

Park Plaza Shopping Center

1150 N. Federal Highway, Pompano Beach, Florida 33062

Leasing Brochure



Under Construction - Coming Very Soon



Exclusive Leasing Broker



2048 East Sample Road, Lighthouse Point, FL 33064

Joseph Scarfone Owner/Broker 561 945 7772

Ed Gray Broker Associate 914 643 1626

Griffin Wallace Sales Associate 561 789 8649

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GENERAL INFORMATION	
Gross Leasable Area	25,942 SF
# of Stores	18
Lot Size	131,914 SF - 3.03 Acres
Parking Spaces	130 Spaces
Parking Ratio	5.01/1,000 SF
Ceiling Height	16-Feet +/-
Windows	Impact Glass
Delivery	Approximately December 2018
Traffic Count	39,500 Cars Per Day
Rental	\$35.00 Per Square Foot
Operating Expenses	Estimated \$8.00 Per Square Foot

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Total Population	12,530	103,912	228,873
Daytime Population	14,034	126,371	278,989
Employees	7,206	66,612	148,970
Households	6,672	43,368	96,766
Average Household Income	\$76,813	\$67,988	\$64,602
Median Household Income	\$50,765	\$43,690	\$43,088
Per Capita Income	\$41,234	\$28,677	\$28,540

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End Cap
with Possible Drive Thru



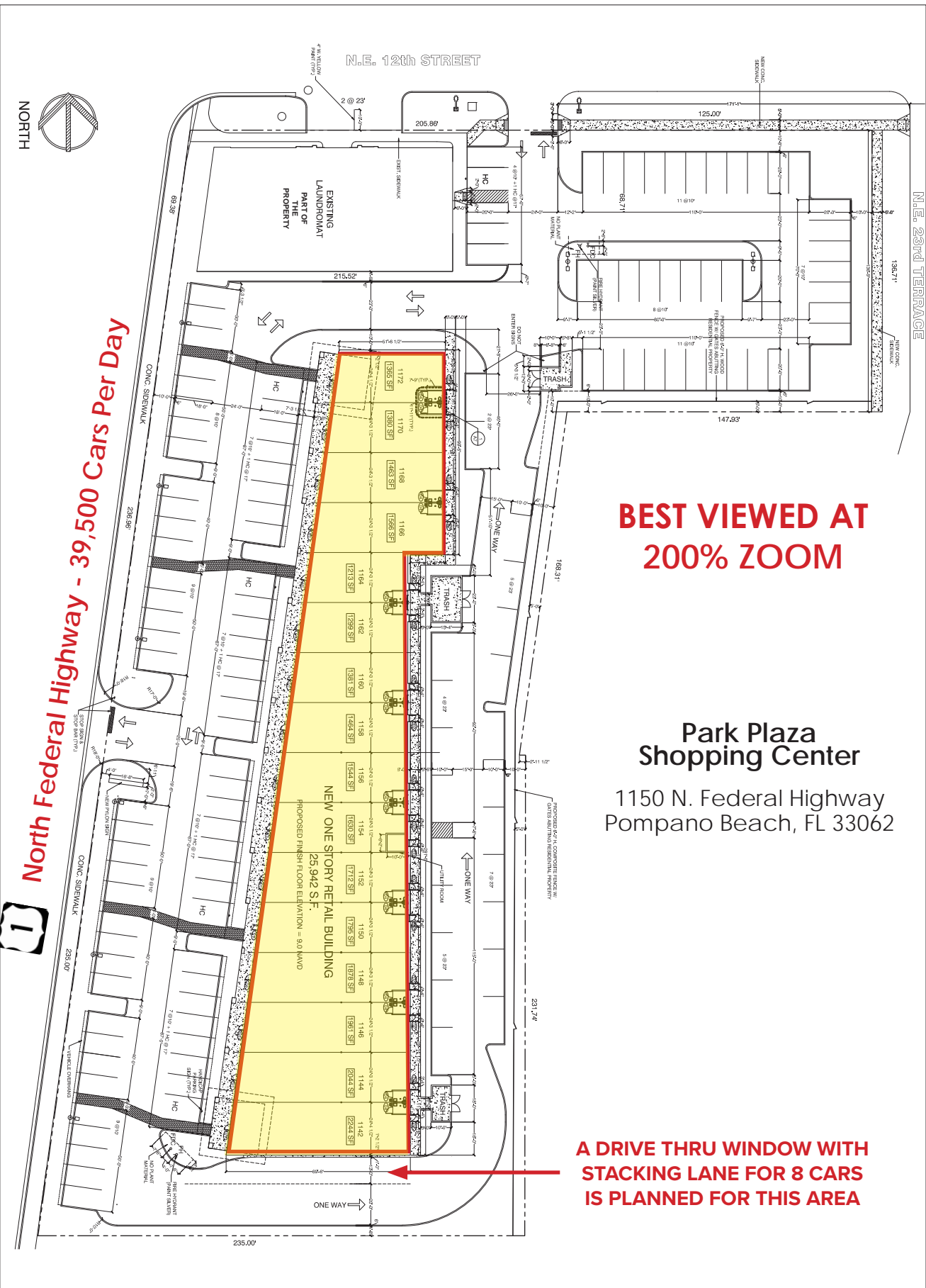
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One Investment Group
COMMERCIAL REAL ESTATE

Ed Gray
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North Federal Highway - 39,500 Cars Per Day



**BEST VIEWED AT
200% ZOOM**

**Park Plaza
Shopping Center**
1150 N. Federal Highway
Pompano Beach, FL 33062

**A DRIVE THRU WINDOW WITH
STACKING LANE FOR 8 CARS
IS PLANNED FOR THIS AREA**

PARK PLAZA SHOPPING CENTER
1150 N. FEDERAL HWY., POMPANO BEACH, FLORIDA

MAEMAR P.C.
A FULL SERVICE ARCHITECTURAL PRACTICE

3996 ORCHARD LANE
LONG GROVE, IL 60047
PHONE : (847) 550-8805
FAX : (847) 550-8815
WWW.MAEMARPC.COM

SHEET #
A1

SHEET TITLE
FLOOR PLAN

DATE: 10-02-13
ISSUED FOR PERMIT
SCALE: 1/8"=1'-0"
PROJECT #: 1302

REV. DATE: 05-14-14
REV. DATE: 02-24-14
REV. DATE:
REV. DATE:

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THE UNDERSIGNED CERTIFIES THAT THESE PLANS
HAVE BEEN PREPARED UNDER MY DIRECT
SUPERVISION AND THAT TO THE BEST OF MY
KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS
OF ADA AND THE FLORIDA BUILDING CODE.
MEHRAN FARAHMANDPOUR LICENSE # AR0123, EXP. 02/28/2015



**Construction Underway
Progress As Of
September 13, 2018**



**Adjacent to the New
LA FITNESS**



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Retail Map

1-Mile & 3-Mile Rings



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Submitted for Review By
One Investment Group
COMMERCIAL REAL ESTATE
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CITY OF POMPANO BEACH

Introduction to Pompano Beach, Florida

The Florida city of Pompano Beach, located in the northern portion of Broward County, lies along the coast of the Atlantic Ocean about 8 miles north of Fort Lauderdale. Centrally located in Florida's famous Gold Coast, the city is situated approximately midway between Miami and Palm Beach (about 35 miles away from each). Pompano Beach is serviced by both Interstate I-95 and the Florida Turnpike.

Named for a species of fish (pompano) which swims abundantly in the area's warm Atlantic waters, the city was originally inhabited by the Tequesta Indians, who survived on the subtropical land by living in villages near the ocean and feasting on its abundant sea life. European colonization eventually led to the destruction of the Tequesta way of life, and the Tribe was replaced in the area by the Seminoles.

Until the arrival of the railroad in 1896, the region was not linked to the rest of the nation but after this time the municipality grew and the city of Pompano became incorporated in 1908. In 1947, Pompano officially merged with the beach area to its east to become the city of Pompano Beach. The city today relies on tourism, light manufacturing, retail and high technology as its principal industries.

BROWARD COUNTY

Broward County is located in Southeast Florida and is bordered by the Atlantic Ocean to the east, the Everglades to the west, Palm Beach County to the north and Miami-Dade County to the south. It is easily accessible via Interstate-95, Interstate-75 and Florida's Turnpike - the three primary north/south freeways within South Florida. Other major thoroughfares in the county include the Sawgrass Expressway and Interstate-595 - which connects western Broward County with the eastern portions of the county. Transportation is facilitated by countless miles of waterways, an international airport, three local airports and a seaport. The county covers a total area of 1,320 square miles, including 1,205 square miles of land, 65% of which is conservation area, and 115 square miles of water.

There are 31 incorporated cities within Broward County, many of which have experienced substantial growth over the last two decades. Recent trends indicate major growth towards western Broward County from the populated metro areas of eastern Broward and Miami-Dade counties, and the resurgence of the downtown areas of Fort Lauderdale and Hollywood into 24-hour cities. Broward offers 23 miles of Atlantic Ocean coastline, an average annual temperature of 76 degrees, and a comfortable lifestyle attracting residents, businesses and visitors.

ACCESS / TRANSPORTATION

Fort Lauderdale lies at the heart of South Florida, midway between Miami-Dade and Palm Beach counties. Access to major South Florida centers of employment is extremely convenient due to the city's direct access to major transportation networks including I-95, Florida's Turnpike and the Sawgrass Expressway - which provides access to Port Everglades and the Fort Lauderdale/ Hollywood International Airport. The following is a sampling of the area's major roadways, airports, seaports and railways.

MAJOR ROADWAYS



I-95, located less than 10-minutes west of the Property, is Florida's largest interstate highway and provides direct access to many major cities along Florida's east coast. I-95 extends from Florida all the way up the eastern seaboard of the United States.



Florida's Turnpike is the state's most traveled toll road connecting the Miami area to Central Florida. Florida's Turnpike intersects with I-75 in northern Miami-Dade County, which extends from Miami, west to Naples.



Federal Highway (US 1) is one of Florida's major north-south thoroughfares running along the eastern coast. Federal Highway is adjacent west of the Property. It connects Broward County residents to adjacent Miami-Dade and Palm Beach Counties.



Florida State Road A1A is one of the most scenic routes in the State of Florida. It starts out in Miami Beach and connects north ending in Amelia Island. The road intersects at Sample Road, one of the main thoroughfares in Lighthouse Point.



Dixie Highway is one of South Florida's most traveled roads connecting the Miami area to Broward. At only 1.6-miles from the Property, Dixie Highway extends from Florida and runs north-south through the eastern coast of the United States.

State Road 834 (Sample Road) is a major east-west state road in South Florida. SR 834 is the main entrance leading to Lighthouse point, and is less than 0.5-miles north from the Property.



LOCAL EMPLOYERS



BROWARD COUNTY TOP-10 EMPLOYERS

Ranking	Company	City	Employees
1	Broward County School Board	County-Wide	32,600
2	Memorial Healthcare System	County-Wide	11,500
3	Broward Health	County-Wide	8,234
4	Nova Southeastern University	Davie	7,610
5	Broward County Commission	County-Wide	5,884
6	Broward County Sheriff	County-Wide	5,438
7	American Express	Plantation	3,500
8	AutoNation	Fort Lauderdale	3,381
9	Ultimate Software	Weston	2,550
10	Interbond Corp. of America (BrandsMart)	Hollywood	2,400



*Source- Greater Fort Lauderdale Alliance 2016



EMPLOYMENT / ECONOMIC IMPACT

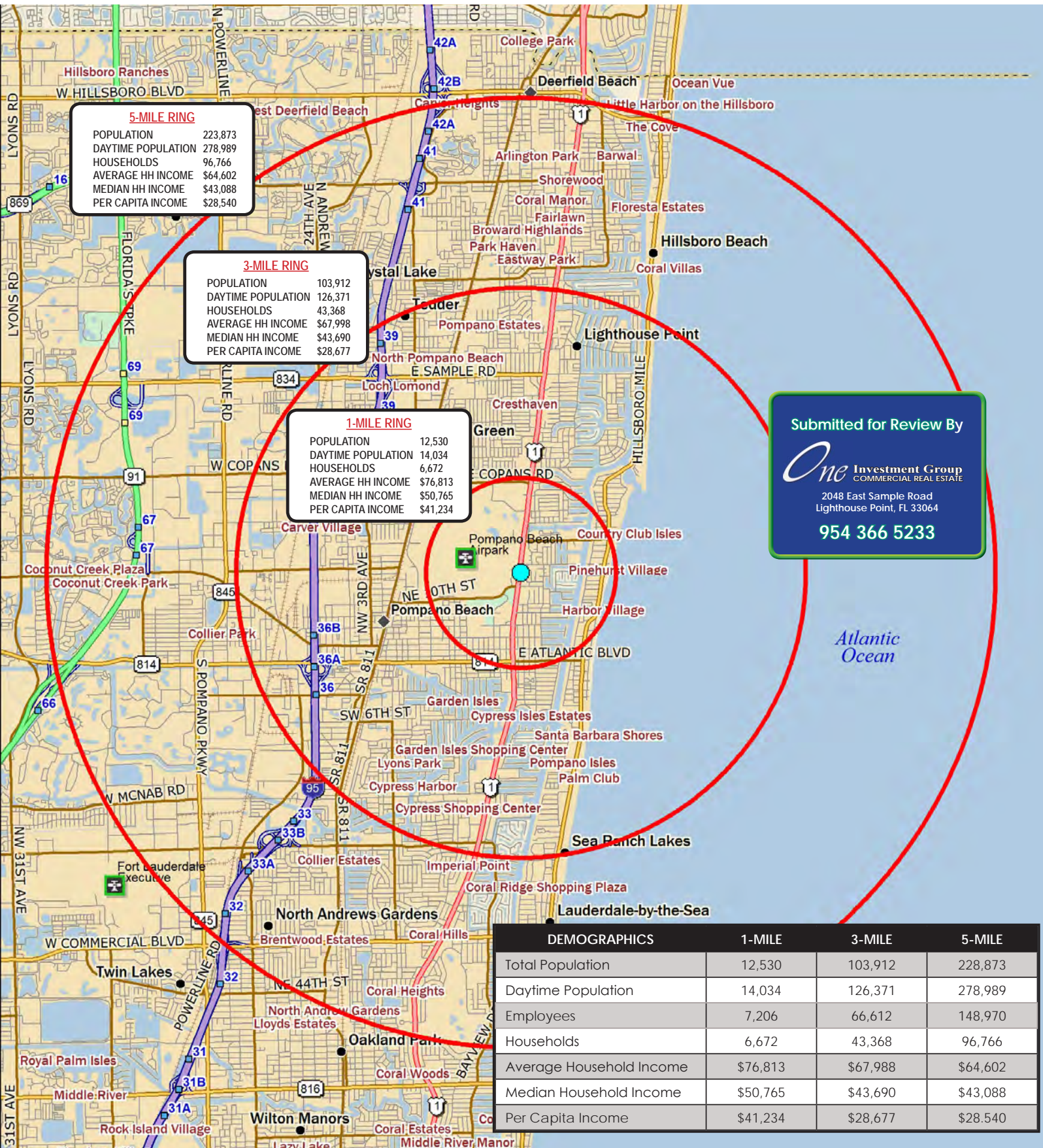


Broward County has grown to become a multifaceted industrial center and regional leader in business. Due to the region's highly-skilled labor force, favorable business climate and low cost of living, the metropolitan area has experienced tremendous population and employment growth over the past 20 years.

Pompano Beach has become a thriving hub for industries and an attractive place to flourish and play. Located within proximity to I-95, Federal Highway, Tri-Rail and the Florida East Coast Corridor, the city provides easy access to three international airports and two seaports. In addition to more than 3.5-miles of sandy white beach, 650+ acres of public parks and year-round water sports, the city aims to continue renovating areas of Pompano Beach to attract new residents and businesses.

- The creation of the Innovation District in Downtown Pompano Beach is the result of the joint efforts of the City and the Community Redevelopment Agency ("CRA"). This Innovation District is expected to create a dense, urban and pedestrian-oriented Downtown, supporting new residents and becoming the epicenter for employment, retail and commercial services.
- The City and CRA are also currently spearheading redevelopment activities that will include the construction of mixed-use buildings in the MLK Boulevard & Historic Old Town District.
- The 2016-2017 total taxable value for all property in the City of Pompano Beach, as provided by the Broward County Property Appraiser's Office, is \$12,087,825,751. In comparison, the Fiscal Year 2016 taxable value increased by 9.21% or 1.02 billion from Fiscal Year 2016.
- South Florida is the 8th-largest metropolitan statistical area (MSA) in the nation with roughly one-third of Florida's total population.
- Unemployment in the MSA stood at a paltry 5.1% as of January 2017.

Demographic Information 1-Mile, 3-Mile & 5-Mile



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