

SMD

Southern Management
and Development, L.P.

1990 N Federal Hwy

Pompano Beach, FL

Newly renovated center located
just south of the intersection of
Copans Road and US 1 directly across
from the Pompano Citi Centre Mall

Suite D -2,025 SF
End cap space available in
high traffic area directly fronting US 1

Suite C - 2,050 SF
Fully built-out Medical Space

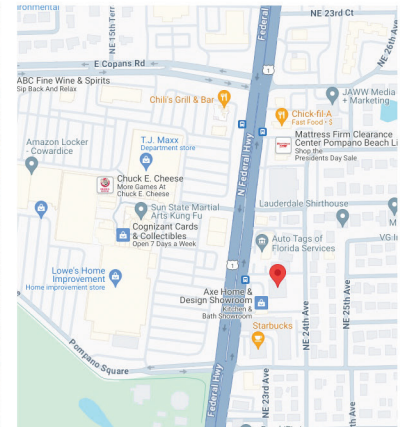
Monument signage opportunity
facing North and South
lanes on US 1

Will eliminate "Primary Care"
on existing pylon for new tenant

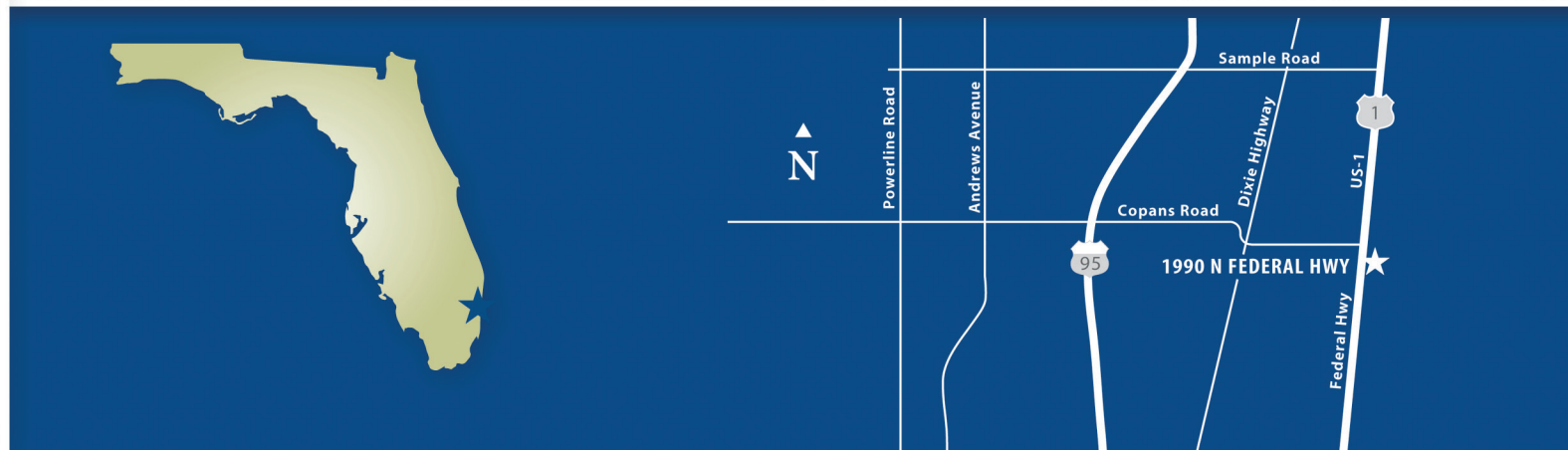
CREATING VALUE

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SMDPROPERTY.COM



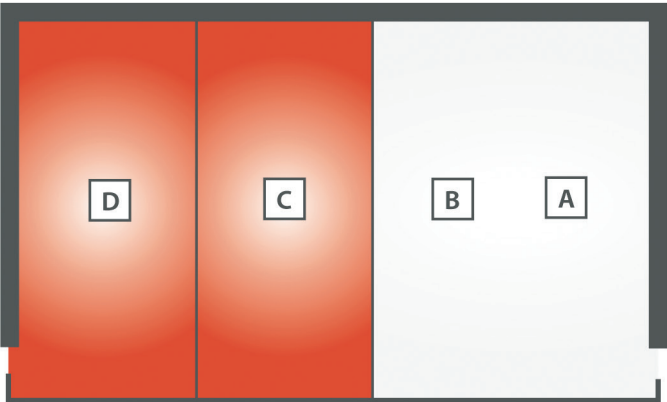
CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



1990 N Federal Hwy

Pompano Beach, FL

NE 24th Avenue



U.S. 1 | Federal Highway

DEMOGRAPHICS

DESCRIPTION	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population			
2010 Population	45,515	207,076	800,835
2023 Population	48,071	231,210	884,644
2028 Projection	47,373	230,096	880,324
Annual Growth 23-2028	0.4%	0.9%	0.8%
Population by race			
White	33,704	159,890	566,046
Black African American	12,303	60,510	267,483
Hispanic Other	10,945%	57,894	244,864
Household			
Average Income	\$86,003	\$79,356	\$89,569
Household			
Median Income	\$58,710	\$54,331	\$61,173
Median Age			
	48.1	47.6	43.9

LEGEND

1990 N Federal Highway

UNIT	TENANT	SQ.FT.
D	Available	2,025
C	Available	2,050
A-B	Cano Health	4,860

BUILDING
TOTAL 8,935 SQ FT