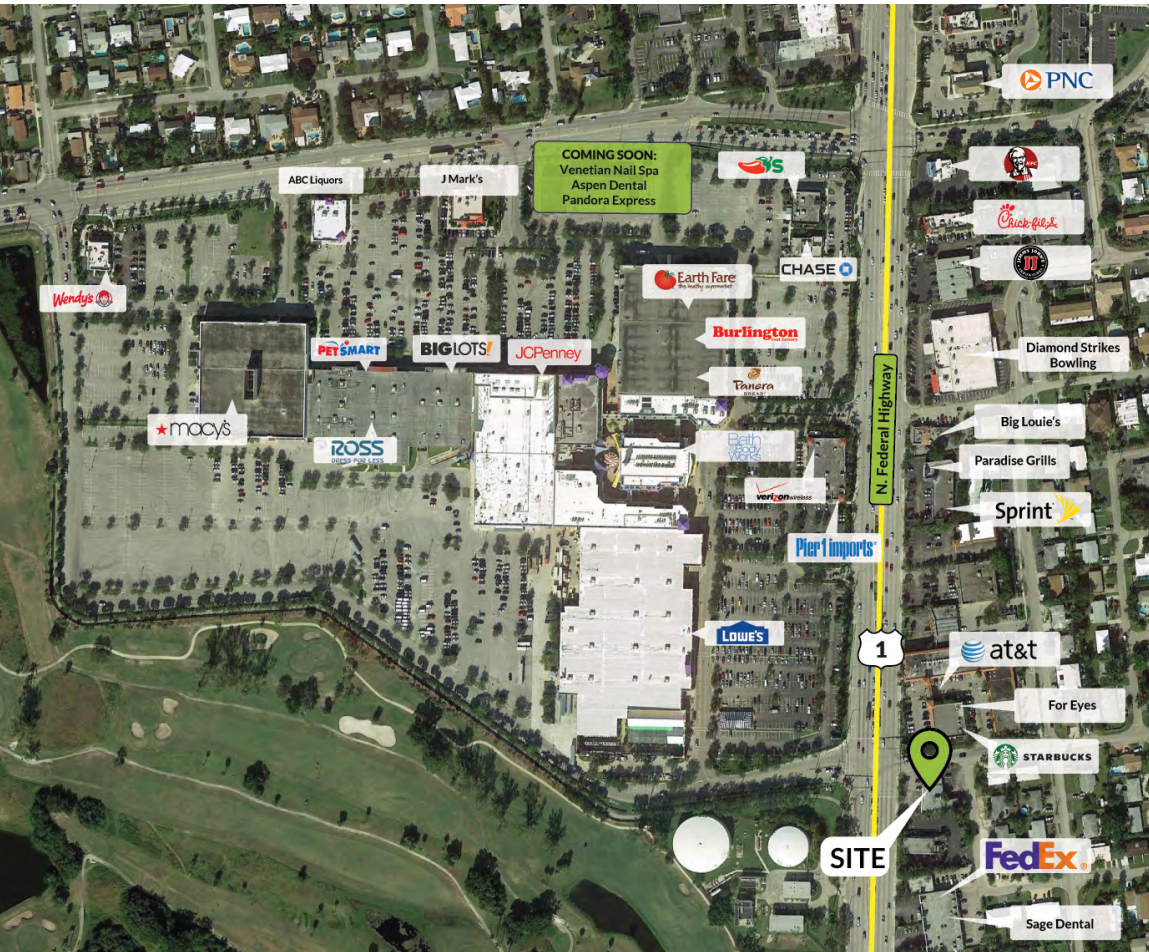


For Sale
or Lease

FORMER PAYLESS

1790 N Federal Highway, Pompano Beach, FL 33062



PROPERTY HIGHLIGHTS

- 🌿 **GLA:** 17,837 SF, 0.41 acres (Land) / 5,327 SF plans reflect 4,613 SF building
- 🌿 **County:** Broward
- 🌿 **Space Available:** Up to 5,327 SF
- 🌿 **Lease Type:** NNN
- 🌿 **Asking Price:** ~~\$2.5M~~ ~~\$2.395M~~ \$2.1M (recently reduced)
- 🌿 **Surrounding Anchor(s):** Whole Foods, Publix, Ulta, Earthfare, Lowe's, Office Depot, Ross, PetSmart, HomeGoods, ABC Liquors, AMC Pompano Beach
- 🌿 **Over 2,500 new luxury residential rental units** that are newly built, under construction, or approved within a 3 mile radius of the site.
- 🌿 **Traffic Counts:** 47,000 Vehicles / Day

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	14,056	102,226	226,119
Average HH Income	\$86,367	\$77,256	\$73,632
Median HH Income	\$65,123	\$57,979	\$54,442
Employees	4,367	50,353	139,900
Median Age	46.5	43.9	45.0

Source: STI: PopStats, 2018

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1 TENANT



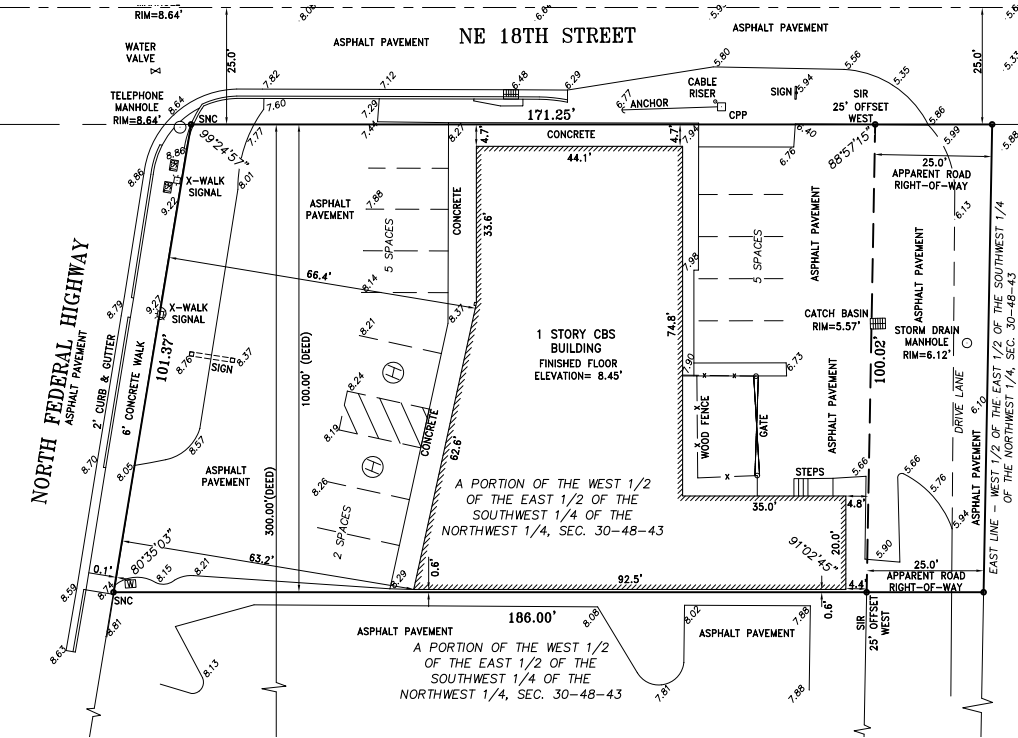
2 TENANTS



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SURVEY



SITE PLAN – 1 TENANT



SITE PLAN – 2 TENANTS



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