

FOR LEASE | GROUND LEASE

±11,035 SF & ±5,000 SF BUILDINGS AVAILABLE

2100 W Atlantic Boulevard, Pompano Beach, FL 33062

SHADOW-ANCHORED BY:
Walmart



TWO BUILDINGS AVAILABLE ON ±1.81 ACRES

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

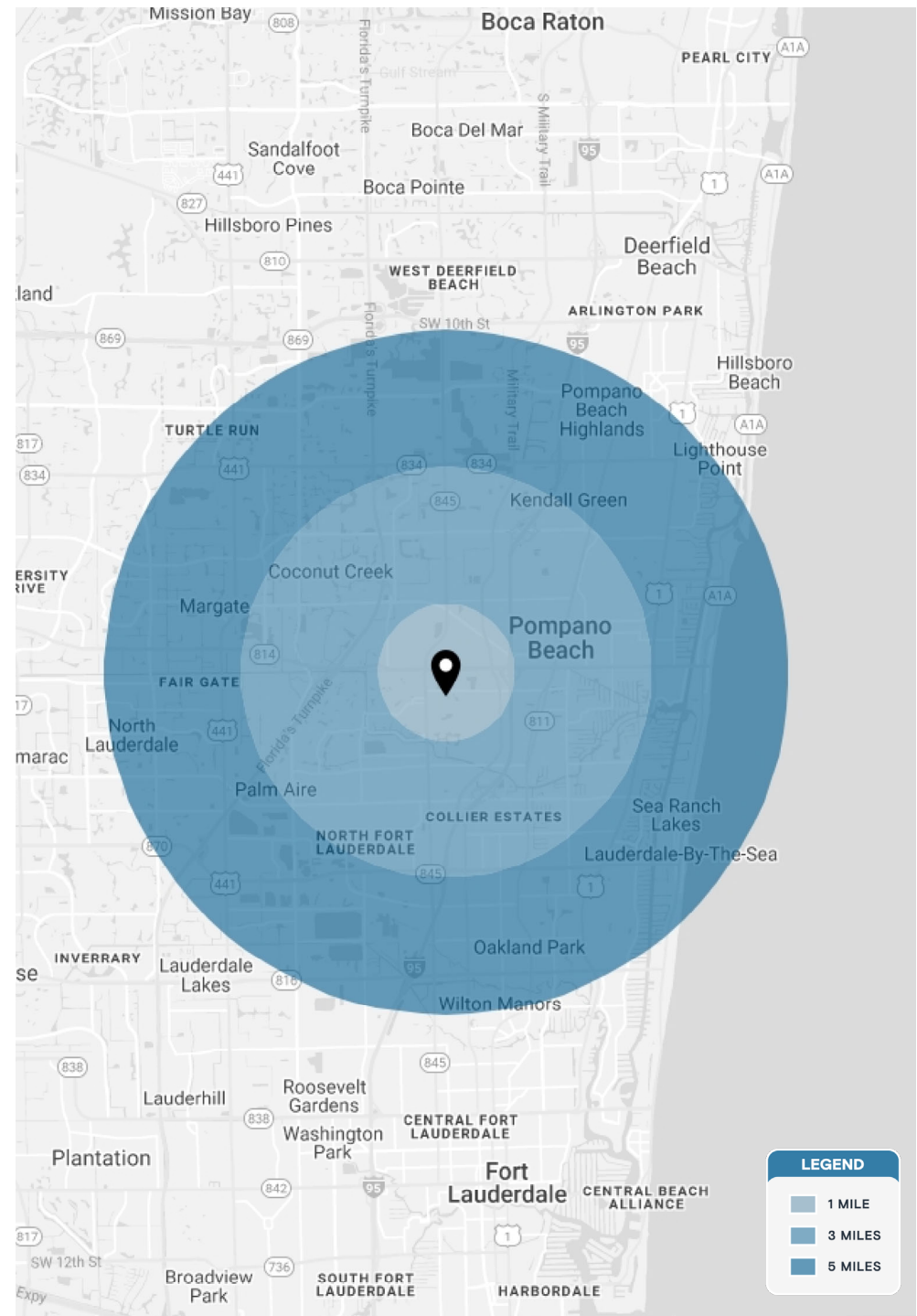
HIGHLIGHTS

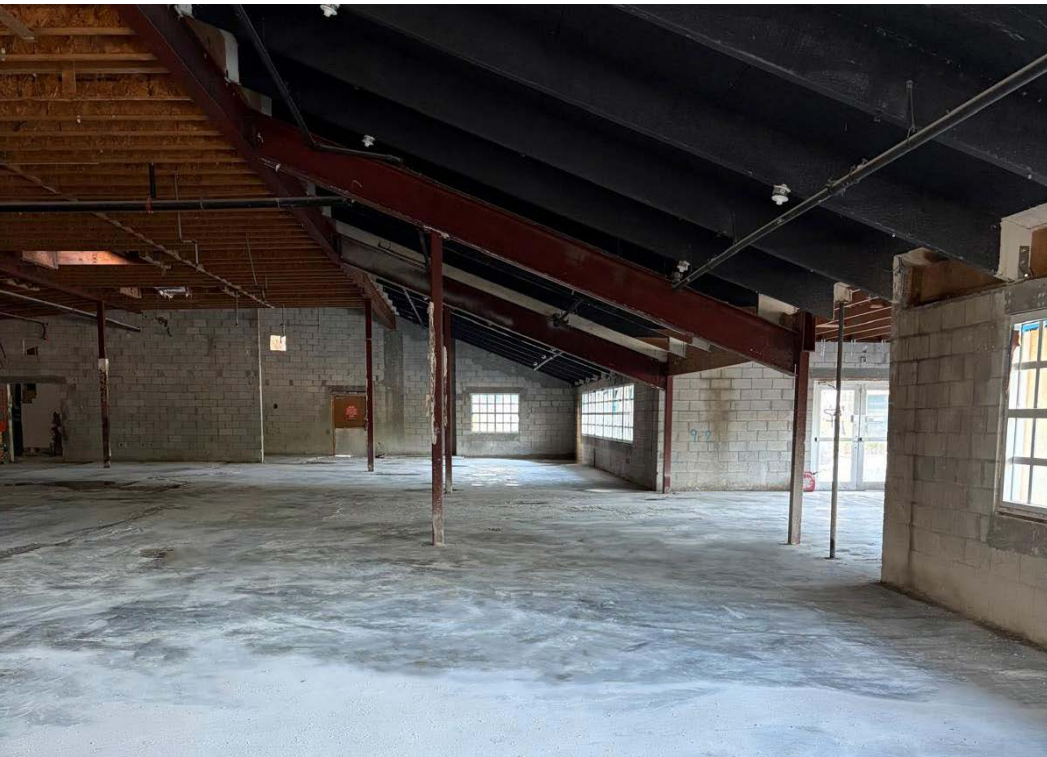
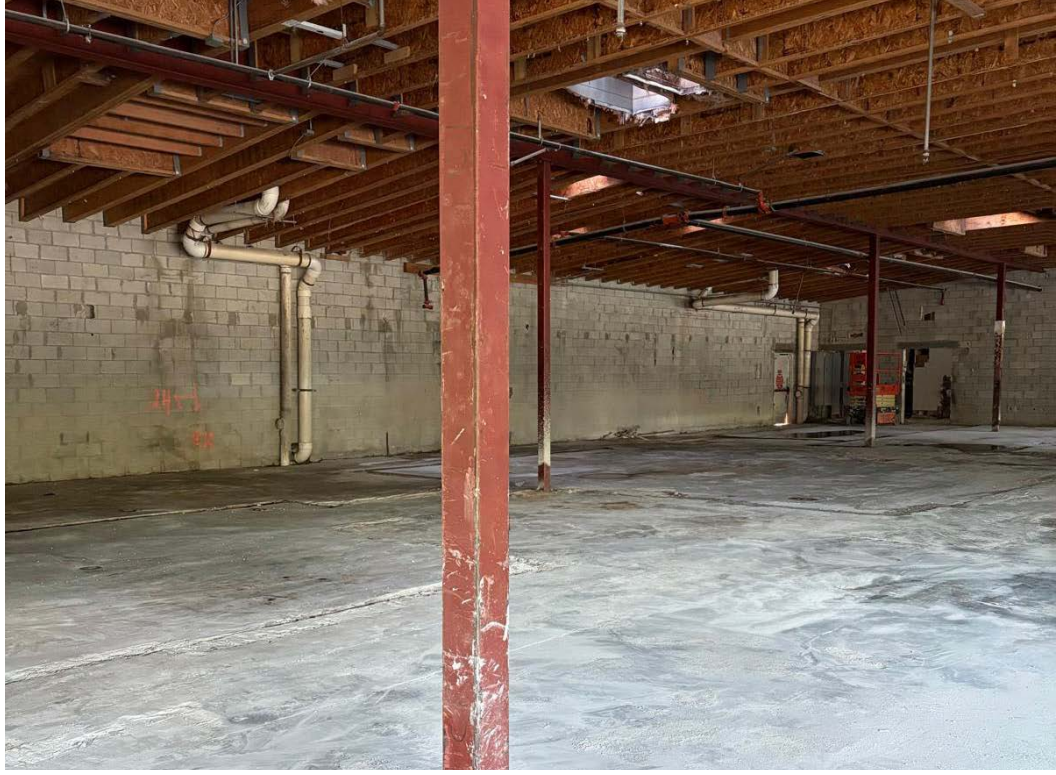
- ±11,035 SF existing building for lease or ground lease
- ±5,000 SF New Multi-Tenant building for lease or ground lease
- Seeking retail, medical, educational and QSR uses
- Over 51,000 AADT along Atlantic Boulevard
- Ample parking
- Located at the entrance of the Atlantic Business Center - an industrial park consisting of 48,461 SF of warehouses
- The Pomp: expanded casino, residential, retail, restaurants, hotels and entertainment complex on 223 acres. Coming soon: **COSTCO WHOLESALE**
- Surrounded by national tenants including: **Walmart** **FLOOR DECOR**
DOLLAR TREE **Walgreens** **CVS pharmacy** **CVS** **WELLS FARGO** **McDonald's** **Pollo Tropical** **TOPGOLF**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,148	117,737	379,969
HOUSEHOLDS	6,078	49,622	159,575
EMPLOYEES	12,260	97,990	318,296
AVERAGE HH INCOME	\$72,350	\$92,074	\$97,234

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,610	84,365	279,354
HOUSEHOLDS	5,855	34,674	114,131
EMPLOYEES	13,064	69,615	232,500
AVERAGE HH INCOME	\$64,151	\$81,325	\$92,598







NORTHWEST PROPOSED VIEW

SCALE: N.T.S



NORTHEAST PROPOSED VIEW

SCALE: N.T.S



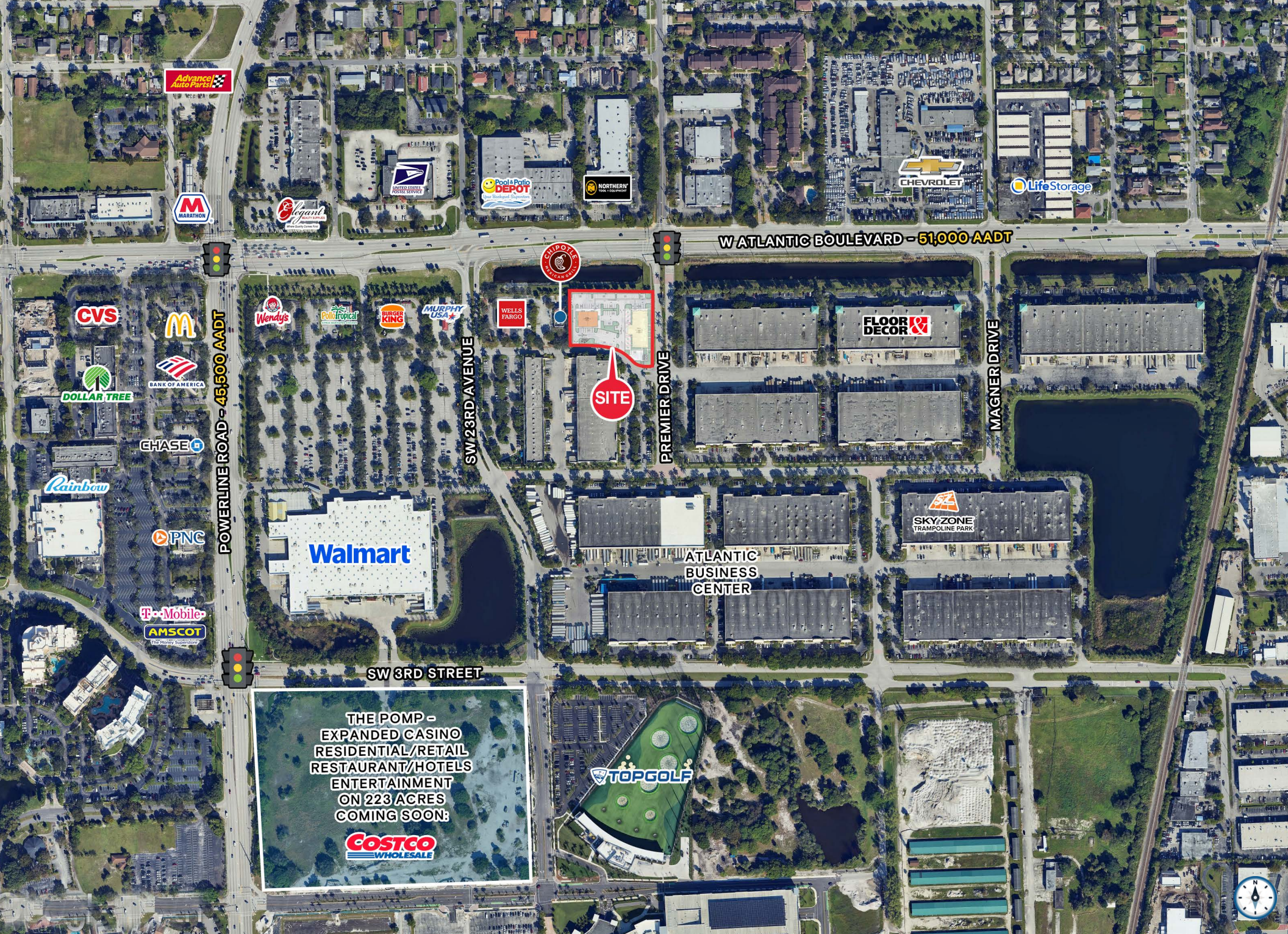
SOUTHWEST PROPOSED VIEW

SCALE: N.T.S



SOUTHWEST PROPOSED VIEW

SCALE: N.T.S



Advance Auto Parts

MARATHON

Regent

Pool & Patio DEPOT

NORTHERN

CHEVROLET

Life Storage

W ATLANTIC BOULEVARD - 51,000 AADT

POWERLINE ROAD - 45,500 AADT

CVS

MCDONALD'S

Wendy's

Pollo Tropical

BURGER KING

MURPHY USA

WELLS FARGO

CHIPOTLE

SITE

FLOOR DECOR

MAGNER DRIVE

DOLLAR TREE

BANK OF AMERICA

CHASE

Rainbow

PNC

Walmart

ATLANTIC BUSINESS CENTER

SKY ZONE TRAMPOLINE PARK

T-Mobile

AMSCOT

SW 3RD STREET

THE POMP - EXPANDED CASINO RESIDENTIAL/RETAIL RESTAURANT/HOTELS ENTERTAINMENT ON 223 ACRES COMING SOON:

COSTCO WHOLESALE

TOPGOLF







Contact Brokers

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