



**RETAIL SITES
INTERNATIONAL, INC**



FORMER WELLS FARGO BANK

199 N OCEAN BLVD

POMPANO BEACH, FL. 33062

AVAILABLE FOR LEASE ONLY

FOR LEASING INFORMATION CONTACT:

SIGHLA FINAZZO, Lic RE Broker

finazzosighla@gmail.com

Mobile# - (954) 871-9191

PAUL WERNER, Lic RE Salesman

paul@retailsitesinc.com

Mobile# - (954) 562-5506

PROPERTY DETAILS

LOCATION: 199 N. Ocean Blvd., Pompano Beach, Fl. 33062

BUILDING TYPE: Freestanding, former branch bank building with drive-thru's. Two story building with mezzanine.

BUILDING SIZE: 9,841 SF with 6,008 SF +/- on first floor

PROPERTY SIZE: 1.39 acres (60,548 SF)

PARKING: 74 spaces on site.

TYPE LEASE: Ground lease or building lease

BASE RENT: \$345,000 per year NNN (\$35 PSF)

PASS-THRU'S: 2023 RE Taxes were \$77,701 (\$7.89 PSF). Tenant to maintain premises and property and fully insure building and land.

LEASE TERM: TBD

ADDITIONAL INFO: Zoned B-2 in the City of Pompano Beach in the Atlantic Overlay Corridor.

PROPERTY STATUS: Available

CONTACT LEASING AGENTS

Sighla Finazzo
Licensed RE Broker
finazzosighla@gmail.com
(954) 871-9191

Paul Werner
Licensed RE Salesman
paul@retailsitesinc.com
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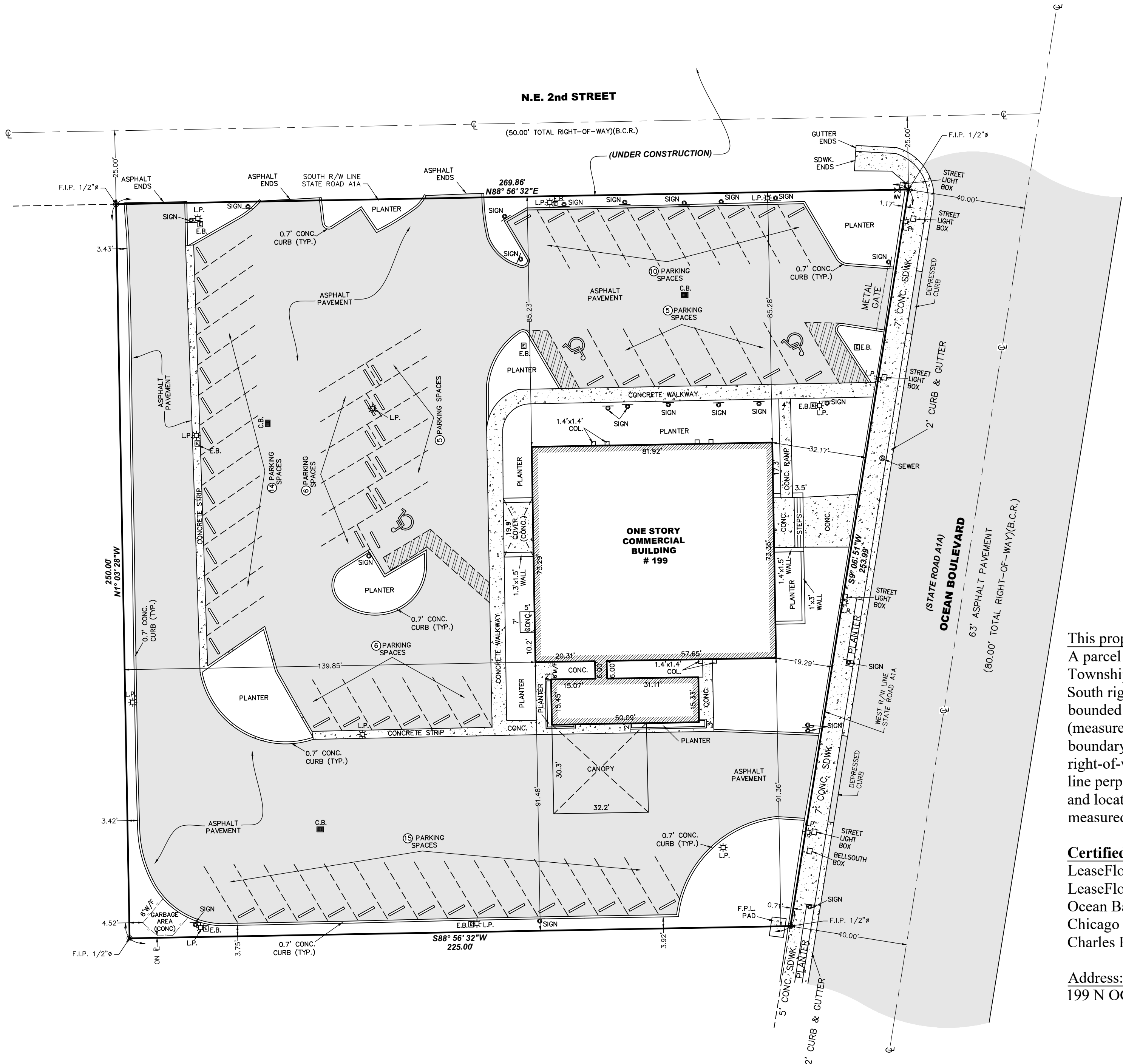
MARKET HIGHLIGHTS: Located on the Southwest Corner of SR A1A & NE 2 St, a traffic lit intersection just 1 block west of the beach and directly across from the newly developed Pompano Beach Fishing Village with its mix of hotel, restaurants and retail and a 663 public parking garage. This is the beachside community of Pompano Beach which has large hi-rise condominium buildings surrounding the property and new high end developments under construction, or planned, less than 1 mile to the south including the Ritz Carlton & Waldorf Astoria. In addition and the new 24 tower hotel/condo to be built by the Related Group will be located 1 block to the south and will include 77 luxury condominium apartments and 301 hotel rooms. This beachside market area pulls from communities to the south including Ft. Lauderdale and Lauderdale by the Sea; and to the north and west including Pompano Beach, Lighthouse Point, Coconut Creek and Coral Springs. Pompano’s beach is one of the best beaches in all of South Florida and draws families from all over to swim, fish, picnic and dine. The demographics are very strong:

| | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|-------------------------|---------------|---------------|---------------|
| Est. Pop. (2024) | 17,091 | 93,837 | 222,008 |
| Projected Pop (2029) | 18,788 | 100,711 | 234,345 |
| Avg, HH Income (2024) | \$134,319 | \$126,469 | \$123,082 |
| Median HH Income (2024) | \$84,682 | \$79,847 | \$77,933 |

- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD. = Found
 - L.P. = Light Pole
 - M.F. = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M. = Monument
 - MON. = Monument
 - N/A = Not Applicable
 - N/D = Nail & Disc
 - NTS = Not to Scale
 - O/S = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - P.L. = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - R/W = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - ⊕ = Denotes Spot Elevations Taken

d) All roads shown herein are public, unless otherwise noted.
 e) No identification cap found on property corners unless otherwise noted.
 f) Distance along boundary are record and measured unless otherwise noted.
 g) The graphic portions of this document are intended to be displayed at the graphic scale as depicted. Said scale may be altered in reproductions and as such, should be considered when used.
 h) Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAC) is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 i) Work or excavation on the herein described parcel for building, zoning information and utilities location.

NOTE:
 a) Encroachments or encroachments shown herein are of the apparent nature, fence legal ownership is not determined.
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and title search not reflected in this survey.
 d) The lead information shown herein does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employees thereof, for any damage that occurs from reliance on said information.
 e) Lands depicted herein were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.



This property described as:
 A parcel of land in Pompano Beach, Florida, located in Section 31, Township 48 South, Range 43 East, bounded on the North by the South right-of-way line of N. E. 2nd Street as now constructed; bounded on the South by a line 250 feet South of and parallel to (measured perpendicular to said North boundary line) the Northerly boundary of the parcel; bounded on the East by the Westerly right-of-way line of State Road A1A; and bounded on the West by a line perpendicular to the North and South boundaries of this parcel and located 225 feet West of the Southeast corner of this parcel (as measured along the South boundary line of this parcel).

Certified to:
 LeaseFlorida Pompano LLC
 LeaseFlorida, LLC
 Ocean Bank, its successors and/or Assigns, ATIMA.
 Chicago Title Insurance Company
 Charles Ratner, P.A.

Address:
 199 N OCEAN BOULEVARD, POMPAÑO BEACH FL 33062

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Bearing, if any, shown based on Plat meridian (reference) XXXXXX

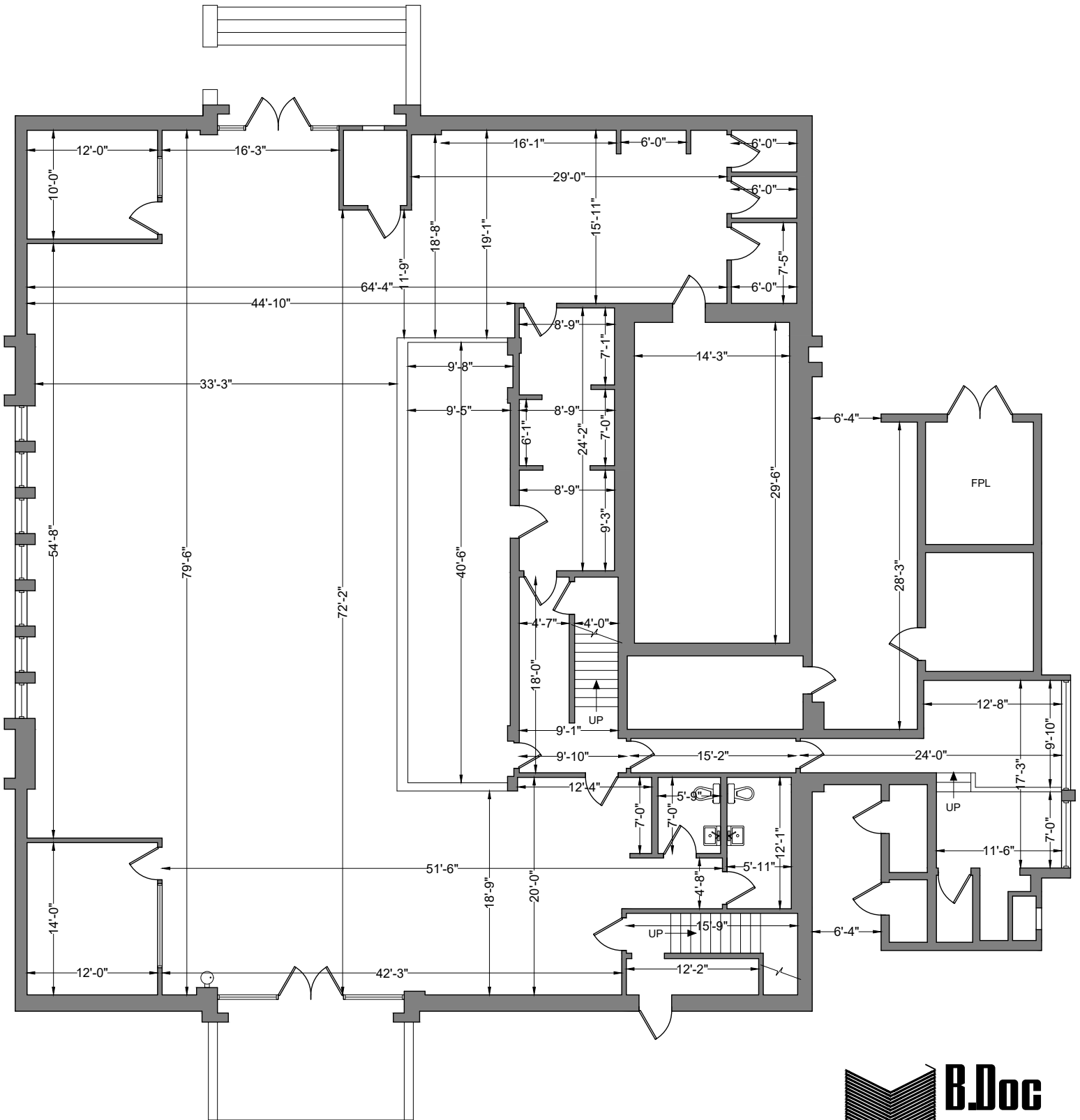
| REVISIONS: | | | |
|---------------|----------------|------------------|---|
| FLOOD ZONE | COMM. No. | PANEL No. | SUFFIX: |
| XX | XXXXXX | XXXX | X |
| F.I.R.M. DATE | F.I.R.M. INDEX | BASE ELEV. | Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper. |
| 09 / 11 / 09 | 09 / 11 / 09 | + XX.XX N.G.V.D. | |

BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 01/13/23
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

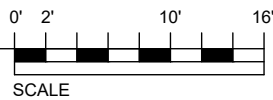
Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

| | | | |
|------------|--------|-----------|-----------|
| Field Date | Scale: | Drawn by: | Drwg. No. |
| 01/09/23 | 1"=25' | J.A. | 23-244 |



1ST FLOOR

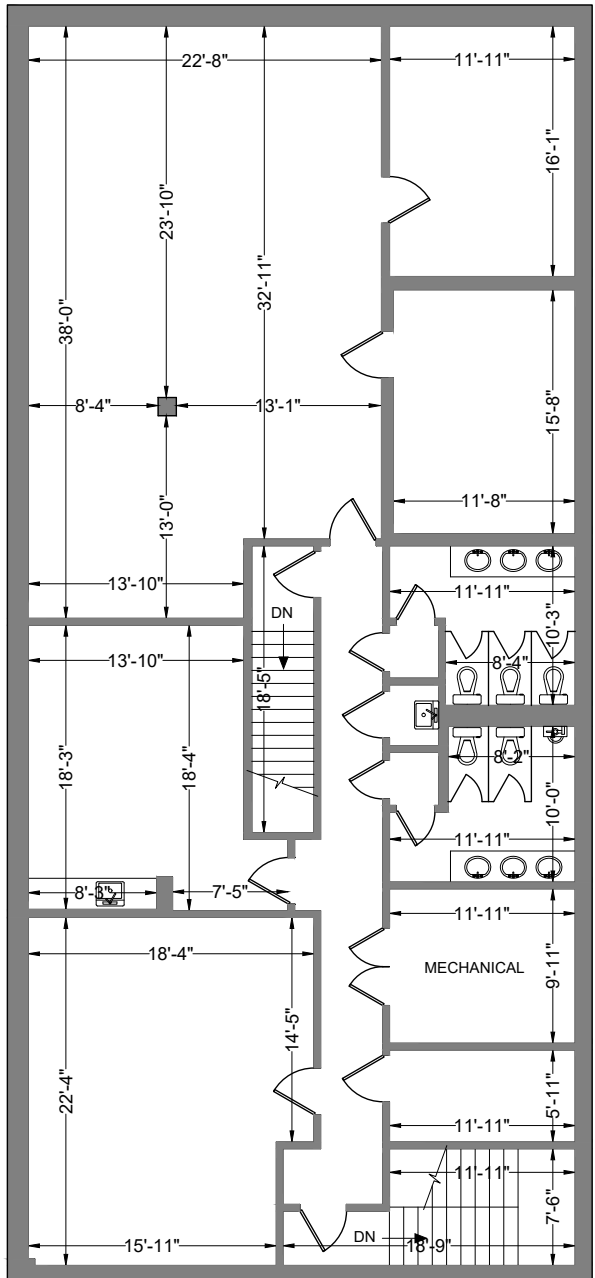
199 N. OCEAN BLVD.
POMPANO BEACH, FL



MARCH 7, 2022

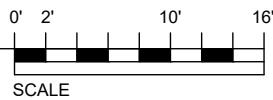


9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
561.901.5733
b-doc.net



2ND FLOOR

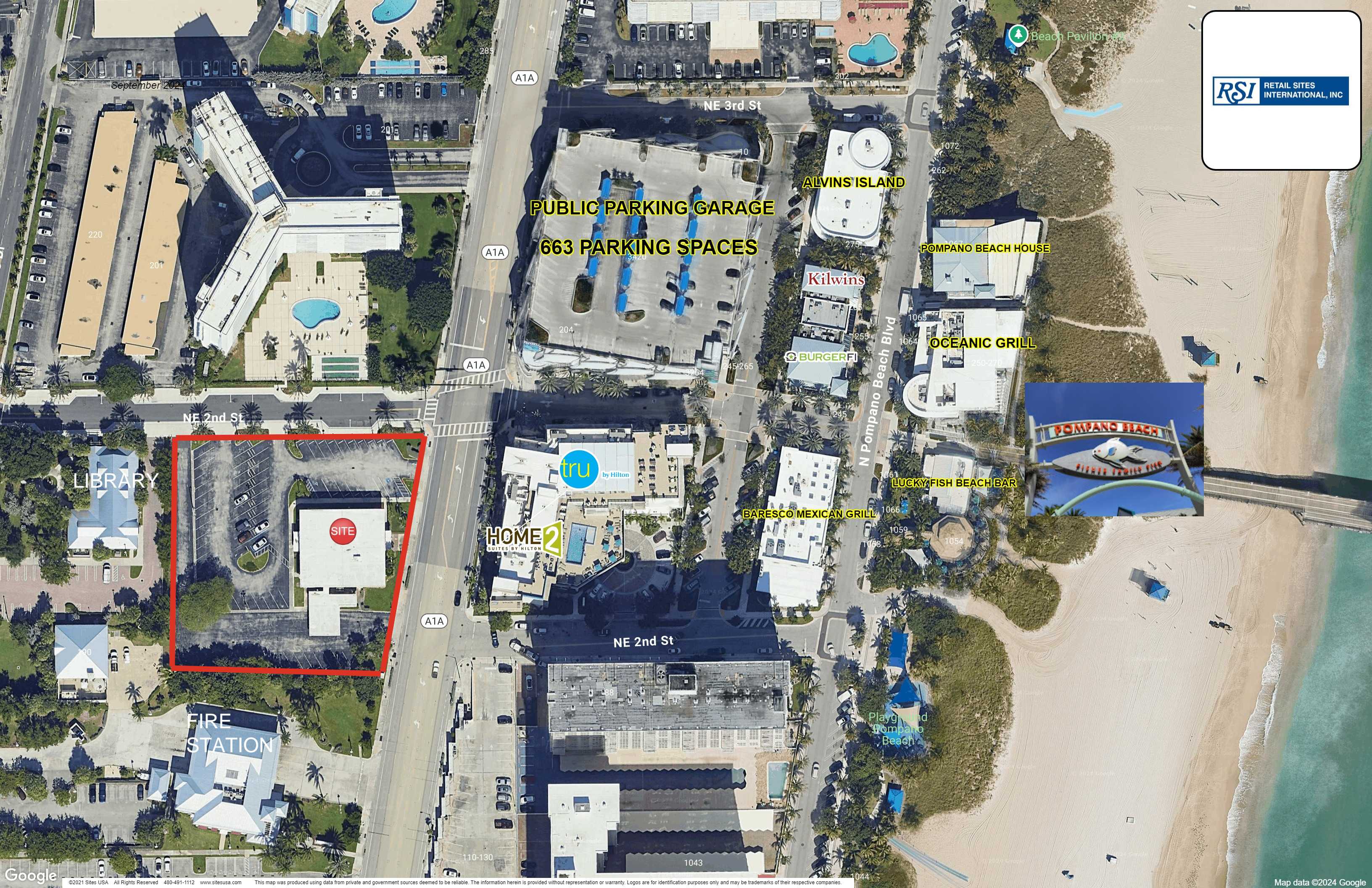
199 N. OCEAN BLVD.
POMPANO BEACH, FL



MARCH 7, 2022



9900 W. Sample Rd, Suite 300
Coral Springs, FL 33065
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September 2024

A1A

NE 3rd St

A1A

PUBLIC PARKING GARAGE
663 PARKING SPACES

ALVINS ISLAND

POMPANO BEACH HOUSE

Kilwins

OCEANIC GRILL

BURGERFI

NE 2nd St



SITE

LIBRARY

HOME 2 SUITES BY HILTON

tru by Hilton

BARESCO MEXICAN GRILL

LUCKY FISH BEACH BAR



NE 2nd St

FIRE STATION

Playground Pompano Beach



POMPANO BEACH

POMPANO BEACH

ATLANTIC BLVD

September 2022

SITE

HOUSTONS

WELLS FARGO

Publix

HOME 2

tru

LEONARD'S MARKET

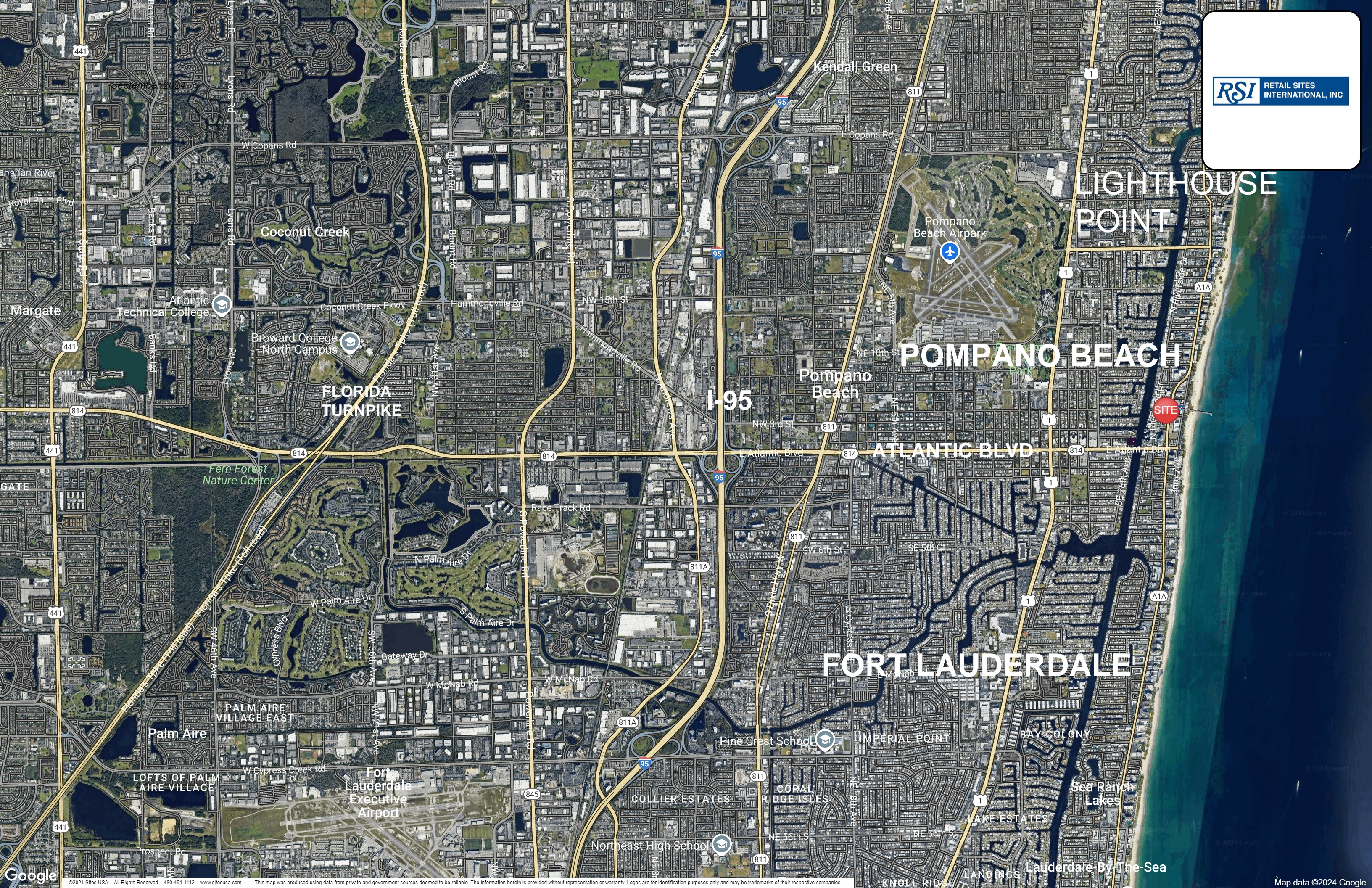
South Florida Diving Headquarters

Pompano Beach Park

10th Planet Jiu Jitsu Pompano Beach

McNab Park

Pompano Beach Cemetery Office &



LIGHTHOUSE POINT

POMPANO BEACH

I-95

ATLANTIC BLVD

FORT LAUDERDALE

SITE

Coconut Creek

Broward College North Campus

Fern Forest Nature Center

Palm Aire Village East

Fort Lauderdale Executive Airport

Pompano Beach Airport

Pompano Beach

Pine Crest School

Collier Estates

Coral Ridge Isles

Imperial Point

Bay Colony

Sea Ranch Lakes

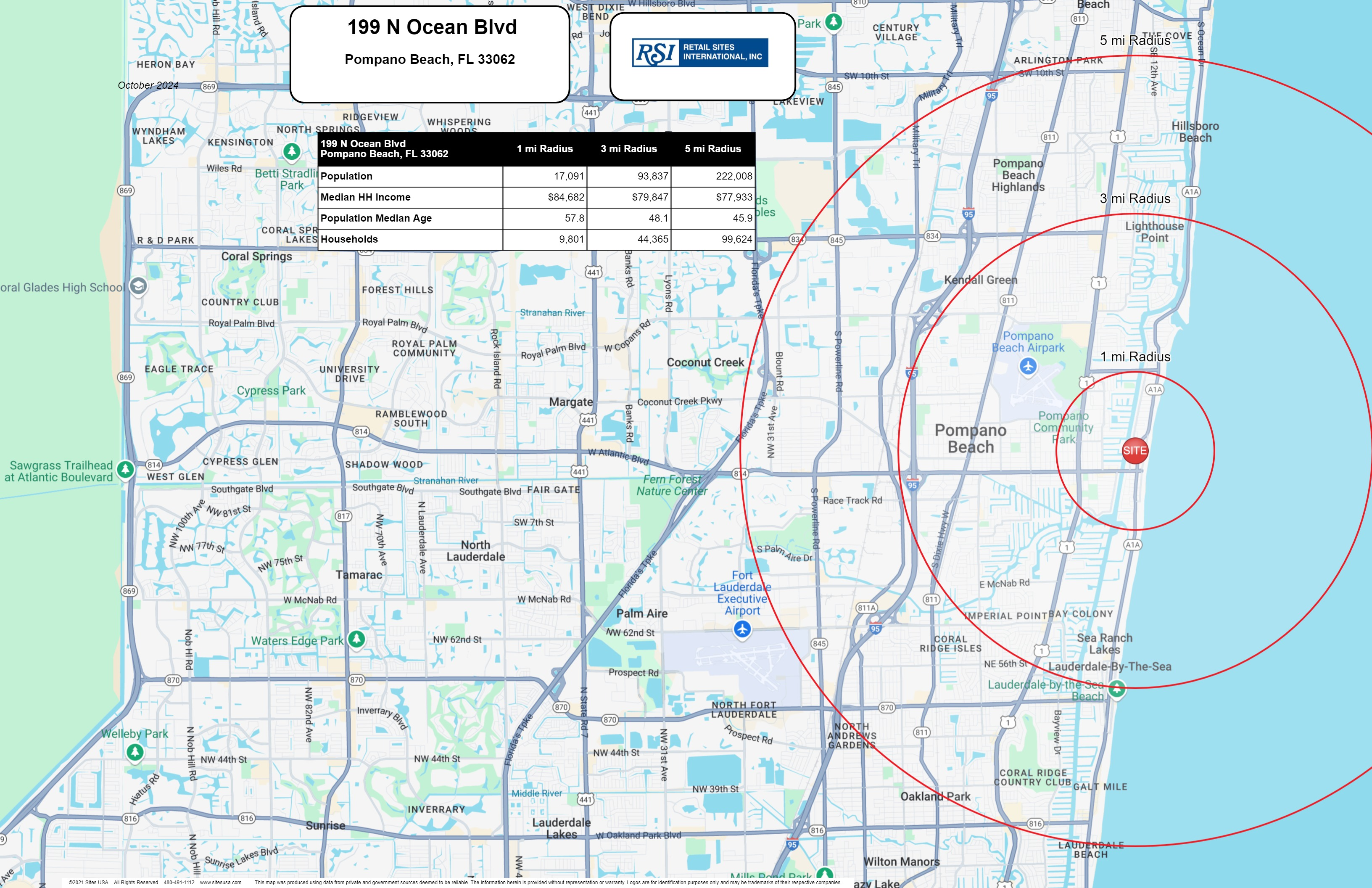
Lake Estates

Lauderdale By The Sea

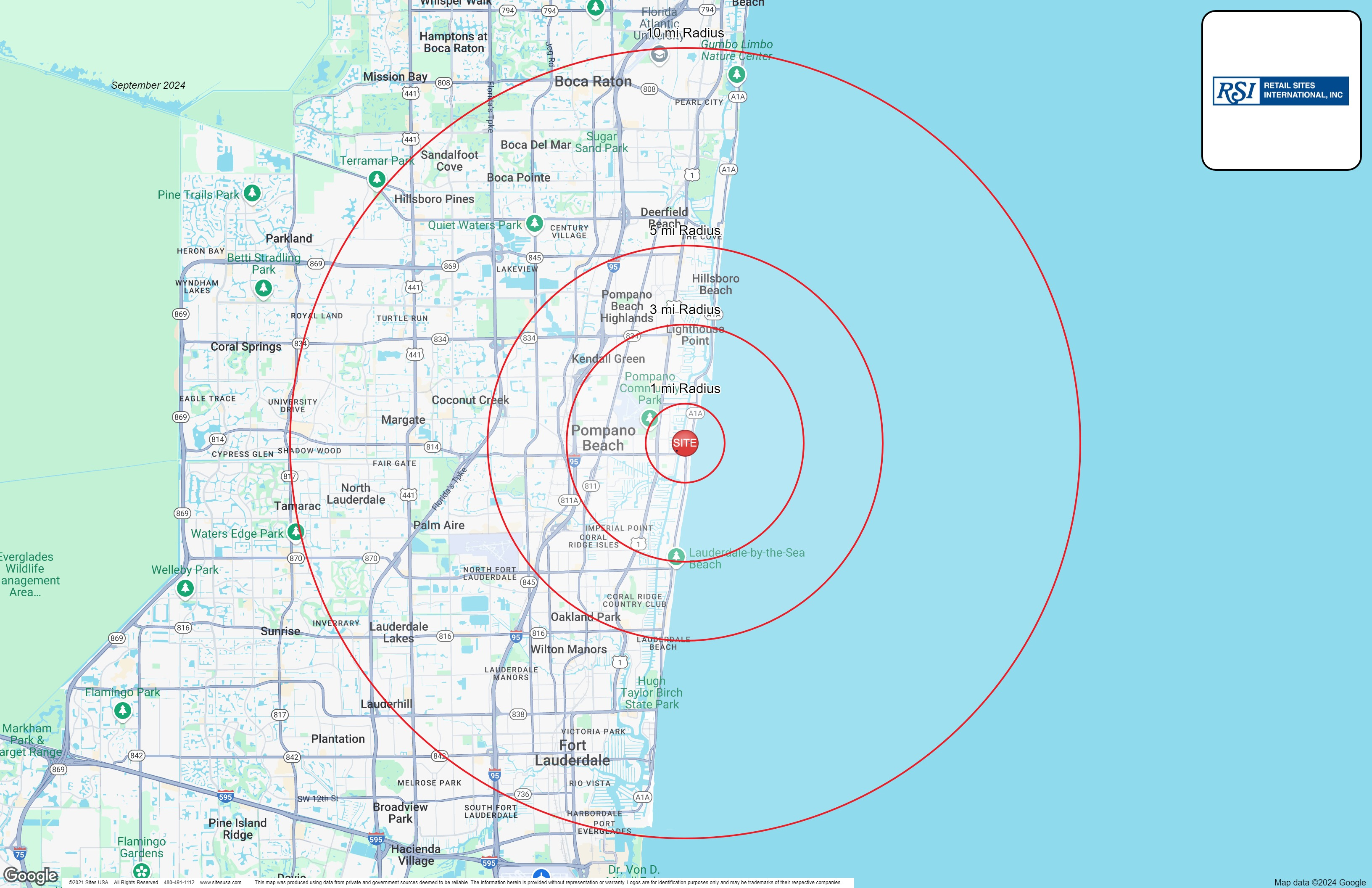
199 N Ocean Blvd
Pompano Beach, FL 33062



| 199 N Ocean Blvd Pompano Beach, FL 33062 | 1 mi Radius | 3 mi Radius | 5 mi Radius |
|---|-------------|-------------|-------------|
| Population | 17,091 | 93,837 | 222,008 |
| Median HH Income | \$84,682 | \$79,847 | \$77,933 |
| Population Median Age | 57.8 | 48.1 | 45.9 |
| Households | 9,801 | 44,365 | 99,624 |



September 2024



Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2352/-80.0909

| 199 N Ocean Blvd Pompano Beach, FL 33062 | 1 mi radius | | 3 mi radius | | 5 mi radius | | 10 mi radius | |
|--|-------------|-------|-------------|-------|-------------|-------|--------------|-------|
| Population | | | | | | | | |
| Estimated Population (2024) | 17,091 | | 93,837 | | 222,008 | | 905,131 | |
| Projected Population (2029) | 18,788 | | 100,711 | | 234,345 | | 956,378 | |
| Census Population (2020) | 13,440 | | 87,169 | | 209,405 | | 871,953 | |
| Census Population (2010) | 12,210 | | 78,889 | | 188,663 | | 785,625 | |
| Projected Annual Growth (2024 to 2029) | 1,698 | 2.0% | 6,873 | 1.5% | 12,337 | 1.1% | 51,247 | 1.1% |
| Historical Annual Growth (2020 to 2024) | 3,651 | 6.8% | 6,668 | 1.9% | 12,603 | 1.5% | 33,177 | 1.0% |
| Historical Annual Growth (2010 to 2020) | 1,230 | 2.5% | 8,280 | 2.6% | 20,743 | 2.7% | 86,329 | 2.7% |
| Estimated Population Density (2024) | 5,443 psm | | 3,321 psm | | 2,828 psm | | 2,882 psm | |
| Trade Area Size | 3.1 sq mi | | 28.3 sq mi | | 78.5 sq mi | | 314.0 sq mi | |
| Households | | | | | | | | |
| Estimated Households (2024) | 9,801 | | 44,365 | | 99,624 | | 386,423 | |
| Projected Households (2029) | 10,276 | | 45,569 | | 101,002 | | 393,357 | |
| Census Households (2020) | 7,660 | | 40,059 | | 91,554 | | 367,127 | |
| Census Households (2010) | 7,017 | | 36,344 | | 82,529 | | 333,230 | |
| Estimated Households with Children (2024) | 678 | 6.9% | 7,019 | 15.8% | 19,049 | 19.1% | 84,796 | 21.9% |
| Estimated Average Household Size (2024) | 1.73 | | 2.09 | | 2.19 | | 2.30 | |
| Average Household Income | | | | | | | | |
| Estimated Average Household Income (2024) | \$134,319 | | \$126,469 | | \$123,082 | | \$122,920 | |
| Projected Average Household Income (2029) | \$139,674 | | \$131,861 | | \$129,401 | | \$129,753 | |
| Estimated Average Family Income (2024) | \$209,043 | | \$156,681 | | \$137,702 | | \$140,530 | |
| Median Household Income | | | | | | | | |
| Estimated Median Household Income (2024) | \$84,682 | | \$79,847 | | \$77,933 | | \$79,178 | |
| Projected Median Household Income (2029) | \$85,395 | | \$81,179 | | \$79,862 | | \$81,582 | |
| Estimated Median Family Income (2024) | \$118,407 | | \$102,873 | | \$95,996 | | \$98,278 | |
| Per Capita Income | | | | | | | | |
| Estimated Per Capita Income (2024) | \$77,087 | | \$59,855 | | \$55,291 | | \$52,569 | |
| Projected Per Capita Income (2029) | \$76,445 | | \$59,721 | | \$55,827 | | \$53,453 | |
| Estimated Per Capita Income 5 Year Growth | -\$641 | -0.8% | -\$133 | -0.2% | \$536 | 1.0% | \$885 | 1.7% |
| Estimated Average Household Net Worth (2024) | \$1,404,355 | | \$1,209,005 | | \$1,144,215 | | \$1,038,623 | |
| Daytime Demos (2024) | | | | | | | | |
| Total Businesses | 1,943 | | 8,872 | | 24,399 | | 87,723 | |
| Total Employees | 11,534 | | 53,618 | | 164,610 | | 557,426 | |
| Company Headquarter Businesses | 46 | 2.4% | 212 | 2.4% | 731 | 3.0% | 2,272 | 2.6% |
| Company Headquarter Employees | 1,482 | 12.8% | 4,394 | 8.2% | 19,834 | 12.0% | 65,890 | 11.8% |
| Employee Population per Business | 5.9 | | 6.0 | | 6.7 | | 6.4 | |
| Residential Population per Business | 8.8 | | 10.6 | | 9.1 | | 10.3 | |

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2352/-80.0909

| 199 N Ocean Blvd Pompano Beach, FL 33062 | | 1 mi radius | | 3 mi radius | | 5 mi radius | | 10 mi radius | |
|---|--------|-------------|--------|-------------|---------|-------------|---------|--------------|--|
| Race & Ethnicity | | | | | | | | | |
| White (2024) | 12,947 | 75.8% | 55,198 | 58.8% | 117,425 | 52.9% | 412,913 | 45.6% | |
| Black or African American (2024) | 1,773 | 10.4% | 22,250 | 23.7% | 55,561 | 25.0% | 297,420 | 32.9% | |
| American Indian or Alaska Native (2024) | 24 | 0.1% | 398 | 0.4% | 850 | 0.4% | 2,573 | 0.3% | |
| Asian (2024) | 359 | 2.1% | 1,694 | 1.8% | 4,864 | 2.2% | 26,513 | 2.9% | |
| Hawaiian or Pacific Islander (2024) | 6 | - | 36 | - | 86 | - | 311 | - | |
| Other Race (2024) | 484 | 2.8% | 4,547 | 4.8% | 15,827 | 7.1% | 55,741 | 6.2% | |
| Two or More Races (2024) | 1,498 | 8.8% | 9,714 | 10.4% | 27,397 | 12.3% | 109,659 | 12.1% | |
| Not Hispanic or Latino Population (2024) | 14,046 | 82.2% | 73,858 | 78.7% | 167,094 | 75.3% | 697,540 | 77.1% | |
| Hispanic or Latino Population (2024) | 3,045 | 17.8% | 19,979 | 21.3% | 54,915 | 24.7% | 207,591 | 22.9% | |
| Not Hispanic or Latino Population (2029) | 13,763 | 73.3% | 72,283 | 71.8% | 164,054 | 70.0% | 690,350 | 72.2% | |
| Hispanic or Latino Population (2029) | 5,025 | 26.7% | 28,428 | 28.2% | 70,292 | 30.0% | 266,028 | 27.8% | |
| Not Hispanic or Latino Population (2020) | 11,739 | 87.3% | 71,291 | 81.8% | 162,786 | 77.7% | 689,648 | 79.1% | |
| Hispanic or Latino Population (2020) | 1,700 | 12.7% | 15,878 | 18.2% | 46,619 | 22.3% | 182,305 | 20.9% | |
| Not Hispanic or Latino Population (2010) | 11,131 | 91.2% | 67,968 | 86.2% | 157,290 | 83.4% | 658,656 | 83.8% | |
| Hispanic or Latino Population (2010) | 1,079 | 8.8% | 10,921 | 13.8% | 31,372 | 16.6% | 126,968 | 16.2% | |
| Projected Hispanic Annual Growth (2024 to 2029) | 1,980 | 13.0% | 8,448 | 8.5% | 15,377 | 5.6% | 58,437 | 5.6% | |
| Historic Hispanic Annual Growth (2010 to 2024) | 1,967 | 13.0% | 9,058 | 5.9% | 23,543 | 5.4% | 80,622 | 4.5% | |
| Age Distribution (2024) | | | | | | | | | |
| Age Under 5 | 577 | 3.4% | 4,403 | 4.7% | 11,293 | 5.1% | 46,955 | 5.2% | |
| Age 5 to 9 Years | 388 | 2.3% | 4,018 | 4.3% | 10,503 | 4.7% | 46,872 | 5.2% | |
| Age 10 to 14 Years | 375 | 2.2% | 4,145 | 4.4% | 10,407 | 4.7% | 47,679 | 5.3% | |
| Age 15 to 19 Years | 437 | 2.6% | 4,089 | 4.4% | 10,259 | 4.6% | 49,937 | 5.5% | |
| Age 20 to 24 Years | 497 | 2.9% | 4,204 | 4.5% | 10,582 | 4.8% | 48,798 | 5.4% | |
| Age 25 to 29 Years | 685 | 4.0% | 4,907 | 5.2% | 12,506 | 5.6% | 54,780 | 6.1% | |
| Age 30 to 34 Years | 734 | 4.3% | 5,667 | 6.0% | 14,794 | 6.7% | 62,683 | 6.9% | |
| Age 35 to 39 Years | 706 | 4.1% | 5,322 | 5.7% | 13,742 | 6.2% | 59,592 | 6.6% | |
| Age 40 to 44 Years | 746 | 4.4% | 5,048 | 5.4% | 13,149 | 5.9% | 57,473 | 6.3% | |
| Age 45 to 49 Years | 804 | 4.7% | 5,080 | 5.4% | 12,350 | 5.6% | 53,589 | 5.9% | |
| Age 50 to 54 Years | 1,160 | 6.8% | 6,194 | 6.6% | 14,645 | 6.6% | 58,663 | 6.5% | |
| Age 55 to 59 Years | 1,526 | 8.9% | 7,417 | 7.9% | 16,569 | 7.5% | 62,579 | 6.9% | |
| Age 60 to 64 Years | 1,740 | 10.2% | 7,991 | 8.5% | 17,406 | 7.8% | 63,269 | 7.0% | |
| Age 65 to 74 Years | 3,334 | 19.5% | 13,121 | 14.0% | 28,158 | 12.7% | 102,193 | 11.3% | |
| Age 75 to 84 Years | 2,437 | 14.3% | 8,739 | 9.3% | 18,294 | 8.2% | 63,636 | 7.0% | |
| Age 85 Years or Over | 944 | 5.5% | 3,492 | 3.7% | 7,350 | 3.3% | 26,432 | 2.9% | |
| Median Age | 57.8 | | 48.1 | | 45.9 | | 43.0 | | |
| Gender Age Distribution (2024) | | | | | | | | | |
| Female Population | 8,431 | 49.3% | 46,568 | 49.6% | 108,230 | 48.8% | 452,897 | 50.0% | |
| Age 0 to 19 Years | 896 | 10.6% | 8,145 | 17.5% | 20,600 | 19.0% | 92,566 | 20.4% | |
| Age 20 to 64 Years | 4,157 | 49.3% | 25,379 | 54.5% | 60,128 | 55.6% | 258,699 | 57.1% | |
| Age 65 Years or Over | 3,378 | 40.1% | 13,043 | 28.0% | 27,502 | 25.4% | 101,633 | 22.4% | |
| Female Median Age | 58.1 | | 48.4 | | 46.2 | | 43.7 | | |
| Male Population | 8,660 | 50.7% | 47,270 | 50.4% | 113,779 | 51.2% | 452,234 | 50.0% | |
| Age 0 to 19 Years | 880 | 10.2% | 8,510 | 18.0% | 21,863 | 19.2% | 98,877 | 21.9% | |
| Age 20 to 64 Years | 4,442 | 51.3% | 26,450 | 56.0% | 65,615 | 57.7% | 262,728 | 58.1% | |
| Age 65 Years or Over | 3,337 | 38.5% | 12,310 | 26.0% | 26,300 | 23.1% | 90,628 | 20.0% | |
| Male Median Age | 57.6 | | 47.8 | | 45.6 | | 42.2 | | |

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Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
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| 199 N Ocean Blvd Pompano Beach, FL 33062 | 1 mi radius | | 3 mi radius | | 5 mi radius | | 10 mi radius | |
|--|-------------|-------|-------------|-------|-------------|-------|--------------|-------|
| Household Income Distribution (2024) | | | | | | | | |
| HH Income \$200,000 or More | 1,336 | 13.6% | 5,851 | 13.2% | 12,356 | 12.4% | 45,768 | 11.8% |
| HH Income \$150,000 to \$199,999 | 819 | 8.4% | 3,583 | 8.1% | 8,144 | 8.2% | 31,032 | 8.0% |
| HH Income \$100,000 to \$149,999 | 1,858 | 19.0% | 6,840 | 15.4% | 14,420 | 14.5% | 59,343 | 15.4% |
| HH Income \$75,000 to \$99,999 | 1,300 | 13.3% | 5,952 | 13.4% | 12,823 | 12.9% | 48,347 | 12.5% |
| HH Income \$50,000 to \$74,999 | 1,384 | 14.1% | 7,153 | 16.1% | 16,598 | 16.7% | 63,725 | 16.5% |
| HH Income \$35,000 to \$49,999 | 1,012 | 10.3% | 4,523 | 10.2% | 11,184 | 11.2% | 42,669 | 11.0% |
| HH Income \$25,000 to \$34,999 | 530 | 5.4% | 3,306 | 7.5% | 7,527 | 7.6% | 30,076 | 7.8% |
| HH Income \$15,000 to \$24,999 | 543 | 5.5% | 3,000 | 6.8% | 7,391 | 7.4% | 28,758 | 7.4% |
| HH Income Under \$15,000 | 1,019 | 10.4% | 4,157 | 9.4% | 9,181 | 9.2% | 36,704 | 9.5% |
| HH Income \$35,000 or More | 7,710 | 78.7% | 33,901 | 76.4% | 75,525 | 75.8% | 290,884 | 75.3% |
| HH Income \$75,000 or More | 5,314 | 54.2% | 22,225 | 50.1% | 47,743 | 47.9% | 184,490 | 47.7% |
| Housing (2024) | | | | | | | | |
| Total Housing Units | 12,051 | | 51,941 | | 115,728 | | 439,435 | |
| Housing Units Occupied | 9,801 | 81.3% | 44,365 | 85.4% | 99,624 | 86.1% | 386,423 | 87.9% |
| Housing Units Owner-Occupied | 6,396 | 65.3% | 26,474 | 59.7% | 59,790 | 60.0% | 220,817 | 57.1% |
| Housing Units, Renter-Occupied | 3,405 | 34.7% | 17,891 | 40.3% | 39,835 | 40.0% | 165,606 | 42.9% |
| Housing Units, Vacant | 2,250 | 23.0% | 7,576 | 17.1% | 16,104 | 16.2% | 53,012 | 13.7% |
| Marital Status (2024) | | | | | | | | |
| Never Married | 3,862 | 24.5% | 25,074 | 30.9% | 62,115 | 32.7% | 267,004 | 35.0% |
| Currently Married | 6,973 | 44.3% | 32,833 | 40.4% | 74,135 | 39.1% | 289,762 | 37.9% |
| Separated | 588 | 3.7% | 4,615 | 5.7% | 11,771 | 6.2% | 45,273 | 5.9% |
| Widowed | 1,357 | 8.6% | 6,445 | 7.9% | 13,428 | 7.1% | 54,322 | 7.1% |
| Divorced | 2,972 | 18.9% | 12,304 | 15.1% | 28,355 | 14.9% | 107,264 | 14.0% |
| Household Type (2024) | | | | | | | | |
| Population Family | 8,040 | 47.0% | 59,265 | 63.2% | 148,961 | 67.1% | 632,105 | 69.8% |
| Population Non-Family | 8,914 | 52.2% | 33,627 | 35.8% | 69,323 | 31.2% | 257,253 | 28.4% |
| Population Group Quarters | 137 | 0.8% | 945 | 1.0% | 3,725 | 1.7% | 15,773 | 1.7% |
| Family Households | 2,671 | 27.3% | 18,271 | 41.2% | 46,415 | 46.6% | 193,517 | 50.1% |
| Non-Family Households | 7,130 | 72.7% | 26,094 | 58.8% | 53,209 | 53.4% | 192,906 | 49.9% |
| Married Couple with Children | 429 | 6.2% | 4,013 | 12.2% | 10,880 | 14.7% | 49,232 | 17.0% |
| Average Family Household Size | 3.0 | | 3.2 | | 3.2 | | 3.3 | |
| Household Size (2024) | | | | | | | | |
| 1 Person Households | 6,233 | 63.6% | 22,976 | 51.8% | 46,344 | 46.5% | 168,504 | 43.6% |
| 2 Person Households | 2,241 | 22.9% | 12,231 | 27.6% | 30,410 | 30.5% | 122,910 | 31.8% |
| 3 Person Households | 670 | 6.8% | 4,334 | 9.8% | 11,349 | 11.4% | 44,424 | 11.5% |
| 4 Person Households | 389 | 4.0% | 2,712 | 6.1% | 6,483 | 6.5% | 28,719 | 7.4% |
| 5 Person Households | 147 | 1.5% | 1,213 | 2.7% | 2,949 | 3.0% | 12,998 | 3.4% |
| 6 or More Person Households | 121 | 1.2% | 898 | 2.0% | 2,089 | 2.1% | 8,869 | 2.3% |
| Household Vehicles (2024) | | | | | | | | |
| Households with 0 Vehicles Available | 1,033 | 10.5% | 4,134 | 9.3% | 8,769 | 8.8% | 33,593 | 8.7% |
| Households with 1 Vehicles Available | 5,095 | 52.0% | 20,482 | 46.2% | 45,915 | 46.1% | 176,441 | 45.7% |
| Households with 2 or More Vehicles Available | 3,673 | 37.5% | 19,749 | 44.5% | 44,940 | 45.1% | 176,389 | 45.6% |
| Total Vehicles Available | 13,561 | | 66,856 | | 151,626 | | 589,845 | |
| Average Vehicles Per Household | 1.4 | | 1.5 | | 1.5 | | 1.5 | |

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2352/-80.0909

| 199 N Ocean Blvd Pompano Beach, FL 33062 | | 1 mi radius | | 3 mi radius | | 5 mi radius | | 10 mi radius | |
|---|--|-------------|-------|-------------|-------|-------------|-------|--------------|-------|
| Labor Force (2024) | | | | | | | | | |
| Estimated Labor Population Age 16 Years or Over | | 15,656 | | 80,413 | | 187,673 | | 753,784 | |
| Estimated Civilian Employed | | 8,494 | 54.3% | 48,937 | 60.9% | 116,008 | 61.8% | 475,920 | 63.1% |
| Estimated Civilian Unemployed | | 262 | 1.7% | 1,715 | 2.1% | 4,262 | 2.3% | 16,290 | 2.2% |
| Estimated in Armed Forces | | - | - | 57 | - | 142 | - | 609 | - |
| Estimated Not in Labor Force | | 6,901 | 44.1% | 29,704 | 36.9% | 67,261 | 35.8% | 260,964 | 34.6% |
| Unemployment Rate | | 1.7% | | 2.1% | | 2.3% | | 2.2% | |
| Occupation (2024) | | | | | | | | | |
| Occupation: Population Age 16 Years or Over | | 8,493 | | 48,935 | | 116,008 | | 474,605 | |
| Management, Business, Financial Operations | | 1,854 | 21.8% | 9,597 | 19.6% | 21,806 | 18.8% | 89,708 | 18.9% |
| Professional, Related Service | | 1,809 | 21.3% | 9,430 | 19.3% | 22,095 | 19.0% | 96,432 | 20.3% |
| Sales, Office | | 1,332 | 15.7% | 8,405 | 17.2% | 21,228 | 18.3% | 89,336 | 18.8% |
| Farming, Fishing, Forestry | | 1,929 | 22.7% | 11,743 | 24.0% | 26,659 | 23.0% | 109,437 | 23.1% |
| Construct, Extraction, Maintenance | | 11 | 0.1% | 84 | 0.2% | 236 | 0.2% | 1,297 | 0.3% |
| Production, Transport Material Moving | | 716 | 8.4% | 4,487 | 9.2% | 11,106 | 9.6% | 39,505 | 8.3% |
| White Collar Workers | | 842 | 9.9% | 5,190 | 10.6% | 12,877 | 11.1% | 48,891 | 10.3% |
| Blue Collar Workers | | 5,593 | 65.8% | 30,770 | 62.9% | 70,560 | 60.8% | 295,577 | 62.3% |
| | | 2,901 | 34.2% | 18,165 | 37.1% | 45,447 | 39.2% | 179,027 | 37.7% |
| Consumer Expenditure (2024) | | | | | | | | | |
| Total Household Expenditure | | \$688.34 M | | \$3.23 B | | \$7.2 B | | \$29 B | |
| Total Non-Retail Expenditure | | \$366.83 M | 53.3% | \$1.72 B | 53.2% | \$3.83 B | 53.2% | \$15.42 B | 53.2% |
| Total Retail Expenditure | | \$321.52 M | 46.7% | \$1.51 B | 46.8% | \$3.37 B | 46.8% | \$13.58 B | 46.8% |
| Apparel | | \$24.2 M | 3.5% | \$114.02 M | 3.5% | \$254.19 M | 3.5% | \$1.03 B | 3.5% |
| Contributions | | \$24.17 M | 3.5% | \$111.86 M | 3.5% | \$248.09 M | 3.4% | \$993.98 M | 3.4% |
| Education | | \$22.22 M | 3.2% | \$103.58 M | 3.2% | \$229.99 M | 3.2% | \$928.37 M | 3.2% |
| Entertainment | | \$39.39 M | 5.7% | \$184.46 M | 5.7% | \$410.69 M | 5.7% | \$1.65 B | 5.7% |
| Food and Beverages | | \$99.78 M | 14.5% | \$469.84 M | 14.5% | \$1.05 B | 14.6% | \$4.23 B | 14.6% |
| Furnishings and Equipment | | \$24.44 M | 3.6% | \$114.29 M | 3.5% | \$254.52 M | 3.5% | \$1.02 B | 3.5% |
| Gifts | | \$18.23 M | 2.6% | \$84.44 M | 2.6% | \$187.36 M | 2.6% | \$754.5 M | 2.6% |
| Health Care | | \$58.07 M | 8.4% | \$271.2 M | 8.4% | \$604.61 M | 8.4% | \$2.42 B | 8.4% |
| Household Operations | | \$27.71 M | 4.0% | \$129.32 M | 4.0% | \$287.87 M | 4.0% | \$1.16 B | 4.0% |
| Miscellaneous Expenses | | \$13.33 M | 1.9% | \$62.09 M | 1.9% | \$138.16 M | 1.9% | \$554.76 M | 1.9% |
| Personal Care | | \$9.28 M | 1.3% | \$43.41 M | 1.3% | \$96.7 M | 1.3% | \$389.35 M | 1.3% |
| Personal Insurance | | \$5.04 M | 0.7% | \$23.43 M | 0.7% | \$52.11 M | 0.7% | \$209.33 M | 0.7% |
| Reading | | \$1.56 M | 0.2% | \$7.24 M | 0.2% | \$16.1 M | 0.2% | \$64.49 M | 0.2% |
| Shelter | | \$145.15 M | 21.1% | \$683.25 M | 21.1% | \$1.52 B | 21.1% | \$6.13 B | 21.2% |
| Tobacco | | \$3.84 M | 0.6% | \$18.42 M | 0.6% | \$41.33 M | 0.6% | \$166.43 M | 0.6% |
| Transportation | | \$122.64 M | 17.8% | \$578.21 M | 17.9% | \$1.29 B | 17.9% | \$5.2 B | 17.9% |
| Utilities | | \$49.29 M | 7.2% | \$232.39 M | 7.2% | \$519.28 M | 7.2% | \$2.09 B | 7.2% |
| Educational Attainment (2024) | | | | | | | | | |
| Adult Population Age 25 Years or Over | | 14,817 | | 72,979 | | 168,964 | | 664,890 | |
| Elementary (Grade Level 0 to 8) | | 379 | 2.6% | 3,383 | 4.6% | 9,453 | 5.6% | 30,126 | 4.5% |
| Some High School (Grade Level 9 to 11) | | 720 | 4.9% | 4,358 | 6.0% | 11,058 | 6.5% | 40,184 | 6.0% |
| High School Graduate | | 3,263 | 22.0% | 18,002 | 24.7% | 43,470 | 25.7% | 173,252 | 26.1% |
| Some College | | 2,610 | 17.6% | 13,020 | 17.8% | 30,223 | 17.9% | 116,596 | 17.5% |
| Associate Degree Only | | 1,197 | 8.1% | 5,502 | 7.5% | 12,818 | 7.6% | 58,854 | 8.9% |
| Bachelor Degree Only | | 3,960 | 26.7% | 17,945 | 24.6% | 38,027 | 22.5% | 154,420 | 23.2% |
| Graduate Degree | | 2,689 | 18.1% | 10,769 | 14.8% | 23,915 | 14.2% | 91,458 | 13.8% |

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2352/-80.0909

| 199 N Ocean Blvd Pompano Beach, FL 33062 | | 1 mi radius | | 3 mi radius | | 5 mi radius | | 10 mi radius | |
|---|-----------|-------------|-----------|-------------|-----------|-------------|-----------|--------------|--|
| Units In Structure (2024) | | | | | | | | | |
| 1 Detached Unit | 2,401 | 34.2% | 16,998 | 46.8% | 37,958 | 46.0% | 140,800 | 42.3% | |
| 1 Attached Unit | 514 | 7.3% | 2,699 | 7.4% | 6,168 | 7.5% | 33,060 | 9.9% | |
| 2 to 4 Units | 999 | 14.2% | 4,269 | 11.7% | 7,799 | 9.4% | 34,333 | 10.3% | |
| 5 to 9 Units | 412 | 5.9% | 2,361 | 6.5% | 5,761 | 7.0% | 25,030 | 7.5% | |
| 10 to 19 Units | 875 | 12.5% | 3,998 | 11.0% | 7,852 | 9.5% | 32,892 | 9.9% | |
| 20 to 49 Units | 937 | 13.4% | 4,243 | 11.7% | 10,356 | 12.5% | 45,321 | 13.6% | |
| 50 or More Units | 3,580 | 51.0% | 9,444 | 26.0% | 21,531 | 26.1% | 68,758 | 20.6% | |
| Mobile Home or Trailer | 82 | 1.2% | 338 | 0.9% | 2,140 | 2.6% | 5,918 | 1.8% | |
| Other Structure | - | - | 17 | - | 61 | - | 310 | - | |
| Homes Built By Year (2024) | | | | | | | | | |
| Homes Built 2010 or later | 511 | 7.3% | 3,204 | 8.8% | 7,481 | 9.1% | 31,944 | 9.6% | |
| Homes Built 2000 to 2009 | 753 | 10.7% | 3,427 | 9.4% | 7,653 | 9.3% | 37,287 | 11.2% | |
| Homes Built 1990 to 1999 | 594 | 8.5% | 2,909 | 8.0% | 6,846 | 8.3% | 38,376 | 11.5% | |
| Homes Built 1980 to 1989 | 1,013 | 14.4% | 5,082 | 14.0% | 12,813 | 15.5% | 74,191 | 22.3% | |
| Homes Built 1970 to 1979 | 3,177 | 45.3% | 11,818 | 32.5% | 26,930 | 32.6% | 104,352 | 31.3% | |
| Homes Built 1960 to 1969 | 2,018 | 28.8% | 10,350 | 28.5% | 22,388 | 27.1% | 55,569 | 16.7% | |
| Homes Built 1950 to 1959 | 1,485 | 21.2% | 6,732 | 18.5% | 13,667 | 16.6% | 37,132 | 11.1% | |
| Homes Built Before 1949 | 249 | 3.6% | 843 | 2.3% | 1,845 | 2.2% | 7,573 | 2.3% | |
| Home Values (2024) | | | | | | | | | |
| Home Values \$1,000,000 or More | 544 | 8.5% | 3,246 | 12.3% | 6,532 | 10.9% | 21,409 | 9.7% | |
| Home Values \$500,000 to \$999,999 | 2,156 | 33.7% | 8,205 | 31.0% | 17,428 | 29.1% | 53,583 | 24.3% | |
| Home Values \$400,000 to \$499,999 | 1,321 | 20.7% | 3,846 | 14.5% | 7,657 | 12.8% | 30,820 | 14.0% | |
| Home Values \$300,000 to \$399,999 | 943 | 14.7% | 4,000 | 15.1% | 9,300 | 15.6% | 36,896 | 16.7% | |
| Home Values \$200,000 to \$299,999 | 593 | 9.3% | 3,256 | 12.3% | 8,372 | 14.0% | 32,815 | 14.9% | |
| Home Values \$150,000 to \$199,999 | 302 | 4.7% | 1,552 | 5.9% | 3,975 | 6.6% | 15,294 | 6.9% | |
| Home Values \$100,000 to \$149,999 | 325 | 5.1% | 1,230 | 4.6% | 3,170 | 5.3% | 12,771 | 5.8% | |
| Home Values \$70,000 to \$99,999 | 32 | 0.5% | 403 | 1.5% | 909 | 1.5% | 6,841 | 3.1% | |
| Home Values \$50,000 to \$69,999 | 22 | 0.4% | 201 | 0.8% | 424 | 0.7% | 3,089 | 1.4% | |
| Home Values \$25,000 to \$49,999 | 37 | 0.6% | 220 | 0.8% | 848 | 1.4% | 3,658 | 1.7% | |
| Home Values Under \$25,000 | 122 | 1.9% | 314 | 1.2% | 1,175 | 2.0% | 3,642 | 1.6% | |
| Owner-Occupied Median Home Value | \$485,353 | | \$510,298 | | \$475,734 | | \$441,715 | | |
| Renter-Occupied Median Rent | \$1,735 | | \$1,596 | | \$1,554 | | \$1,612 | | |
| Transportation To Work (2024) | | | | | | | | | |
| Drive to Work Alone | 4,953 | 58.3% | 31,558 | 64.5% | 73,873 | 63.7% | 320,444 | 67.5% | |
| Drive to Work in Carpool | 490 | 5.8% | 5,104 | 10.4% | 13,555 | 11.7% | 47,775 | 10.1% | |
| Travel to Work by Public Transportation | 61 | 0.7% | 764 | 1.6% | 3,079 | 2.7% | 13,598 | 2.9% | |
| Drive to Work on Motorcycle | 23 | 0.3% | 67 | 0.1% | 149 | 0.1% | 599 | 0.1% | |
| Walk or Bicycle to Work | 204 | 2.4% | 1,373 | 2.8% | 3,181 | 2.7% | 10,575 | 2.2% | |
| Other Means | 94 | 1.1% | 1,256 | 2.6% | 2,840 | 2.4% | 9,233 | 1.9% | |
| Work at Home | 2,669 | 31.4% | 8,813 | 18.0% | 19,330 | 16.7% | 72,381 | 15.3% | |
| Travel Time (2024) | | | | | | | | | |
| Travel to Work in 14 Minutes or Less | 1,182 | 13.9% | 9,017 | 18.4% | 21,611 | 18.6% | 77,038 | 16.2% | |
| Travel to Work in 15 to 29 Minutes | 2,075 | 24.4% | 14,341 | 29.3% | 34,801 | 30.0% | 152,859 | 32.2% | |
| Travel to Work in 30 to 59 Minutes | 2,008 | 23.6% | 13,080 | 26.7% | 30,931 | 26.7% | 136,296 | 28.7% | |
| Travel to Work in 60 Minutes or More | 559 | 6.6% | 3,684 | 7.5% | 9,335 | 8.0% | 36,031 | 7.6% | |
| Average Minutes Travel to Work | 27.2 | | 25.1 | | 24.5 | | 25.1 | | |

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