

200,144 SF
RETAIL SHOPPING
CENTER

SHOPPER'S HAVEN

3303-3559 N FEDERAL HIGHWAY POMPANO BEACH, FL 33064

ANCHOR
SPACE
AVAILABLE



JOIN TENANTS:



Ryan Karlin | Ryan.Karlin@Stiles.com
954-627-9216

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NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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PROPERTY HIGHLIGHTS



- 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

	1 Mile	3 Mile	5 Mile
2024 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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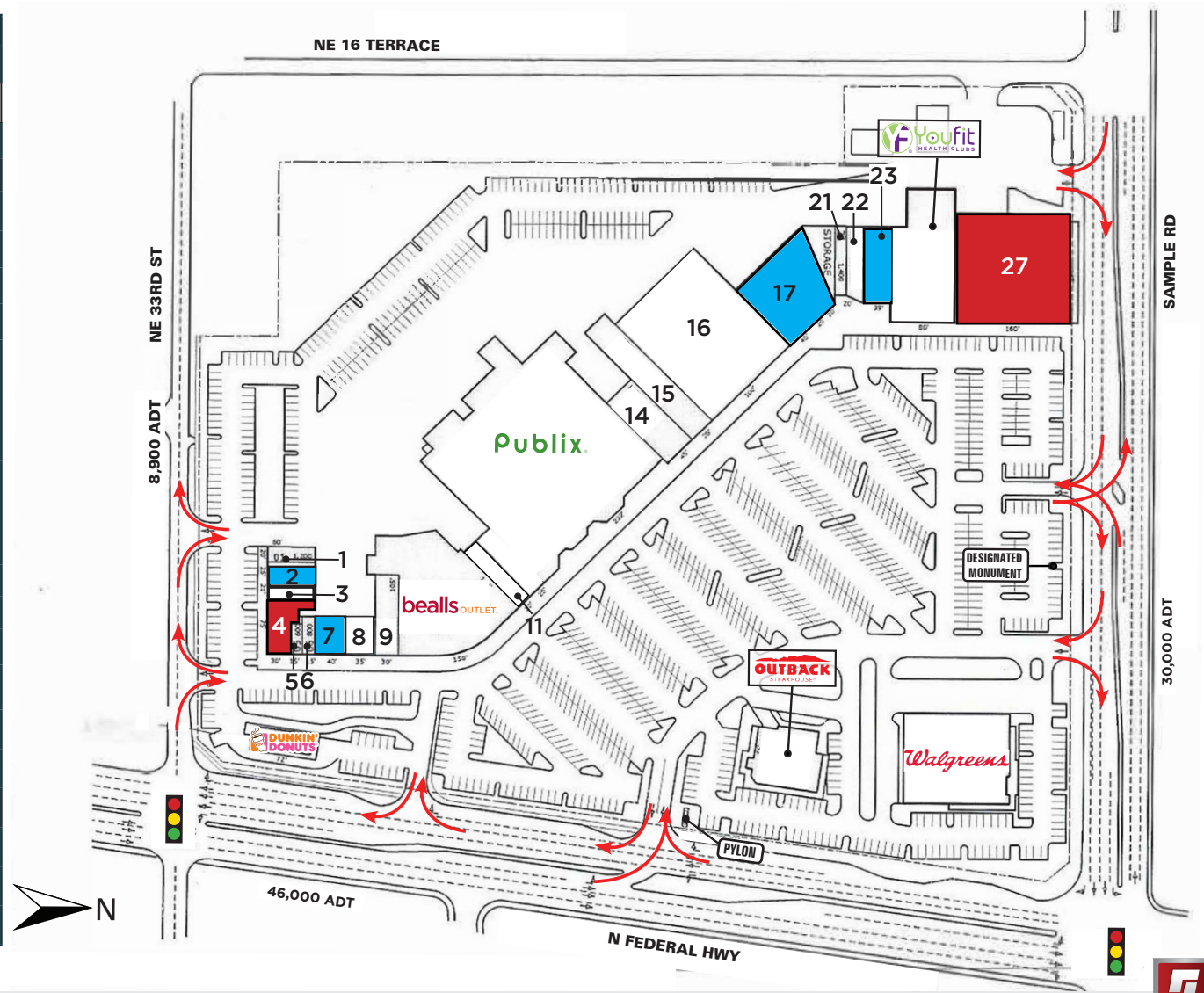
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SITE PLAN

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SUITE	TENANT	SF
1	Stretch Zone	1,200
2	Available	1,500
3	St. Lazzarus Botanica	1,274
4	Coming Available	2,700
5	Advance America	600
6	Angel Nails	800
7	Available	2,000
8	Ideal Dental	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	Ross	24,866
17	Available	12,015
21	H&R Block	1,342
22	Parfait Nail Spa Inc.	1,804
23	Available	3,900
26	Youfit	13,236
27	Coming Available	21,302
28	Dunkin Donuts	1,872
29	Outback Steakhouse	6,702
30	Walgreens	15,930



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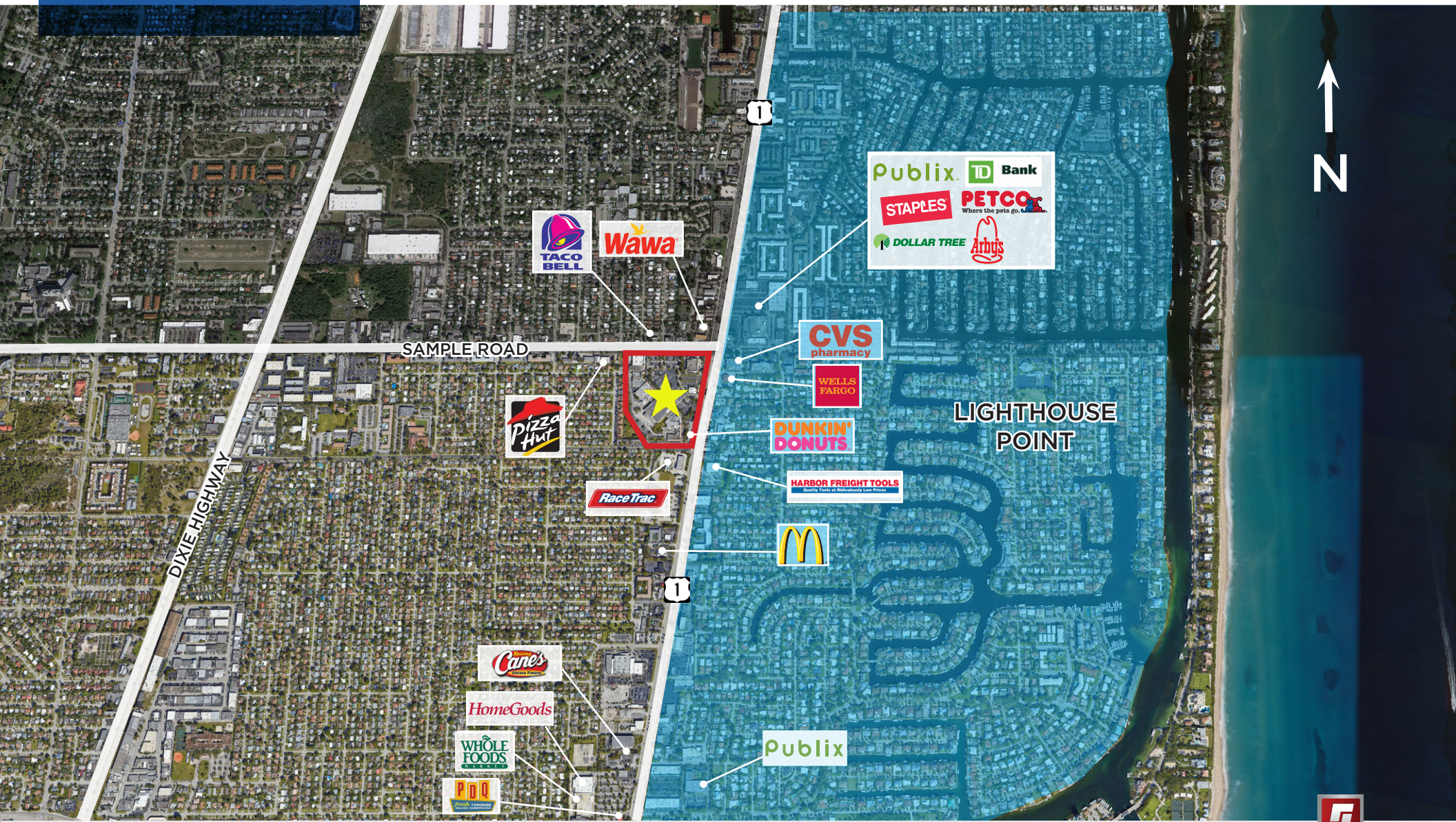
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RETAIL AERIAL

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