

# RESTAURANT SPACE – SECOND GENERATION

# FOR LEASE

2301 W. Sample Road, Pompano Beach, FL



## RESTAURANT SPACE

- Size Options: +/- 1409 SF or +/- 2818 SF
- Building Signage
- Grease Trap
- Hood Ventilation
- Dedicated Trash Enclosure
- Storefront Parking
- Outdoor Seating

### HIGH TRAFFIC CENTER ANCHORED BY:



*Photos are representational and shall not be relied on.*



**SAVITAR**  
SAVITAR PROPERTIES, INC.

### For more information contact:

Cynthia Hershkovich, Licensed Real Estate Broker  
Office: 954.979.6730  
Cell: 305.697.9390

# RESTAURANT SPACE – SECOND GENERATION

# FOR LEASE

One of Broward County's busiest intersections.



- Located at the landmark intersection of W. Sample Road and Powerline Road with four points of ingress / egress at the intersection
- Combined ADT of +/- 150,000 autos daily
- Sharing the intersection with Costco and CarMax
- Two entrances from Powerline Road and two from W. Sample Road
- Direct access to Florida's Turnpike, I-95 and just minutes Sawgrass Expressway
- Join the national anchor tenants all drawn to the high-volume traffic counts and visibility
- Direct and easy access to all points north and south and east and west

*Photos are representational and shall not be relied on.*

	1 MILE	2 MILES	3 MILES
Population	23,500	156,000	324,500
Average Age	37	39	42
Total Households	1,098	47,945	146,200

*\*Information is estimated - obtained from outside reports.*

## EASY ACCESS TO:



FLORIDA  
TURNPIKE



INTERSTATE  
95



SAWGRASS  
EXPRESSWAY



FORT LAUDERDALE  
INTL. AIRPORT (FLL)



MIAMI INTL.  
AIRPORT (MIA)

# SAVITAR

SAVITAR PROPERTIES, INC.

### For more information contact:

Cynthia Hershkovich, Licensed Real Estate Broker  
Office: 954.979.6730  
Cell: 305.697.9390