

JOIN THE NATIONAL ANCHOR TENANTS AT THE NEIGHBORHOOD CENTER AT THE CROSSROADS



1 +/- ACRE
OUTPARCEL



W. Sample Road

Powerline Road

COMBINED AADT
203,484 DAILY

+/- 1 ACRE RETAIL OUTPARCEL AT THE INTERSECTION

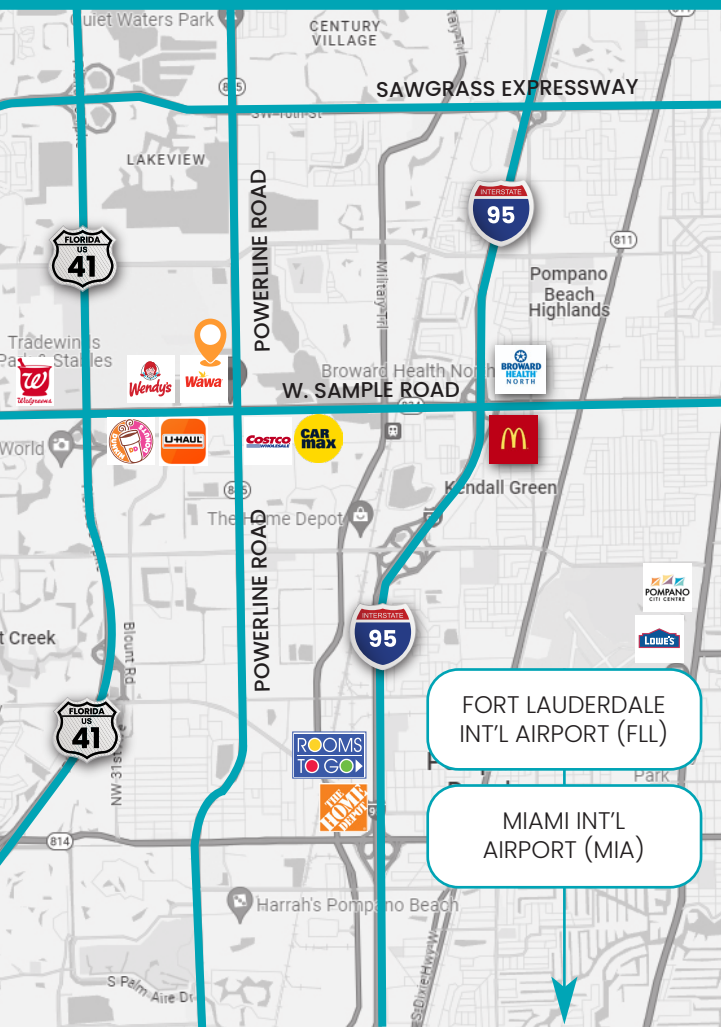
2201 W. SAMPLE ROAD, POMPANO BEACH, FL

JOIN THE HIGH TRAFFIC
CENTER ANCHORED BY

- Landmark intersection of W. Sample Road and Powerline Road
- Located between the I-95 and FL Turnpike Interchanges
- Just minutes to Sawgrass Expressway



SHARE THE VISIBLE HIGH-TRAFFIC INTERSECTION WITH COSTCO AND CARMAX



**COMBINED AADT OF
+/- 203,484 AUTOS DAILY**

DIRECT ACCESS TO:



FLORIDA'S
TURNPIKE
+/- 1.3 miles



INTERSTATE
95
+/- 1 mile



SAWGRASS
EXPRESSWAY
+/- 2.2 miles



**FORT LAUDERDALE
INTL. AIRPORT**
Located +/- 22 miles
from site
23 Minute Drive



**MIAMI
INTL. AIRPORT**
Located +/- 40 miles
from site
53 Minute Drive

VISIBLE FRONTAGE AND SIGNAGE AT THE INTERSECTION



SITE LOCATION

- National anchor tenants all drawn to the high-volume traffic counts, visibility, and easy access
- Located at the landmark intersection of W. Sample Road and Powerline Road with four curb cuts at the Intersection
- Nestled in the heart of national tenants providing a mix of professional services and retailers
- Direct visibility to intersection
- Direct and easy access to Florida's Turnpike, I-95, Sawgrass Expressway, and all points north, south, east, and west
- Area with strong and fast-growing Demographics
- Pedestrian traffic is projected to be more than 5,000 daily
- Wawa and ALDI rank in the top 10 highest foot traffic retailers in the US

SAVITAR

SAVITAR PROPERTIES, INC.

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