

200,144 SF  
RETAIL SHOPPING  
CENTER

# SHOPPER'S HAVEN

3303-3559 N FEDERAL HIGHWAY POMPANO BEACH, FL 33064

ANCHOR  
SPACE  
AVAILABLE



## JOIN TENANTS:

**Publix**  **Walgreens**

 **Youfit**  
HEALTH CLUBS

 **Michaels**  
Where Creativity Happens™

**BEALLS**

 **OUTBACK**  
STEAKHOUSE®

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Building Better Retail Experiences

  
**STILES**  
RETAIL GROUP  
Invest • Build • Manage

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## PROPERTY HIGHLIGHTS



- Located at the southwest corner of North Federal Highway and Sample Road
- Excellent access and visibility
- Site offers shopping convenience to the affluent intracoastal communities in Deerfield Beach and Lighthouse Point
- Over 76,000 ADT at the intersection

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Est. Population	19,602	121,036	248,482
Average HH Income	\$66,777	\$57,835	\$62,632
Labor Force	10,882	60,010	109,589

\*Source: PlacerAI, 2024

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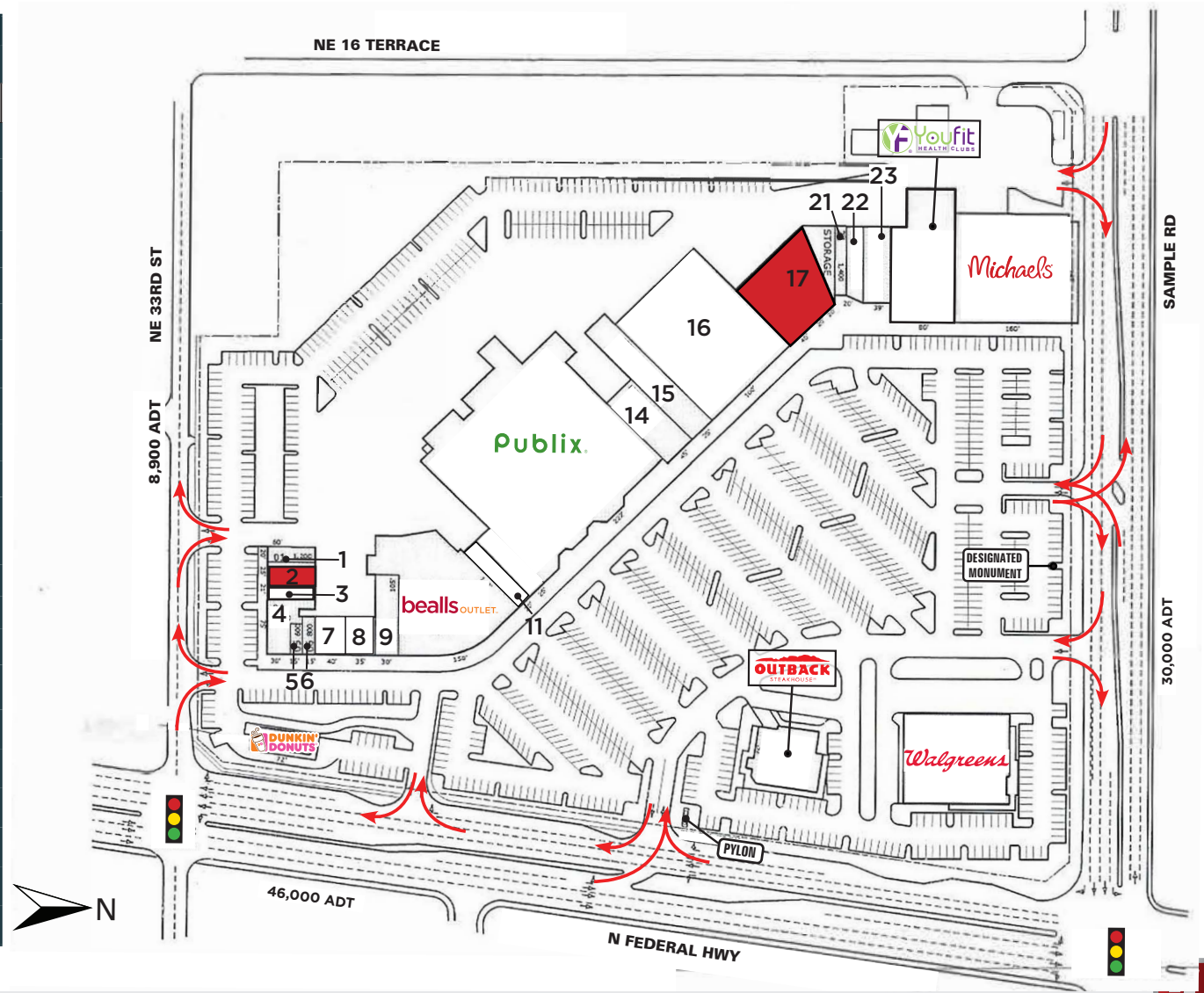


## SITE PLAN

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SUITE	TENANT	SF
1	Stretch Zone	1,200
2	Available	1,500
3	St. Lazzarus Botanica	1,274
4	Laz Carnitas Express	2,700
5	Advance America	600
6	Angel Nails	800
7	Pho Lavie Restaurant	2,000
8	Ideal Dental	1,750
9	North Broward Community Health	3,150
10	Beall's Outlet	20,000
11	Dominos	1,800
12-13	Publix	48,387
14	Xfinity/Comcast	4,950
15	Independence Laundry, LLC	6,864
16	Ross	24,866
17	Available	12,015
21	H&R Block	1,342
22	Parfait Nail Spa Inc.	1,804
23	Leslie's Poolmart, Inc	3,900
26	Youfit	13,236
27	Michael's	21,302
28	Dunkin Donuts	1,872
29	Outback Steakhouse	6,702
30	Walgreens	15,930



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## RETAIL AERIAL

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