



POMPANO BEACH, FLORIDA

# Pompano Marketplace

1115 - 1299 S. Federal Highway, Pompano Beach, Florida 33062

LAT: 26.216071 | LONG: -80.108568

GLA: 238,812 SQ. FT.

TRAFFIC COUNTS: 46,000 DAILY



### Prime Retail Location

- ▶ Frontage on S. Federal Highway (US-1)
- ▶ One mile south of Atlantic Blvd & I-95 access
- ▶ High-visibility, dominant retail corridor

### Built-In Daytime Population

- ▶ 270,000+ residents within 5 miles
- ▶ Strong local workforce supporting daytime traffic
- ▶ Affluent nearby demographics with strong spending power

### Mixed-Use Environment

- ▶ Retail and restaurant space located on the ground floor of a 10-story, 205,000 SF mixed-use complex.
- ▶ Development spans seven acres in the heart of Coral Springs' central business district.

### Anchor Tenant

- ▶ Anchored by Walmart Neighborhood Market
- ▶ National co-tenancy including Ross, Marshalls, Burlington
- ▶ Value-driven anchors generate consistent traffic

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**Sandi Rogacki** / LEASING ASSOCIATE

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# POMPANO MARKETPLACE

Pompano Beach, FL

## National & Regional Key Tenants



### Tenant Mix

- ▶ Diverse mix of national & service retailers
- ▶ Daily needs, soft goods, and dining uses
- ▶ Strong cross-shopping environment
- ▶ Strong national restaurants including Anthony's Coal Fired Pizza and Carraba's Italian Grill

### Residential Growth

- ▶ Located in growing coastal Broward market
- ▶ Dense mix of middle & upper-income neighborhoods
- ▶ Nearby waterfront and Intracoastal communities

### Area Traffic Drivers

- ▶ 46,000+ vehicles/day on US-1
- ▶ Near Atlantic Blvd, I-95 & A1A
- ▶ Minutes to Pompano Beach & coastal attractions

### 2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	22,815	124,351	270,736
Households	11,995	59,242	12,536
Average HH Income	\$144K	\$128K	\$124K
Median Age	53	49	47
Daytime Employment	12,211	81,978	201,452
Traffic Counts	46,000 Cars Daily		

For leasing information and availability contact:

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