

# Publix #1393 - Pompano Beach Commons

2511 E. Atlantic Boulevard  
Pompano Beach, FL 33062  
Lat 26.232, Long -80.098

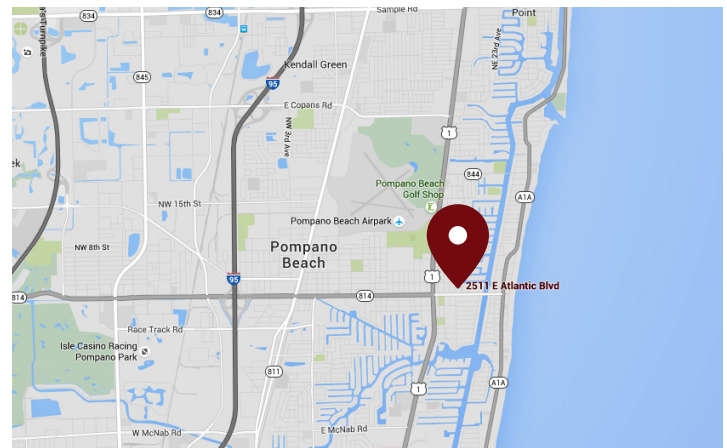
FOR LEASE



1,470 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Fort Lauderdale MSA
- New Retail Space for Lease in Front of Publix
- Located at the Corner of North East 26th Avenue and East Atlantic Boulevard
- Great Visibility
- Ideal for Restaurant with Outdoor Seating
- Traffic Count: 28,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	16,242	92,184	223,785
Daytime Population	17,150	98,202	245,195
Total Households	8,704	42,653	86,999
Avg. HH Income	\$86,961	\$88,151	\$73,594

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Michael Rautbord

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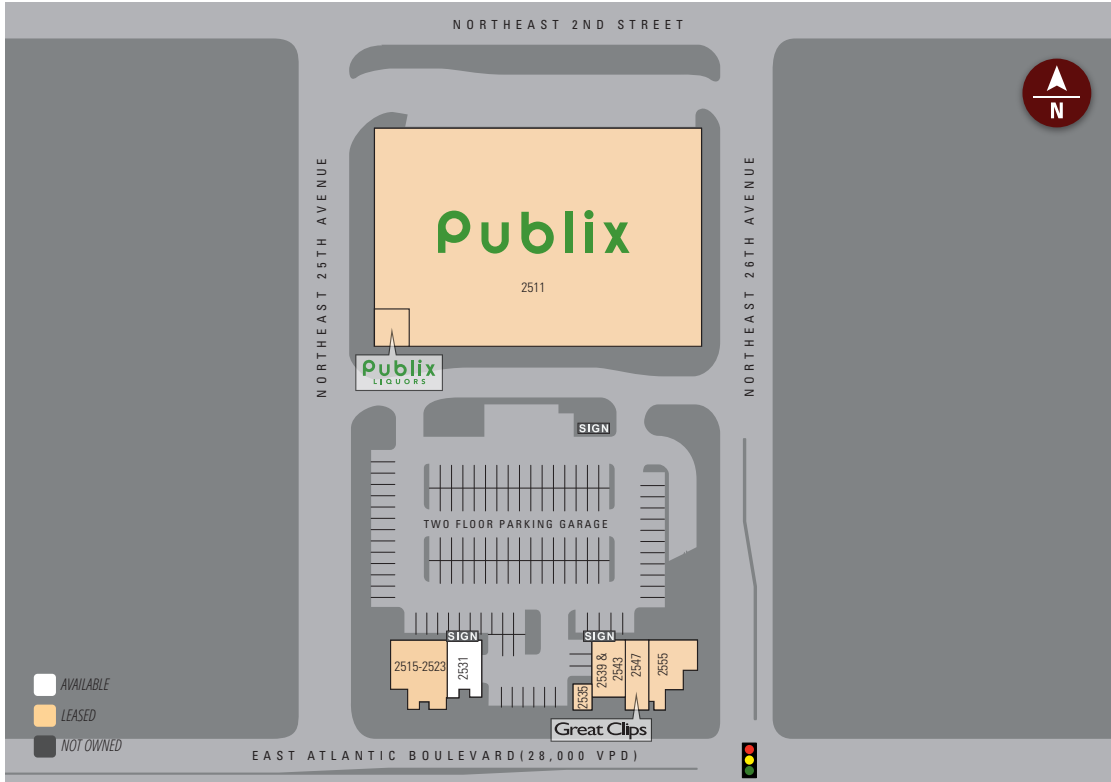
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## SITE PLAN

Suite	Tenant	Size
2511	Publix	53,000
	Publix Liquor	1,340
2515-2523	Kabuki Sushi Thai Tapas	2,714
2531	AVAILABLE (20 x 70)	1,470
2535	Dry Cleaner	3,67
2539 & 2543	Nail Salon	1,466
2547	Great Clips	1,172
2555	Mini Pita	1,889

**TOTAL 63,418**



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **183,800**

EST. # OF VISITS ANNUALLY

 **935,800**

AVG. VISITS / CUSTOMER

 **5.09**

AVG. LENGTH-OF-STAY / VISIT

 **41 MIN**

TOP 3 DAYS



Saturday	155,932
Sunday	155,194
Friday	132,168

# OF VISITS

TOP 3 HOURS

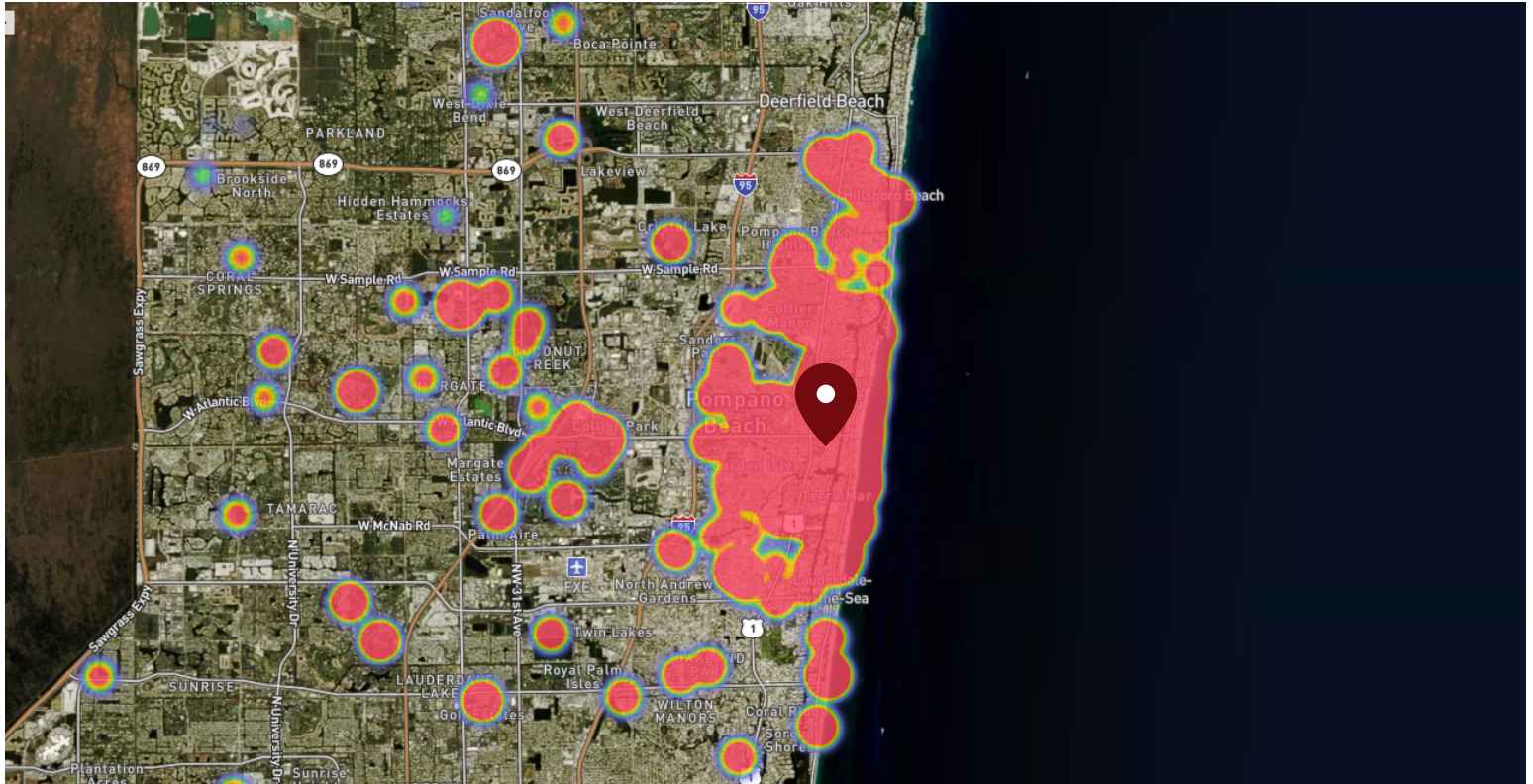


5-6 PM	152,751
12-1 PM	149,666
4-5 PM	149,018

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 30, 2020

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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