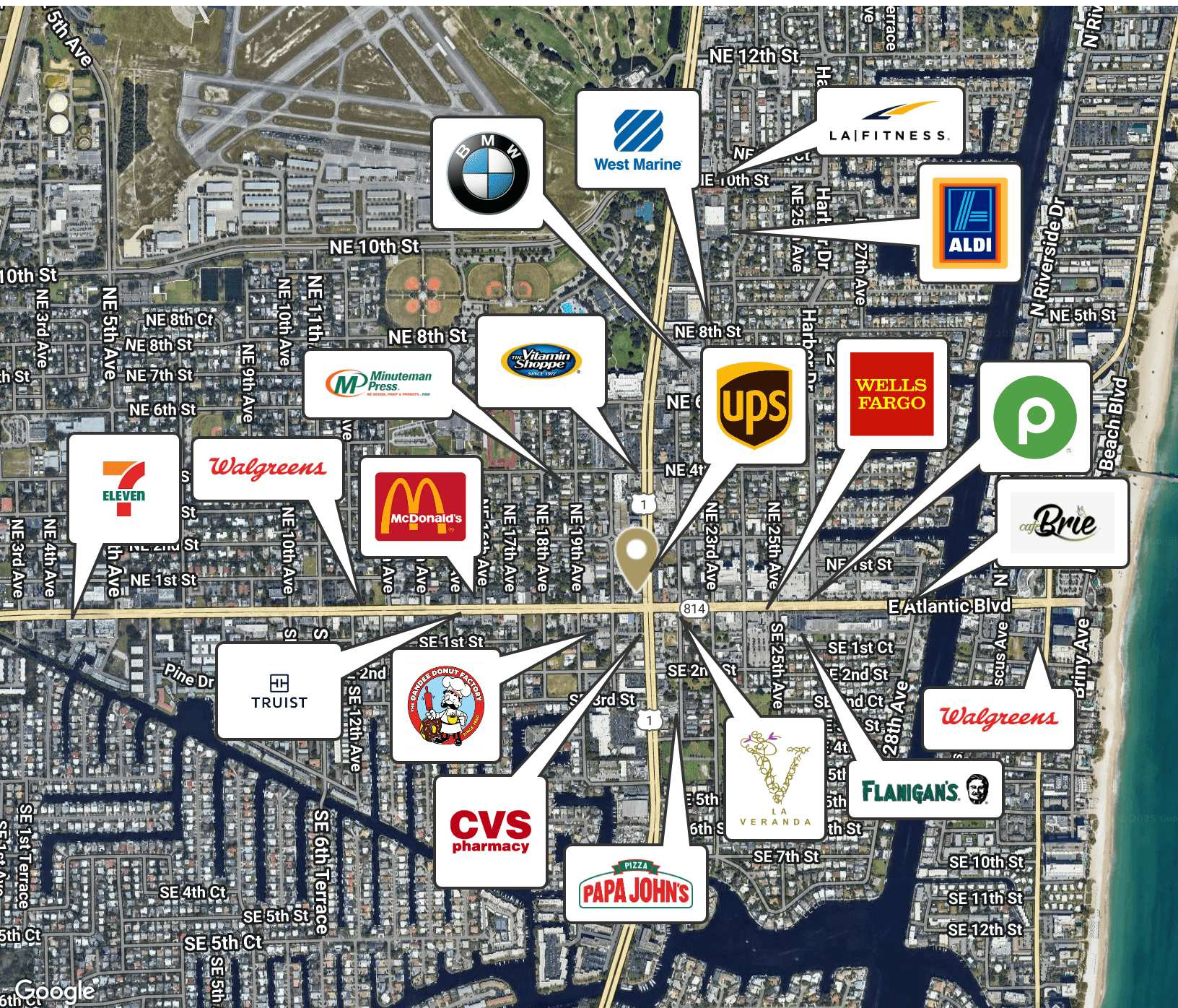
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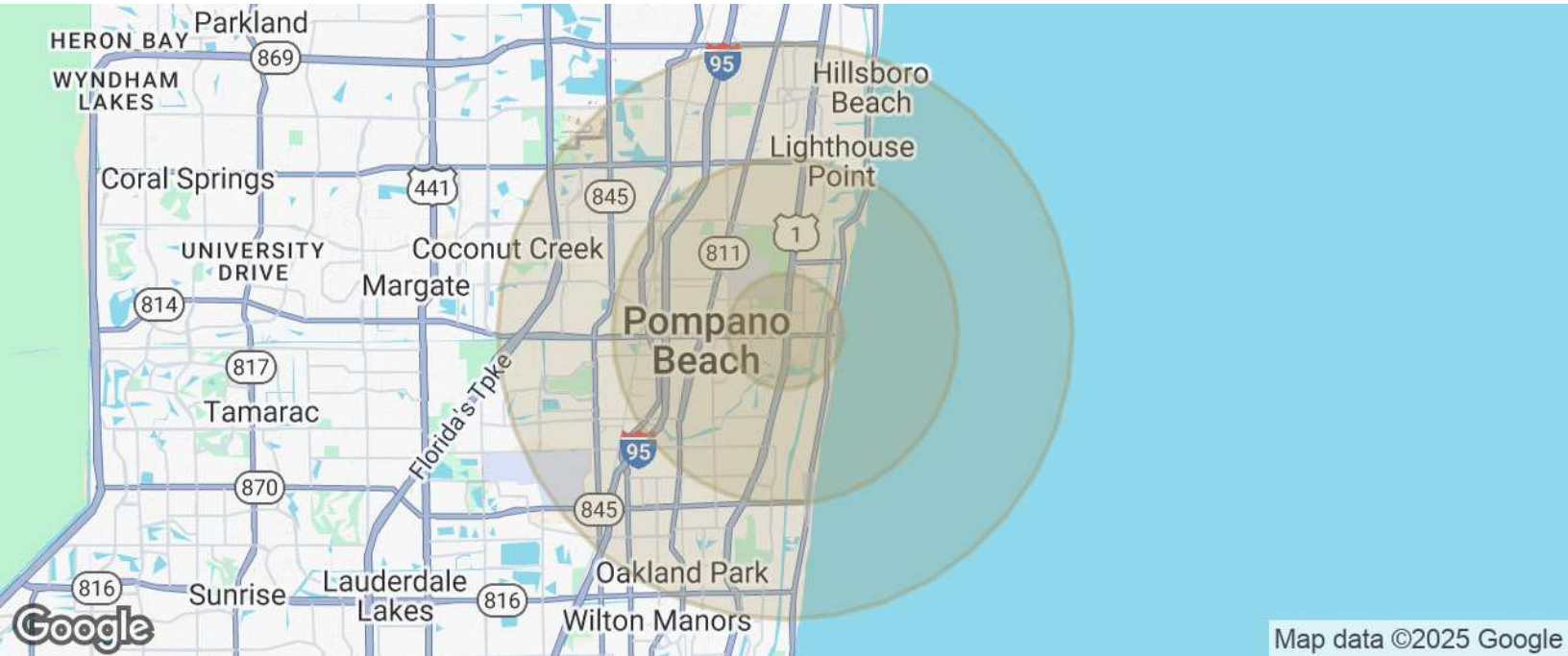
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,151	102,813	229,179
Average Age	51	46	46
Average Age (Male)	51	46	46
Average Age (Female)	51	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,595	46,616	101,871
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$100,228	\$97,765	\$95,893

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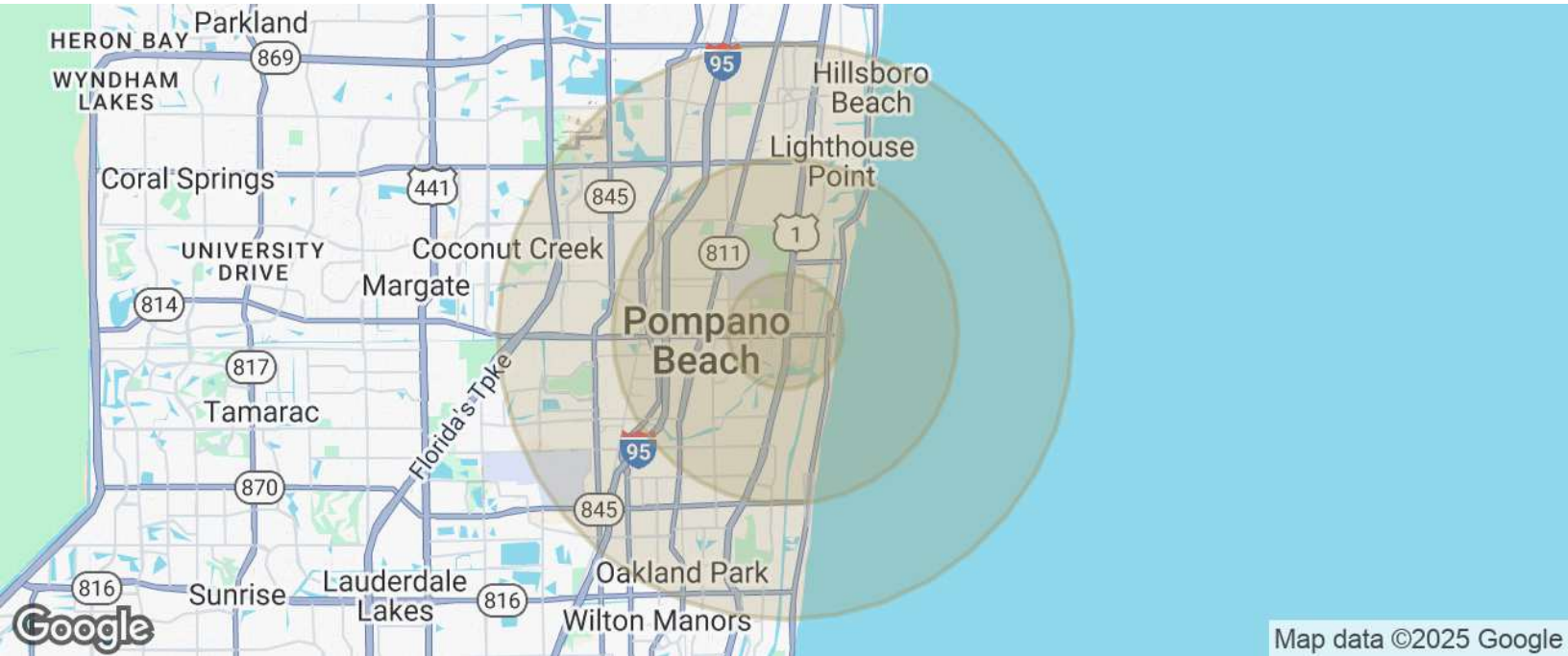
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Average House Value	\$567,301	\$516,284	\$475,418
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Demographics data derived from AlphaMap

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