

200,144 SF
RETAIL SHOPPING
CENTER

SHOPPER'S HAVEN

3303-3559 N FEDERAL HIGHWAY POMPANO BEACH, FL 33064

ANCHOR
SPACE
AVAILABLE



JOIN TENANTS:



Dan Coyle
Dan.Coyle@Stiles.com
954.627.9272

Building Better Retail Experiences



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

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PROPERTY HIGHLIGHTS



N FEDERAL HIGHWAY +/- 46,000 AADT

SAMPLE ROAD +/- 30,000 AADT

- 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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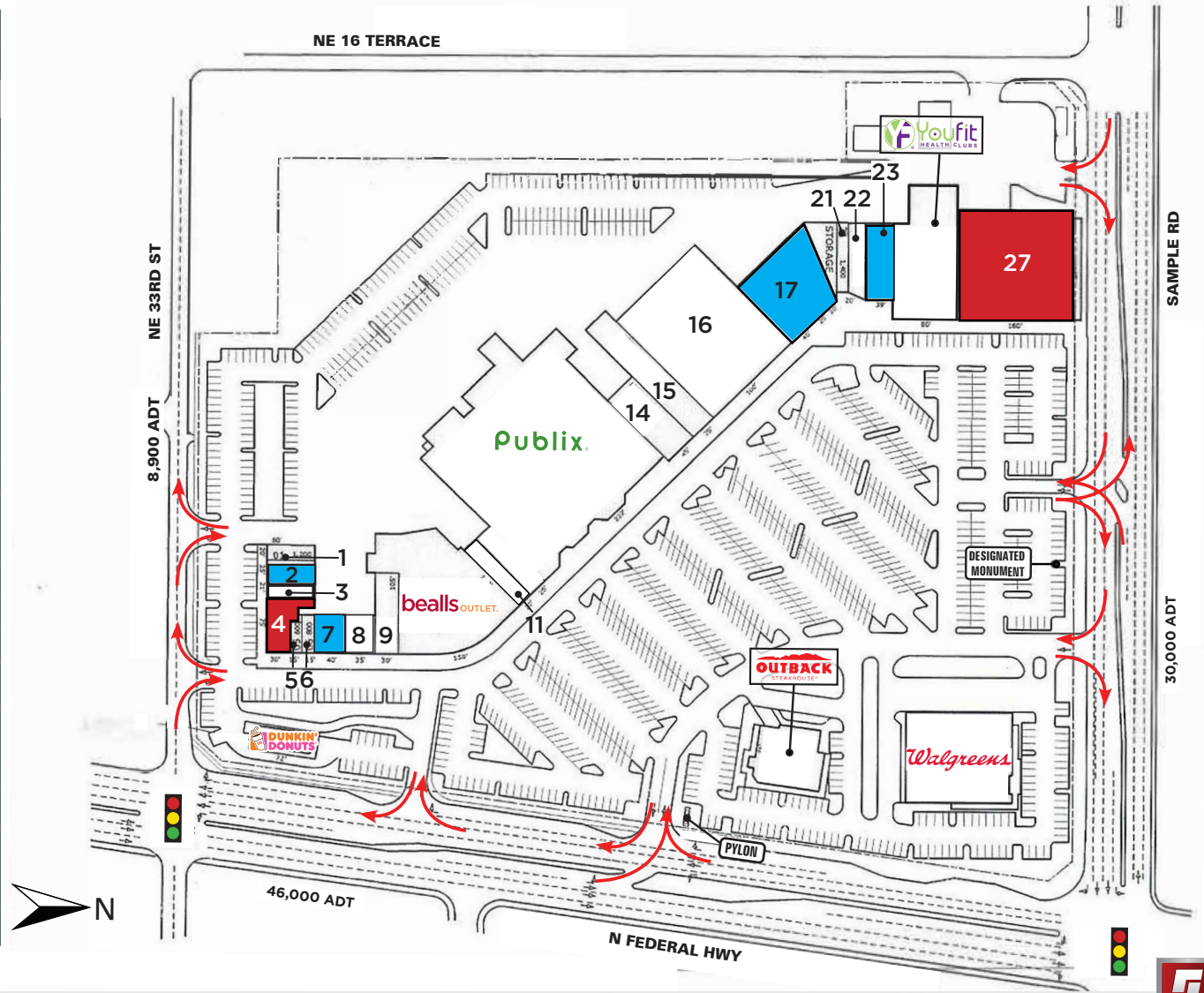
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SITE PLAN

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| SUITE | TENANT | SF |
|-------|--------------------------------|--------|
| 1 | 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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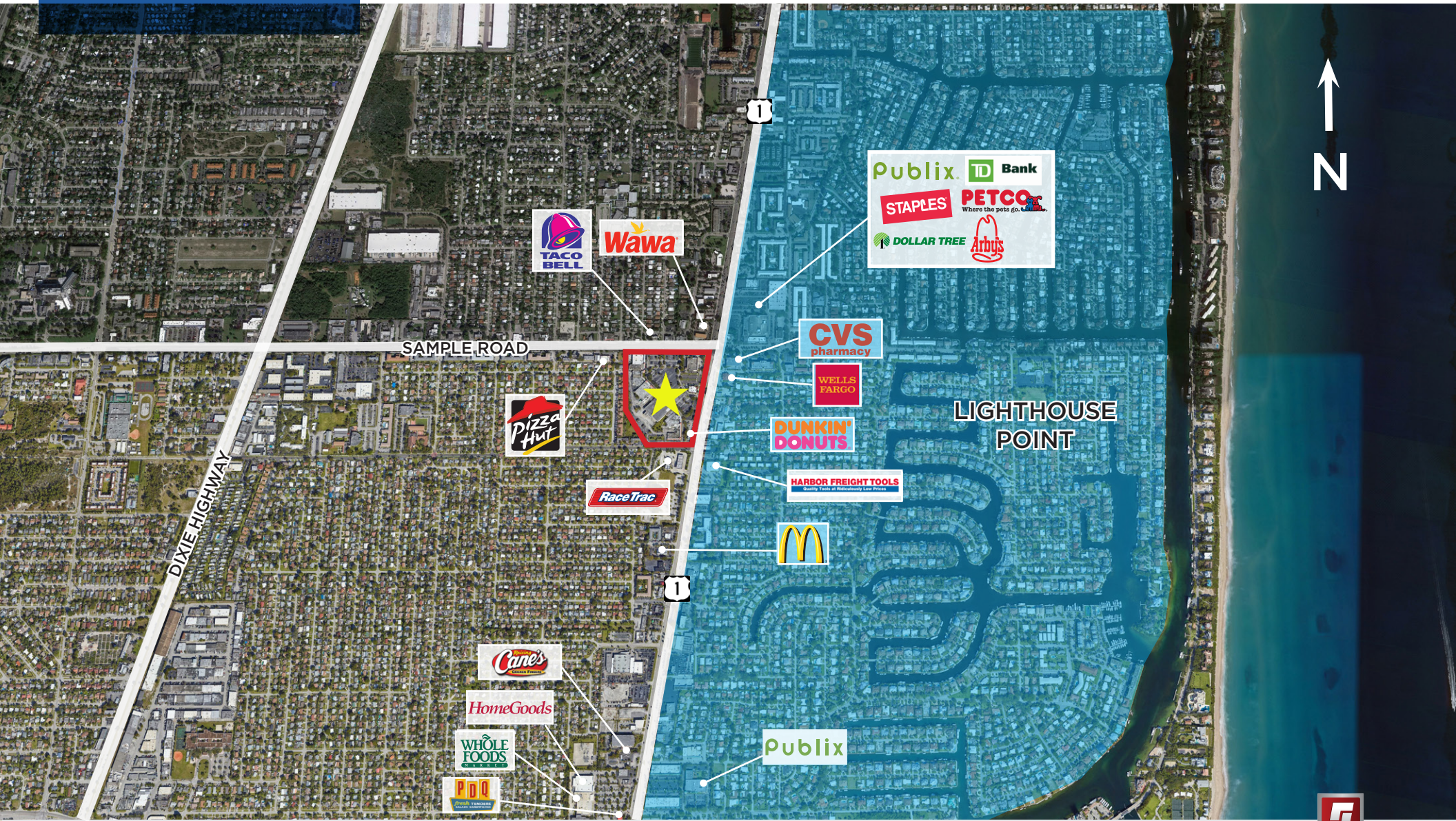
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RETAIL AERIAL

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