

RETAIL SPACE FOR LEASE

THE PLAZA AT OCEANSIDE

One North Ocean Boulevard

POMPANO BEACH | FLORIDA

±3,059 SF



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.

AVAILABLE RETAIL





SPACE DETAILS

LOCATION

At the base of the 186-unit Plaza at Oceanside luxury condominium, at the northwest corner of State Road A1A and East Atlantic Boulevard

SIZE

Suite 104 3,059 SF

POSSESSION

Immediate

BUILDING CO-TENANTS

Aromas del Peru, IDDI Design Headquarters, Armani Casa Sales Gallery, Brazilian Beauty, and Salon Lofts

NEIGHBORS

Houston's, Briny Irish Pub, Taco Station, Mora Grill, Carlucci's Brick Oven Pizzeria, Razzleberry's Homemade Ice Cream, Walgreens, Yellow Yolk, Miraggio Italian Grille, Oceanic at Pompano Pier, Beach House, Lucky Fish, and Baresco

COMMENTS

- Located at the base of a luxury condo building with ample dedicated/covered parking, at the most notable intersection in Pompano Beach
- Surrounded by numerous upcoming developments including projects by W, Armani Casa, Ritz-Carlton, and Waldorf Astoria among others

DEMOGRAPHICS

TOTAL POPULATION

1 mile	13,265
3 miles	89,174
5 miles	212,762

DAYTIME POPULATION

1 mile	14,876
3 miles	85,957
5 miles	247,886

TOTAL HOUSEHOLDS

1 mile	7,670
3 miles	41,411
5 miles	93,853

TOTAL BUSINESSES

1 mile	1,340
3 miles	5,882
5 miles	19,923

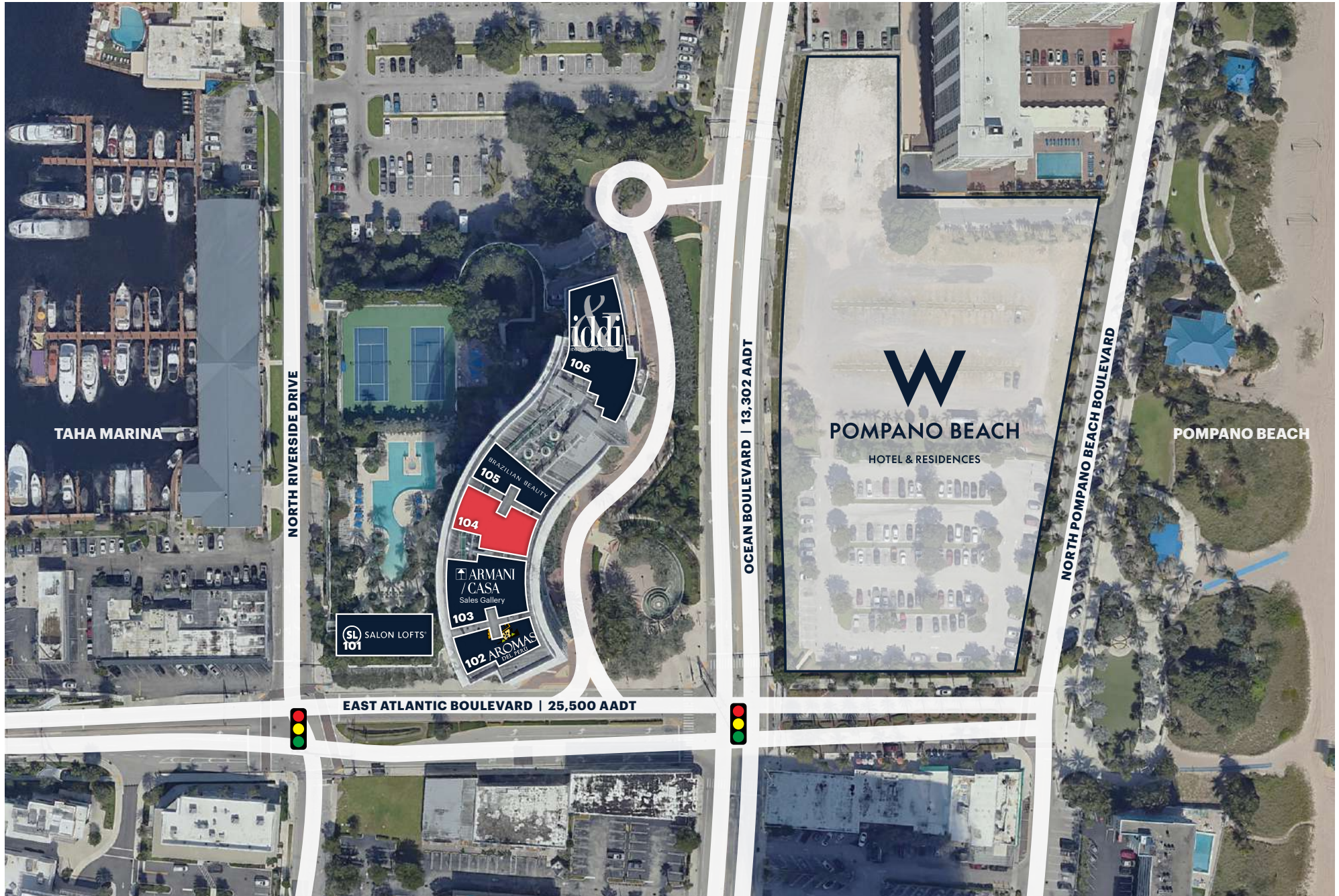
AVERAGE HH INCOME

1 mile	\$113,786
3 miles	\$112,250
5 miles	\$106,459

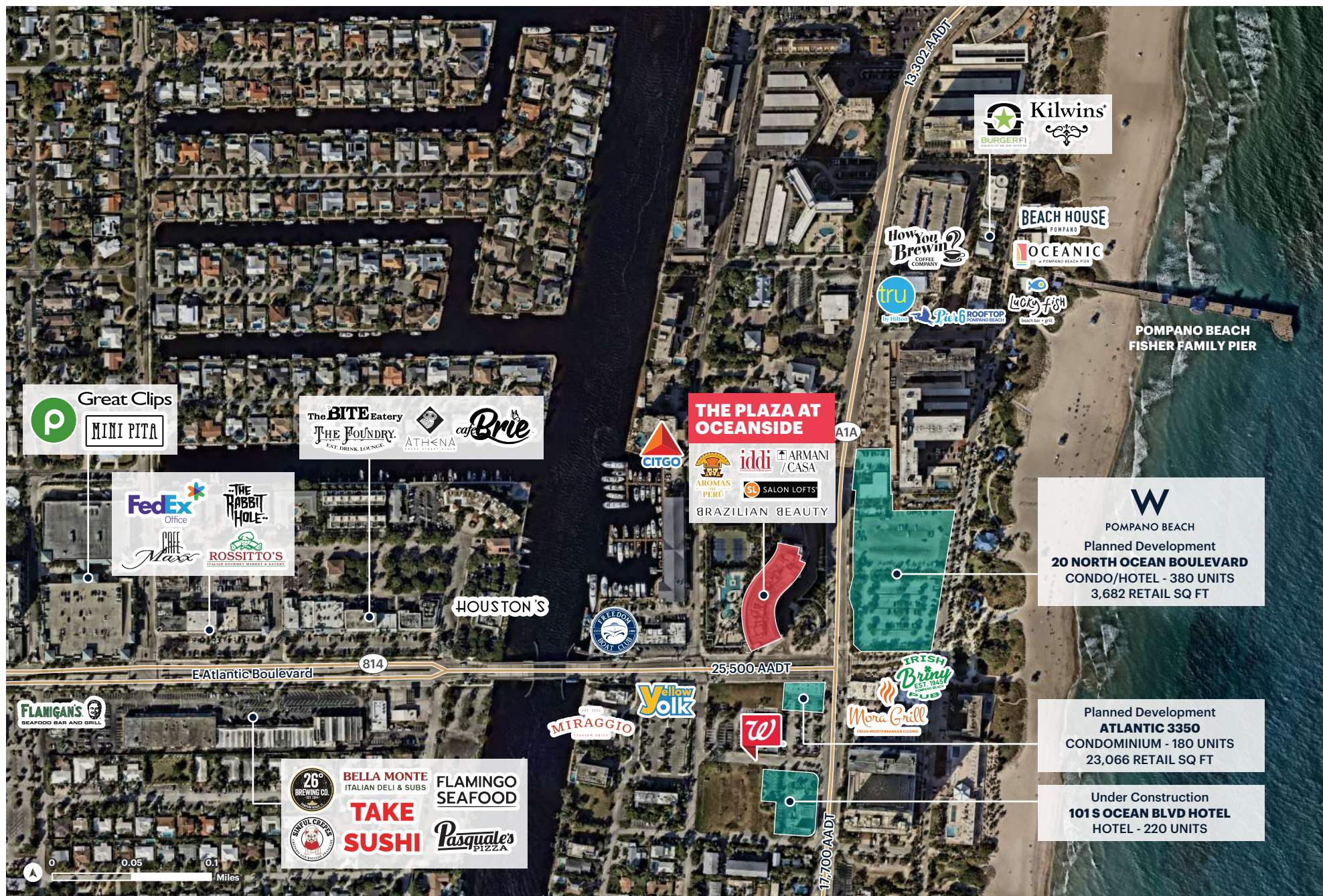
ANNUAL EXPENDITURE

1 mile	\$759.6 million
3 miles	\$4.062 billion
5 miles	\$8.763 billion

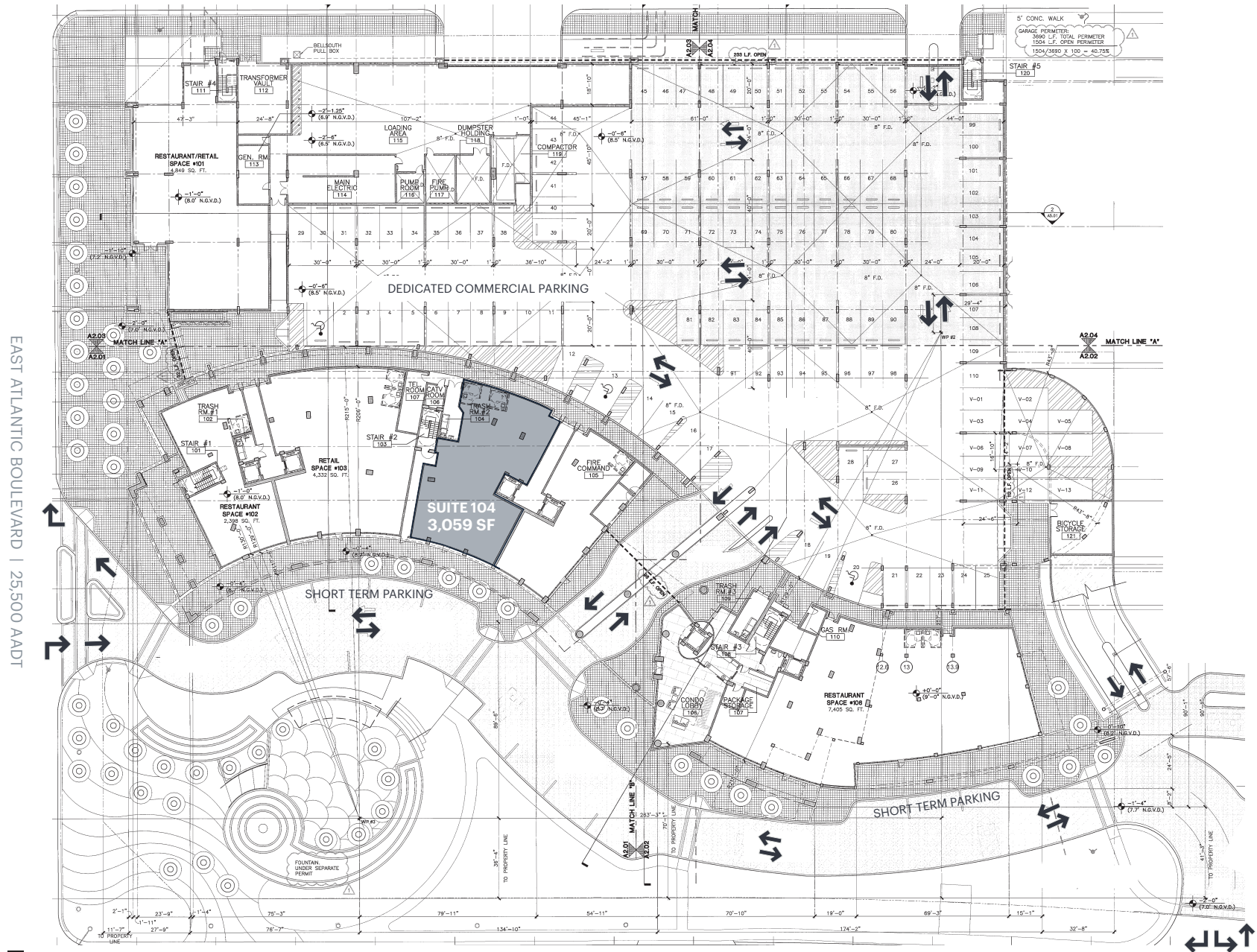
SITE PLAN



ZOOMED AERIAL



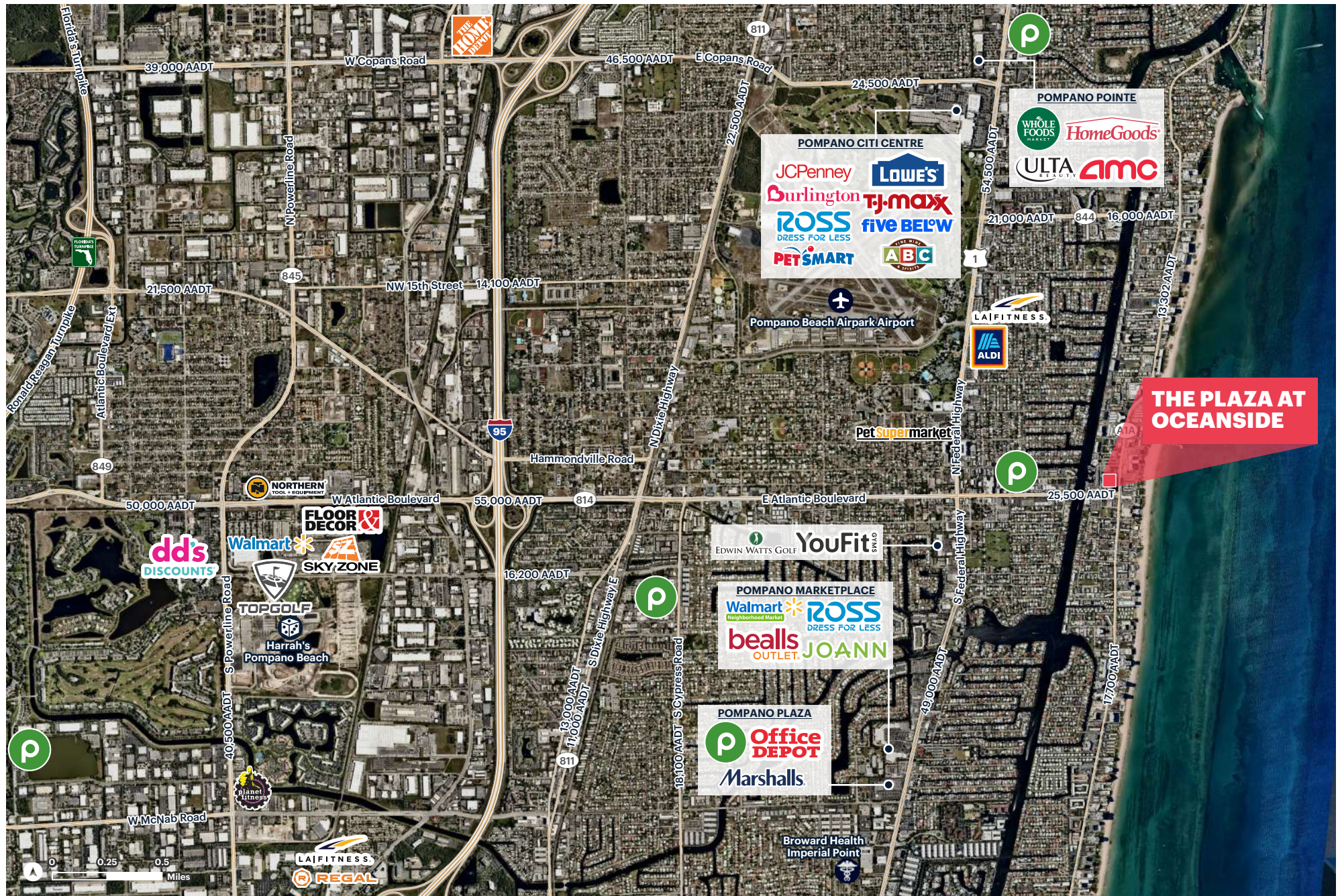
GROUND FLOOR PARKING + ACCESS PLAN



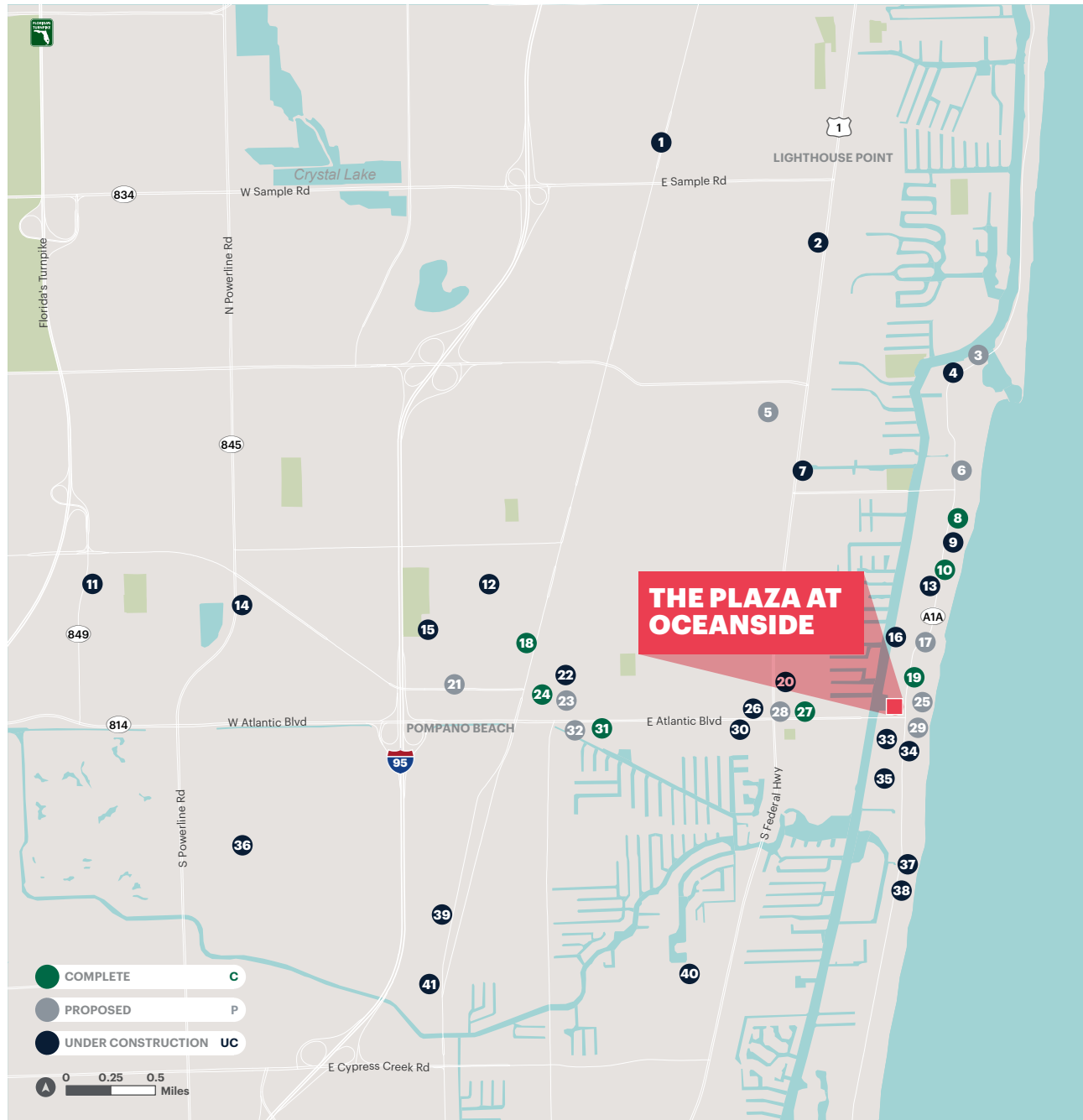
EAST ATLANTIC BOULEVARD | 25,500 AADT

STATE ROAD A1A | OCEAN BOULEVARD | 13,302 AADT

RETAIL AREA MAP



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			