



# THE CROSSROADS RETAIL & OFFICE PARK

## POMPANO BEACH, FLORIDA

### LOCATION DESCRIPTION

The Crossroads Retail and Office Park is a mixed use property ideally located one mile from the Florida's Turnpike and 2 miles from I-95 and the Sawgrass Expressway. Situated on one of Broward County's busiest intersections, the Sample Road/Powerline Road location is easy to access from all points north and south and east and west. The Crossroads boasts a tenant roster that creates a unique amenity filled environment for tenants, their staff and patrons.

- Located Two miles from I-95 and One mile from Florida's Turnpike
- Retail Space with Frontage on Sample Road
- Excellent Signage Opportunities
- Campus style park offering highly visible retail space and interior office space
- Surrounded by successful, long term tenants attracting customers to your business
- Strategically designed features
  - Wide glass display windows
  - Covered sidewalks
  - Signage for street frontage and office
  - Premium signage available
  - Excellent street visibility at high traffic volume intersection

### PROPERTY FEATURES AND AMENITIES

- Traffic Count of: 77,000 AADT
- Flexible lease terms
- Executive office suites available
- Beautifully landscaped atrium court yards
- Available restaurant site
- Available bank site

**SAVITAR**

SAVITAR PROPERTIES, INC.

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