

FOR LEASE



Palm Aire Marketplace

299 S Powerline Rd, Pompano Beach, FL 33069

FranklinStreet



PALM AIRE MARKETPLACE

Highlights



Anchored by national tenants Dollar Tree, CVS, and Rent-A-Center



Situated at the Powerline/Atlantic intersection



Located at the southwest corner of W. Atlantic Blvd. and Powerline Road, between I-95 and the Florida Turnpike



Total GLA – 140,312 SF



Traffic Counts:

± **50,081 AADT** on Powerline Rd

± **45,990 AADT** on W Atlantic Blvd

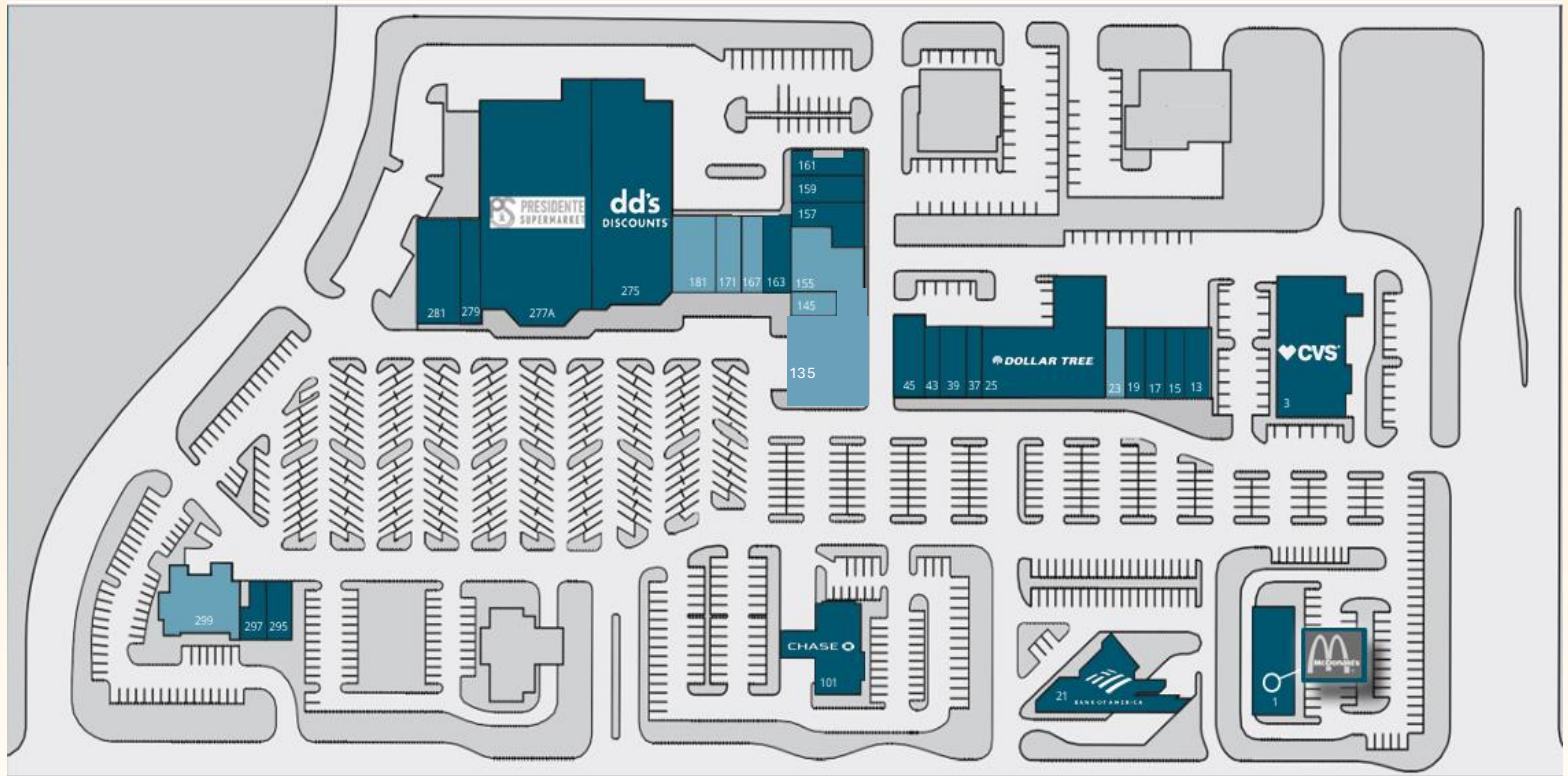


Palm Aire Marketplace is a vibrant 140,312 SF shopping destination strategically positioned at the high-traffic intersection of W. Atlantic Boulevard and Powerline Road in Pompano Beach, FL — generating a combined ±96,071 vehicles per day. Anchored by Presidente Supermarket and DD's Discounts, the center features a dynamic mix of national and local retail, dining, and professional services, including Dollar Tree, CVS, and Rent-A-Center. Palm Aire Marketplace offers exceptional visibility and accessibility for both tenants and shoppers alike.

TENANT SPOTLIGHT

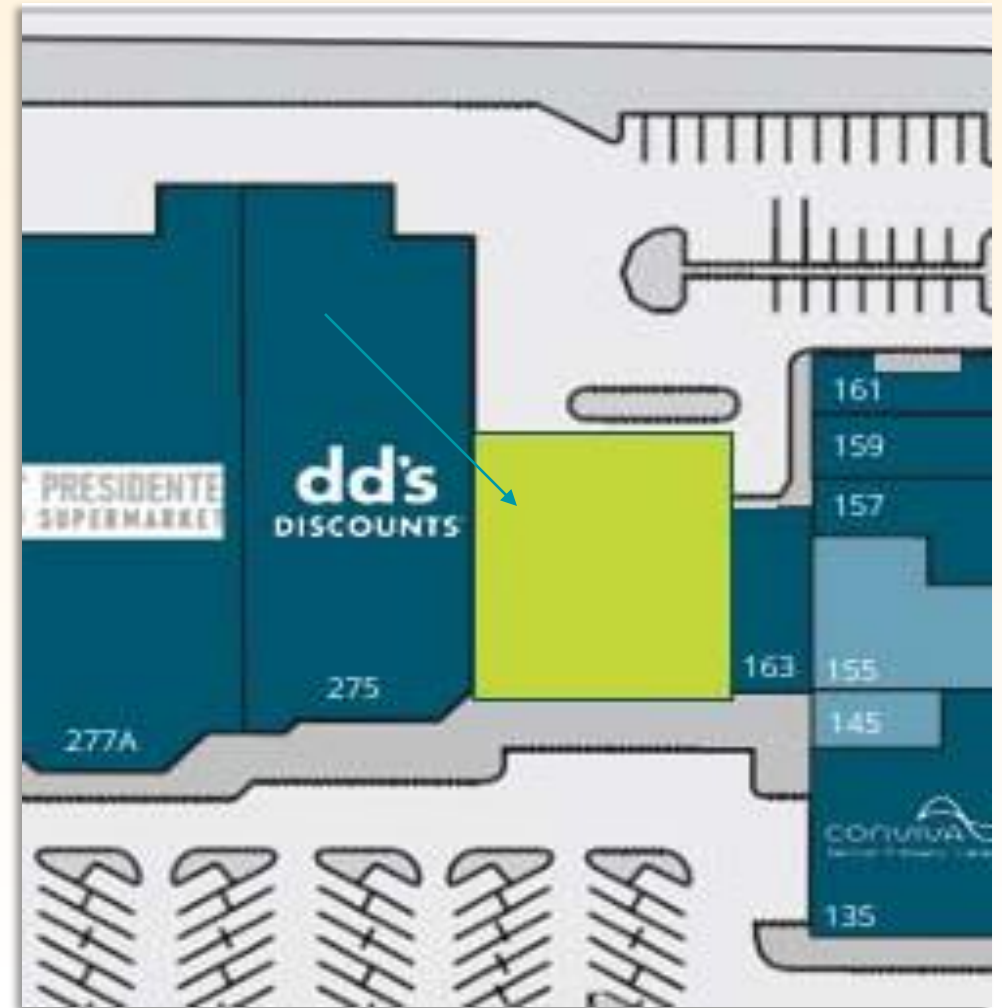
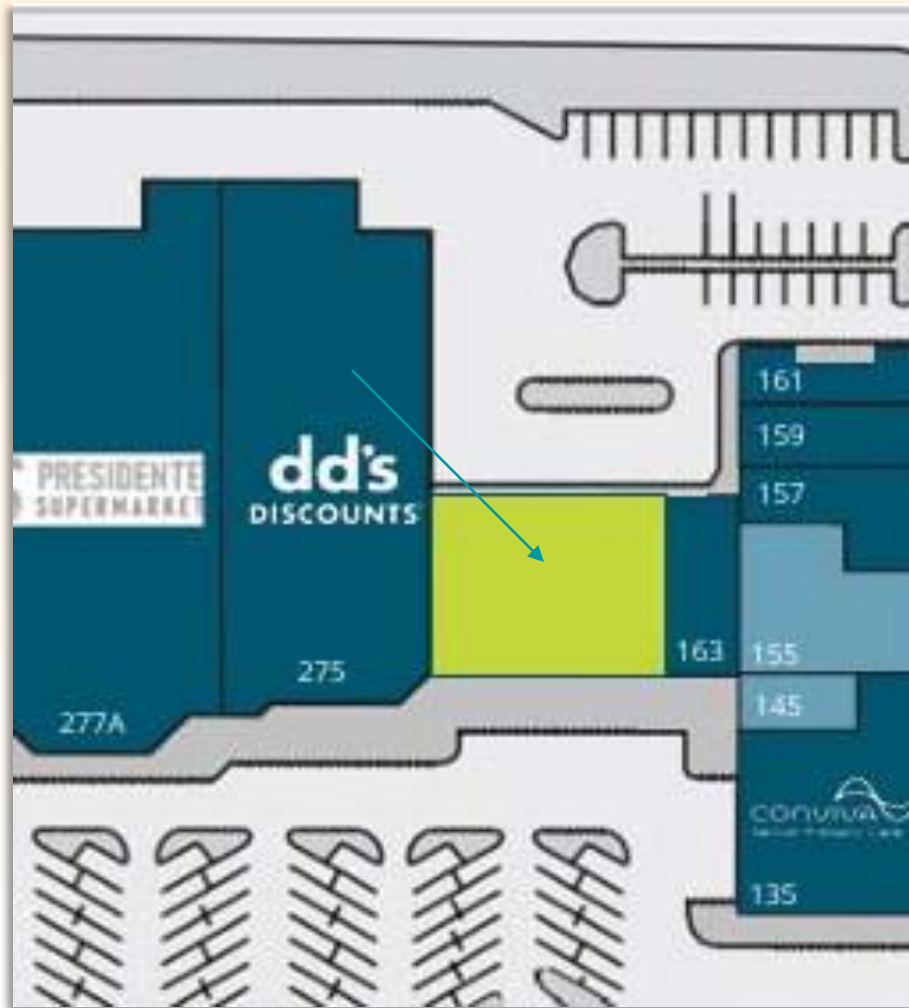


Site plan



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
1	McDonald's	4,022	43	The UPS Store	1,050	171	AVAILABLE	2,000
3	CVS Pharmacy	11,208	45	Sock Monster Laundry	2,925	181	AVAILABLE	3,885
13	Rent-A-Center	3,250	101	Chase Bank	4,558	275	DD's Discounts	23,438
15	Nail Fever II	1,000	135	AVAILABLE	5,500	277	Presidente	30,760
17	Its All Greek to Me	1,500	145	AVAILABLE	1,050	279	Atlantic Liquors	1,880
19	China Star	1,500	155	AVAILABLE	2,985	281	Le Vie Lebanese	4,000
21	Bank of America	2,500	157	Broward Therapy	2,361	295	T-Mobile	1,809
23	AVAILABLE	1,500	159	Dr. Brandwein D.PM PA	1,291	297	Amscot	1,809
25	Dollar Tree	11,750	161	Alan Sloatsky D.M.D. PA	1,239			
37	Voila Bakery & Takeout	1,050	163	Rotelli Restaurant	2,555			
39	Haircut Bar Salon	1,900	167	AVAILABLE	2,000			

Proposed Reconfiguration Opportunities



Demographics

POPULATION

1 mile

12,968

3 miles

117,512

5 miles

382,012

TOTAL HOUSEHOLDS

1 mile

5,577

3 miles

48,401

5 miles

157,014

DAYTIME POPULATION

1 mile

15,678

3 miles

128,802

5 miles

290,129

HOUSEHOLD INCOME

1 mile

\$48,632

3 miles

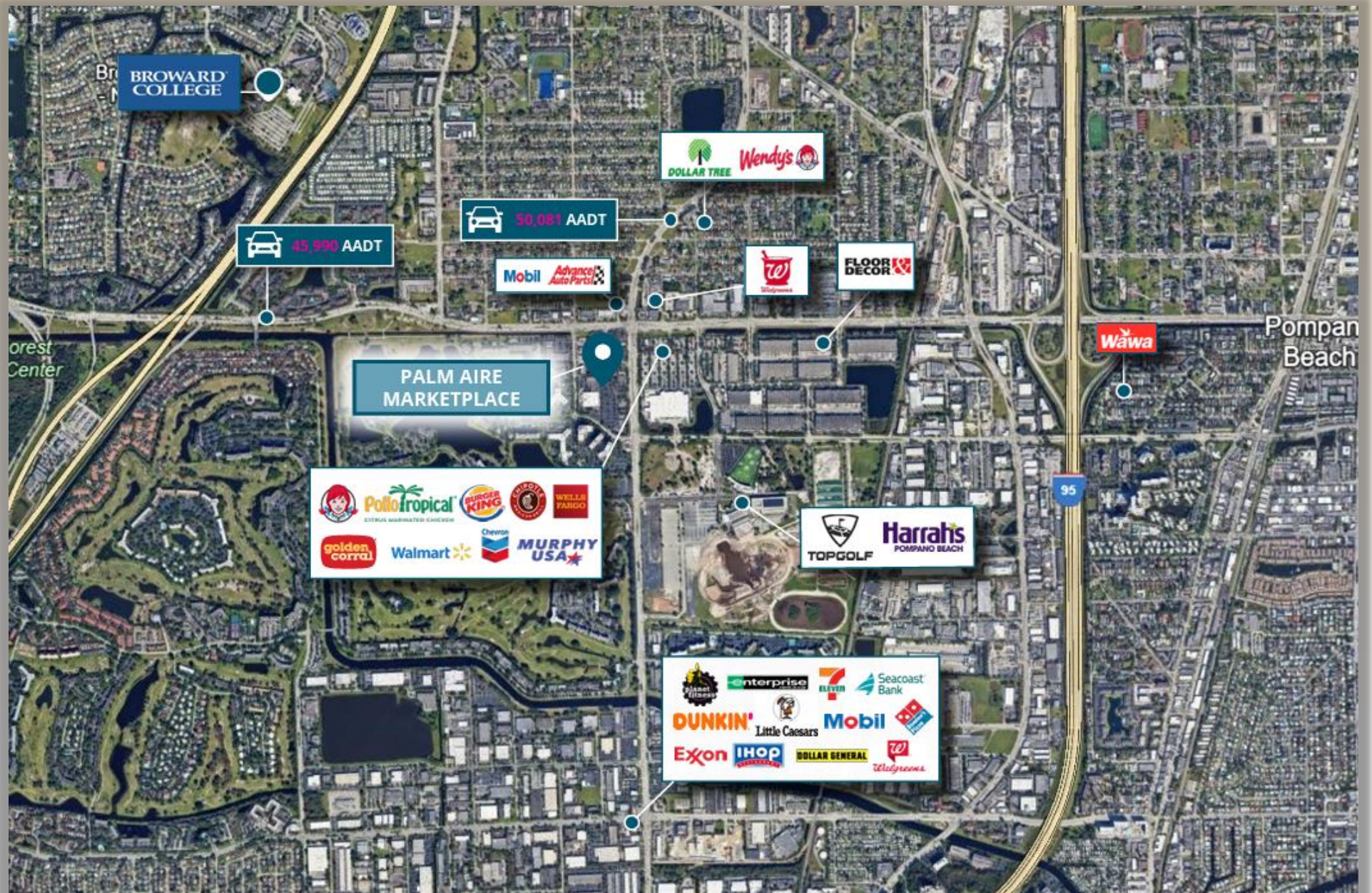
\$63,657

5 miles

\$68,453



Trade area





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