

FOR LEASE

41 NORTH FEDERAL HIGHWAY

POMPANO BEACH, FL 33062



PROPERTY DESCRIPTION

Two story retail and office plaza located on the Northwest corridor of Atlantic Blvd and Federal highway in Pompano Beach FL.

PROPERTY HIGHLIGHTS

- High visibility, traffic counts exceeding 50,500 vehicles per day
- Prominent monument signage fronting Federal Hwy. and accessibility
- Located in strong retail corridor with retailers, including Publix, LA Fitness, Wells Fargo, CVS, Walgreens, Whole Foods, etc. within 2 miles of Subject
- Beautifully built out former chiropractic office available

SPACES

LEASE RATE

SPACE SIZE

41D

\$25.00 SF/yr

1,724 SF

43

\$30.00 SF/yr

2,225 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

8,395

44,837

100,304

Total Population

15,838

99,508

232,608

Average HH Income

\$113,654

\$107,598

\$104,636

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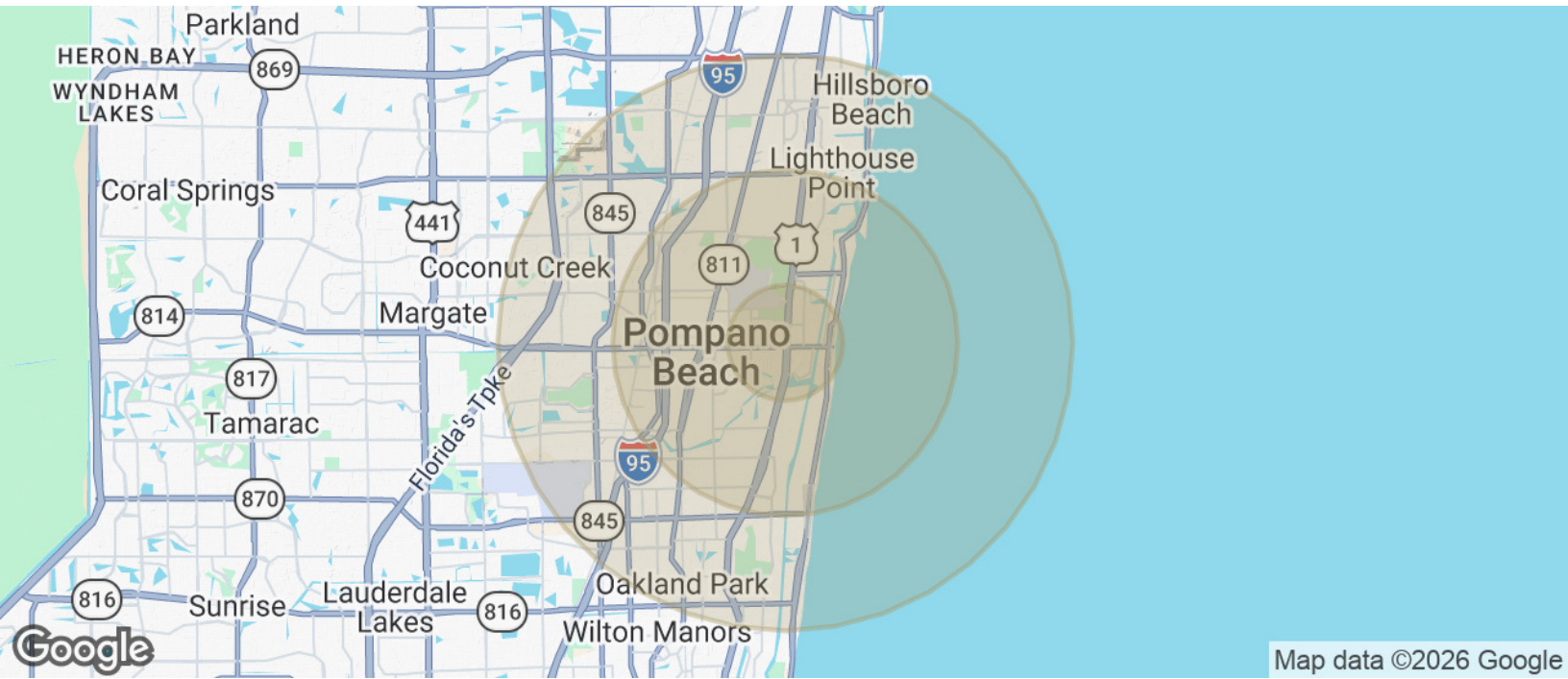
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,838	99,508	232,608
Average Age	52.2	45.5	44.8
Average Age (Male)	52.7	45.7	45.1
Average Age (Female)	50.3	45.2	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,395	44,837	100,304
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$113,654	\$107,598	\$104,636
Average House Value	\$543,542	\$562,220	\$482,596

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