

200,144 SF
RETAIL SHOPPING
CENTER

ANCHOR
SPACE
AVAILABLE

SHOPPER'S HAVEN

3303-3559 N FEDERAL HIGHWAY POMPANO BEACH, FL 33064



JOIN TENANTS:

Publix



BEALLS



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Building Better Retail Experiences



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PROPERTY HIGHLIGHTS

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- Located at the southwest corner of North Federal Highway and Sample Road
- Excellent access and visibility
- Site offers shopping convenience to the affluent intracoastal communities in Deerfield Beach and Lighthouse Point
- Over 76,000 ADT at the intersection

DEMOGRAPHICS

2024	1 Mile	3 Mile	5 Mile
Est. Population	19,602	121,036	248,482
Average HH Income	\$66,777	\$57,835	\$62,632
Labor Force	10,882	60,010	109,589

*Source: PlacerAi, 2024

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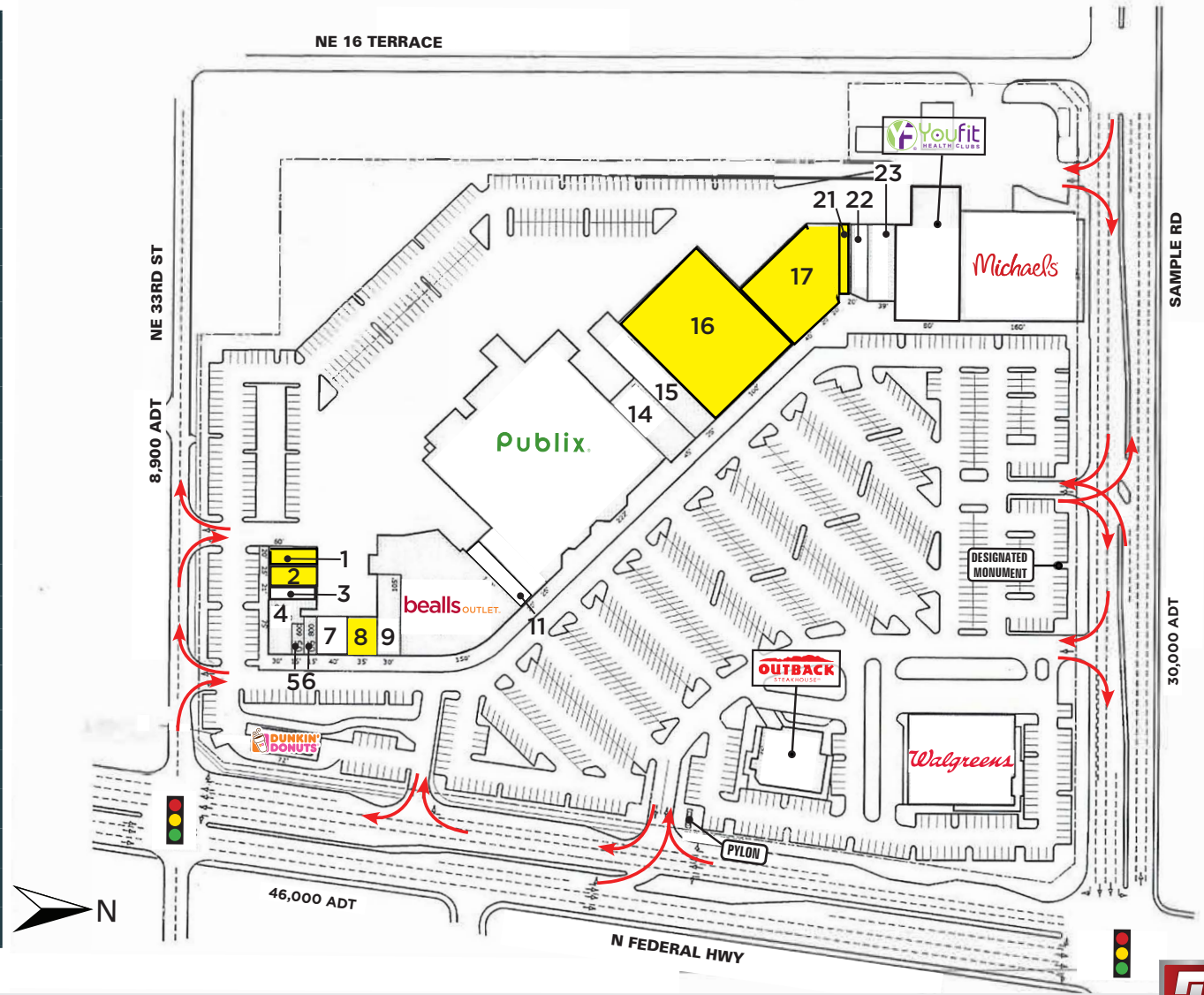
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SITE PLAN

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SUITE	TENANT	SF
1	Available	1,200
2	Available	1,500
3	St. Lazzarus Botanica	1,274
4	Laz Carnitas Express	2,700
5	Advance America	600
6	Angel Nails	800
7	Pho Lavie Restaurant	2,000
8	Available	1,750
9	North Broward Community Health	3,150
10	Beall's Outlet	20,000
11	Dominos	1,800
12-13	Publix	48,387
14	Xfinity/Comcast	4,950
15	Independence Laundry, LLC	6,864
16	Available	24,866
17	Available	12,015
21	Available	1,342
22	Parfait Nail Spa Inc.	1,804
23	Leslie's Poolmart, Inc	3,900
26	Youfit	13,236
27	Michael's	21,302
28	Dunkin Donuts	1,872
29	Outback Steakhouse	6,702
30	Walgreens	15,930



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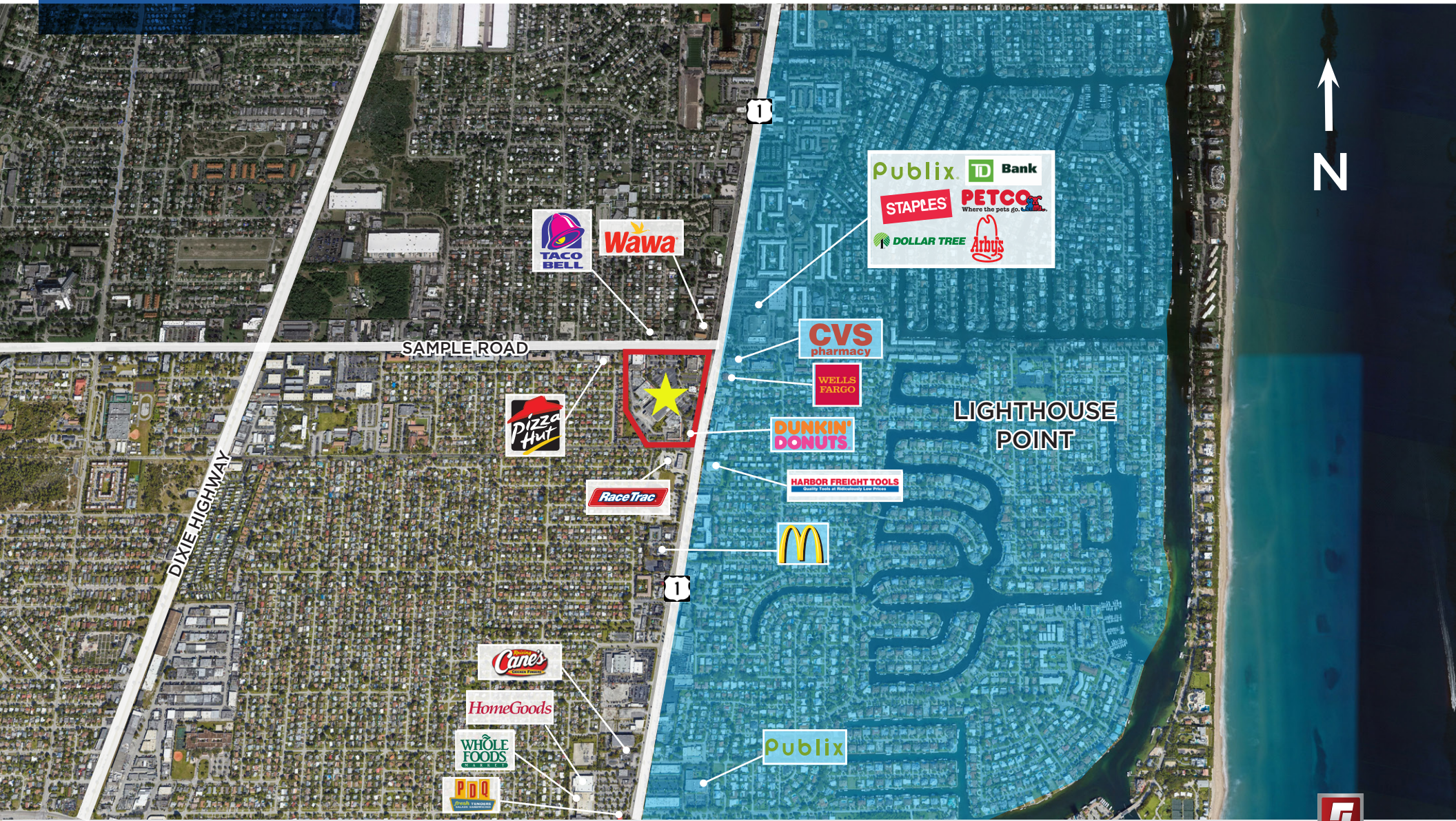
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RETAIL AERIAL

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