



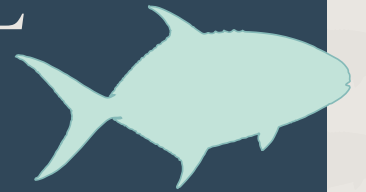
A VIBRANT BEACHFRONT
DESTINATION FOR RETAIL,
DINING & ENTERTAINMENT

POMPANO BEACH, FLORIDA 33062

RIPCO
REAL ESTATE



SOUTH FLORIDA'S PREMIER COASTAL DESTINATION



Welcome to Pompano Beach Fishing Village, where casual and upscale dining meet shopping, spectacular water views, iconic architecture, and stylish accommodations. At the Fishing Village, there is truly something for everyone.

Conveniently located at the base of the Pompano Beach Fishing Pier two blocks north of Atlantic Boulevard, the Fishing Village is a lushly landscaped, walkable tropical oasis on one of Florida's finest beaches.

Since our opening, we have striven to provide unforgettable, family friendly experiences that complement our breathtaking beachfront setting. We want our guests and community to enjoy the beach's natural beauty for generations to come and supported a major beachfront renovation that included dune restoration, new beach pavilions, and a new fire station.

**EXPLORE EVERYTHING WE HAVE TO OFFER AT THE FISHING VILLAGE
WE HOPE TO SEE YOU SOON.**



A BEACHFRONT ESCAPE WITH A MODERN TWIST



SITE PLAN



Prime location in the heart of Pompano Beach



Diverse mix of retail, dining, and entertainment



High foot traffic from locals and tourists



Easy access to major highways and the beach

AVAILABILITY

255 NORTH POMPANO BEACH BOULEVARD



SIZE

1,315 SF + Outdoor Area

FRONTAGE

27 FT

STATUS

Formerly Cannoli Kitchen Pizzeria

POSSESSION

Immediate

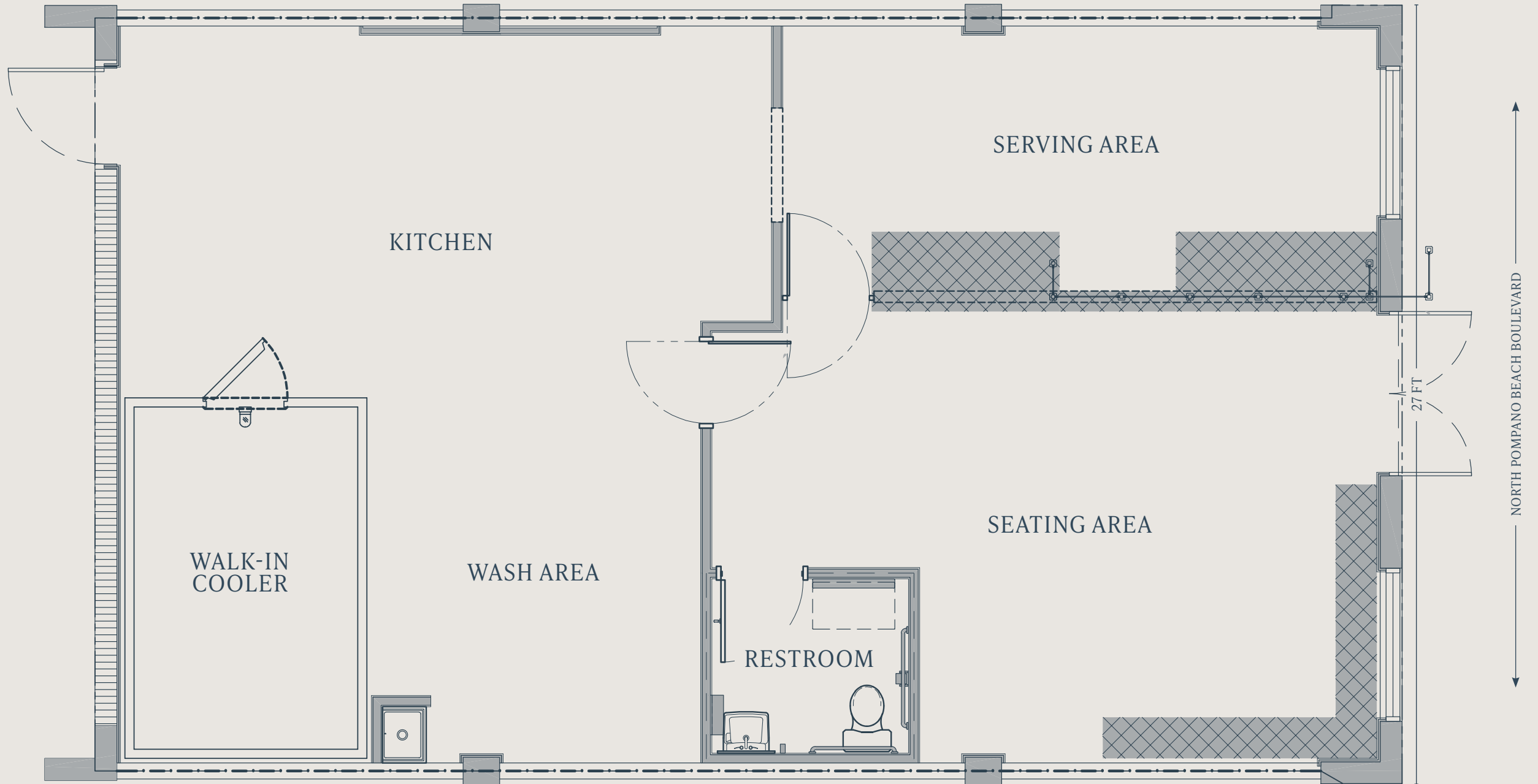
COMMENTS

- 2nd-generation restaurant space with grease trap in place
- Outdoor seating
- Steps from the beach and South Florida's most active fishing pier

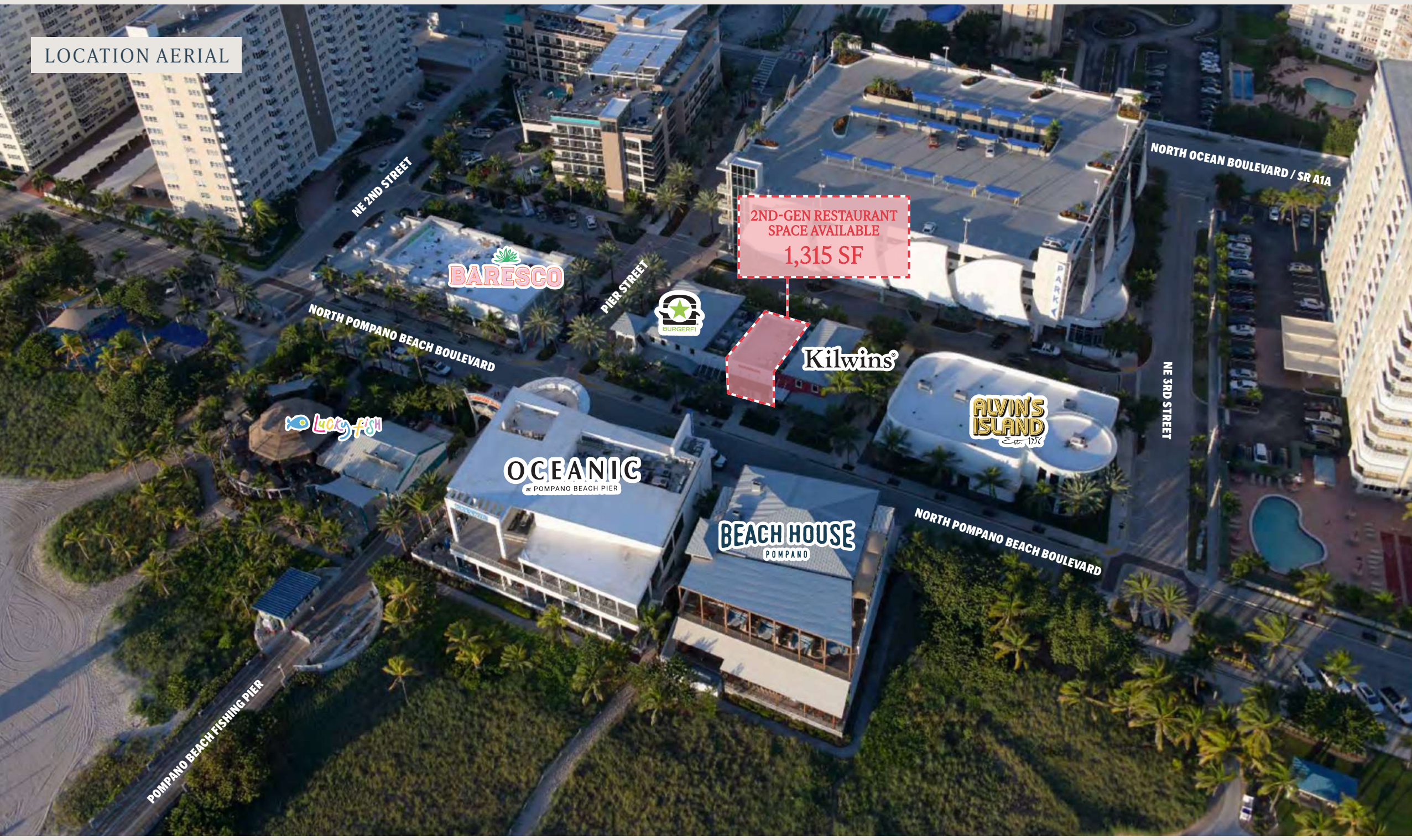


Outdoor seating area

FLOOR PLAN



LOCATION AERIAL



2ND-GEN RESTAURANT
SPACE AVAILABLE
1,315 SF

BARESCO



Kilwins®

ALVIN'S
ISLAND
Est. 1966

LUCY FISH

OCEANIC
at POMPANO BEACH PIER

BEACH HOUSE
POMPANO

NE 2ND STREET

NORTH POMPANO BEACH BOULEVARD

PIER STREET

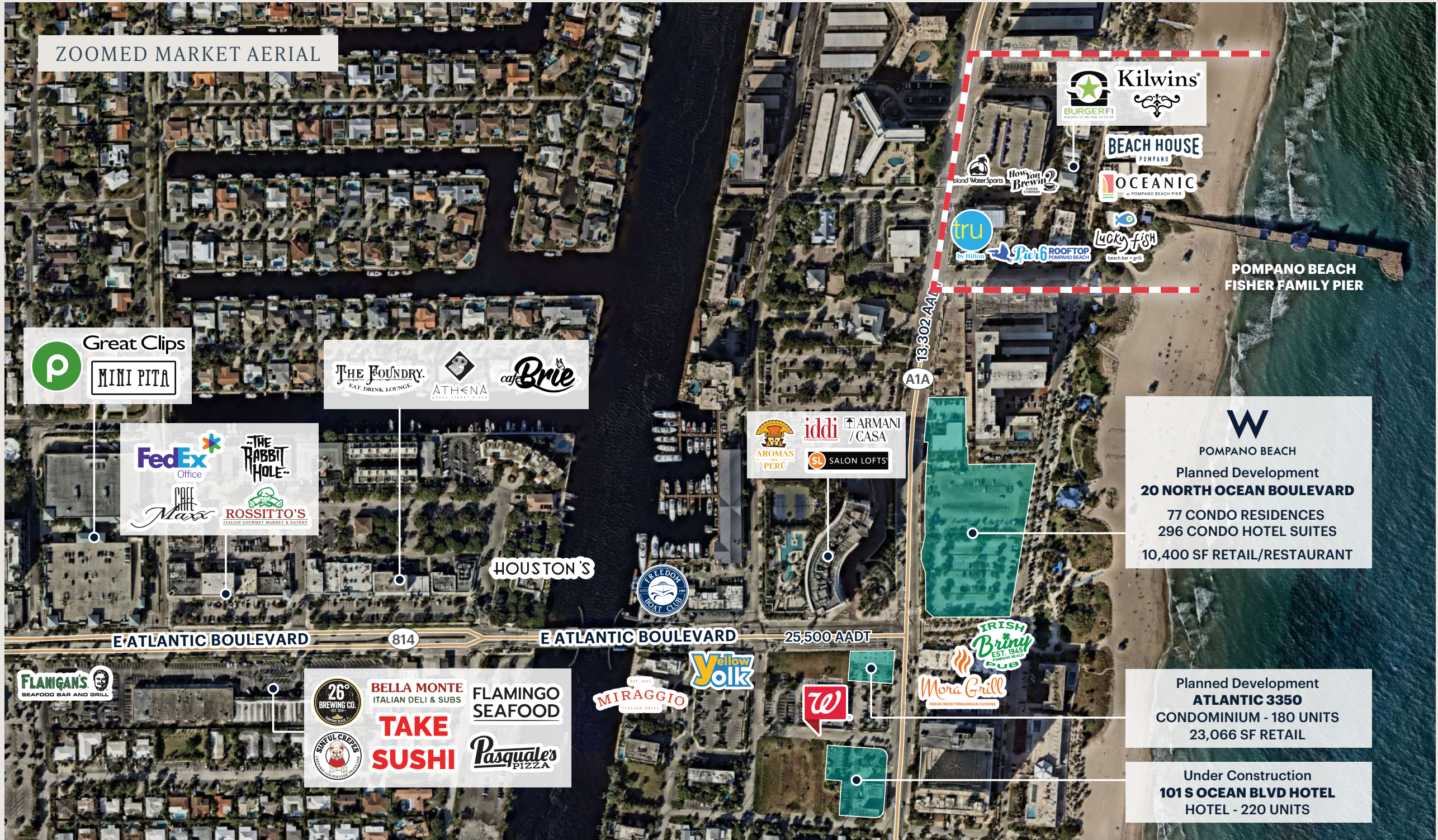
NORTH OCEAN BOULEVARD / SR A1A

NE 3RD STREET

NORTH POMPANO BEACH BOULEVARD

POMPANO BEACH FISHING PIER

ZOOMED MARKET AERIAL



Great Clips
MINI PITA

THE FOUNDRY
ATHENA
cafe Brie

FedEx Office
THE RABBIT HOLE
CAFE Maxx
ROSSITTO'S
ITALIAN GOURMET MARKET & EATERY

HOUSTON'S

AROMAS PERU
iddi
ARMANI / CASA
SALON LOFTS

Kilwins
BURGER FI

BEACH HOUSE
POMPANO
OCEANIC
AT POMPANO BEACH PIER

tru
by Hilton
Pier 6 ROOFTOP
POMPANO BEACH
Lucky fish
beach bar + grill

POMPANO BEACH FISHER FAMILY PIER

W
POMPANO BEACH
Planned Development
20 NORTH OCEAN BOULEVARD
77 CONDO RESIDENCES
296 CONDO HOTEL SUITES
10,400 SF RETAIL/RESTAURANT

E ATLANTIC BOULEVARD 814

E ATLANTIC BOULEVARD 25,500 AADT

FLANIGAN'S
SEAFOOD BAR AND GRILL

26° BREWING CO.
BELLA MONTE
ITALIAN DELI & SUBS
FLAMINGO SEAFOOD
TAKE SUSHI
Pasquales PIZZA
SWEET CREPS

MIRAGGIO
Yellow Volo

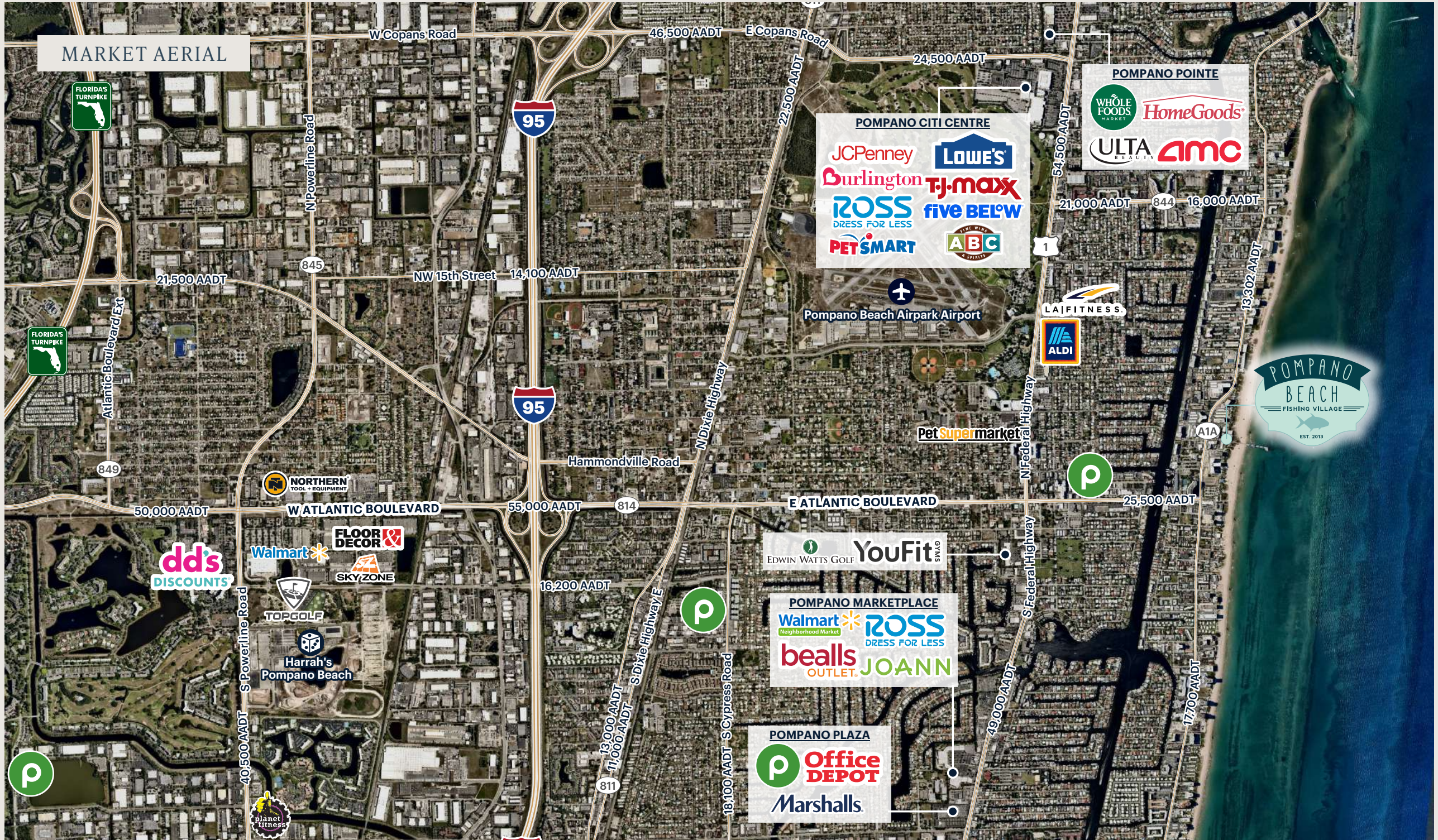
W

IRISH Briny
EST. 1945
POMPANO BEACH
CUE
Mora Grill
FRESH MEDITERRANEAN CUISINE

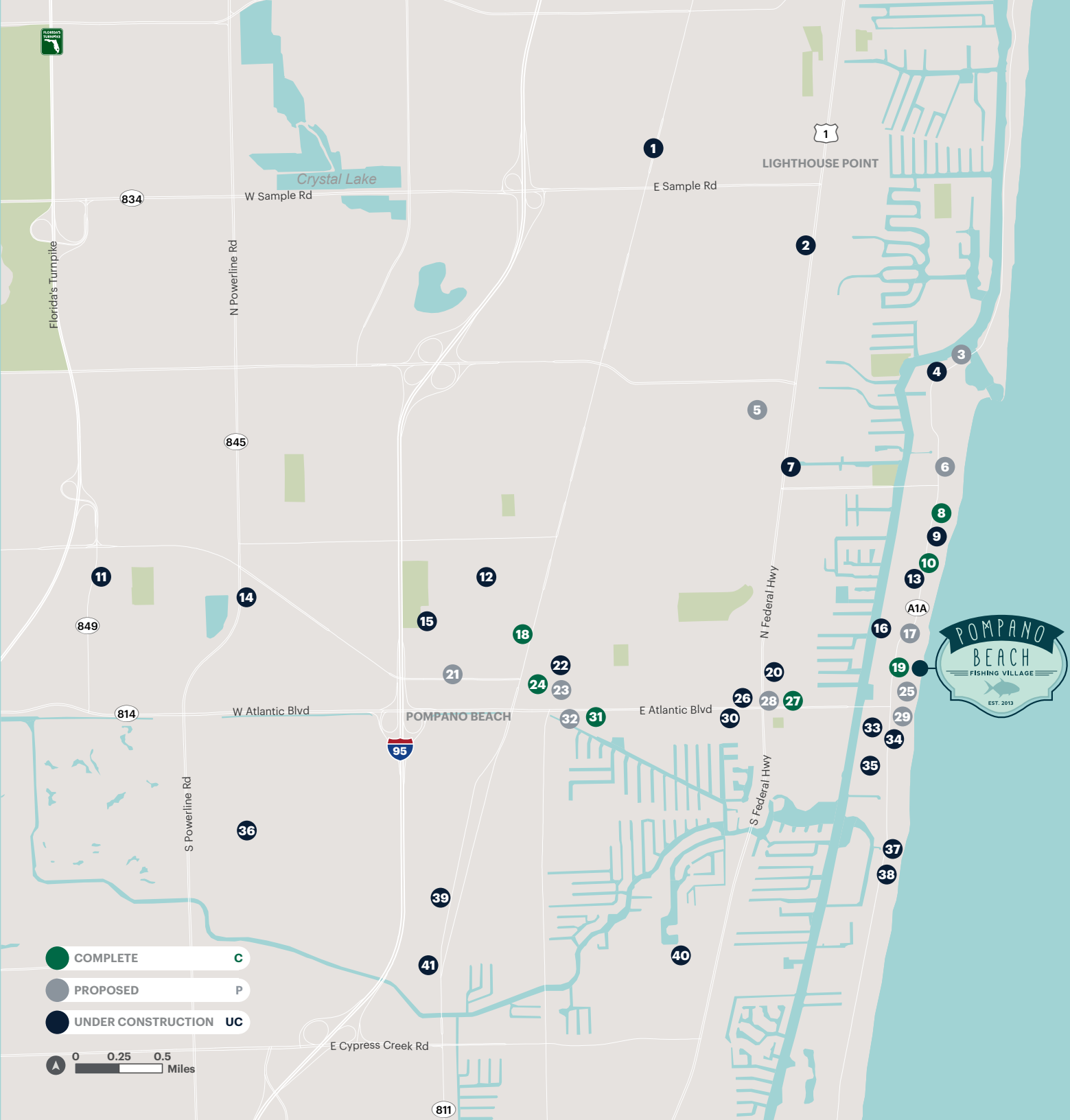
Planned Development
ATLANTIC 3350
CONDOMINIUM - 180 UNITS
23,066 SF RETAIL

Under Construction
101 S OCEAN BLVD HOTEL
HOTEL - 220 UNITS

MARKET AERIAL



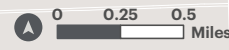
DEVELOPMENT PIPELINE



#	DEVELOPMENT NAME	UNITS	STATUS
1	Hillsboro Landing	75	UC
2	Sentosa	285	UC
3	2629 North Riverside Drive	121	P
4	Hillsboro Shores	121	UC
5	Pompano Citi Centre	356	P
6	DUET Ocean Residences	28	P
7	Harborside At Hidden Harbour	271	UC
8	Solemar	105	C
9	Casamar	119	UC
10	Sabbia Beach	68	C
11	Aviara West	369	UC
12	St. Joseph Senior Residences	150	UC
13	Ocean Azul Townhomes	6	UC
14	Gateway Luxury Apartments	128	UC
15	Sunexus Apartments	500	UC
16	The Entourage	42	UC
17	TBD	-	P
18	Sonata Apartments	121	C
19	Home2 Suites	150	C
20	Soleste Pompano Beach	253	UC
21	Patagonia	32	P
22	Old Town Square II	319	UC
23	Old Town Towers	319	P
24	Old Town Square Apartments	281	C
25	TBD	-	P
26	Progressive Pointe	37	UC
27	Mayla Pompano	355	C
28	GLC 22nd	67	P
29	Atlantic 3350	180	P
30	Atlantic One	303	UC
31	The Envy	214	C
32	Atlantic Estates	204	P
33	101 S Ocean Blvd Hotel	220	UC
34	Salato Residences	40	UC
35	Hibiscus Park Townhomes	7	UC
36	The Pomp	4,000	UC
37	Waldorf Astoria Residences	92	UC
38	Ritz-Carlton Residences	205	UC
39	Captiva Cove III	108	UC
40	McNab Condo Hotel	-	UC
41	Aviara East Pompano	228	UC

10,479 TOTAL UNITS IN DEVELOPMENT PIPELINE

- COMPLETE C
- PROPOSED P
- UNDER CONSTRUCTION UC





CONTACT EXCLUSIVE BROKERS

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RIPCO
REAL ESTATE

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information.
References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.