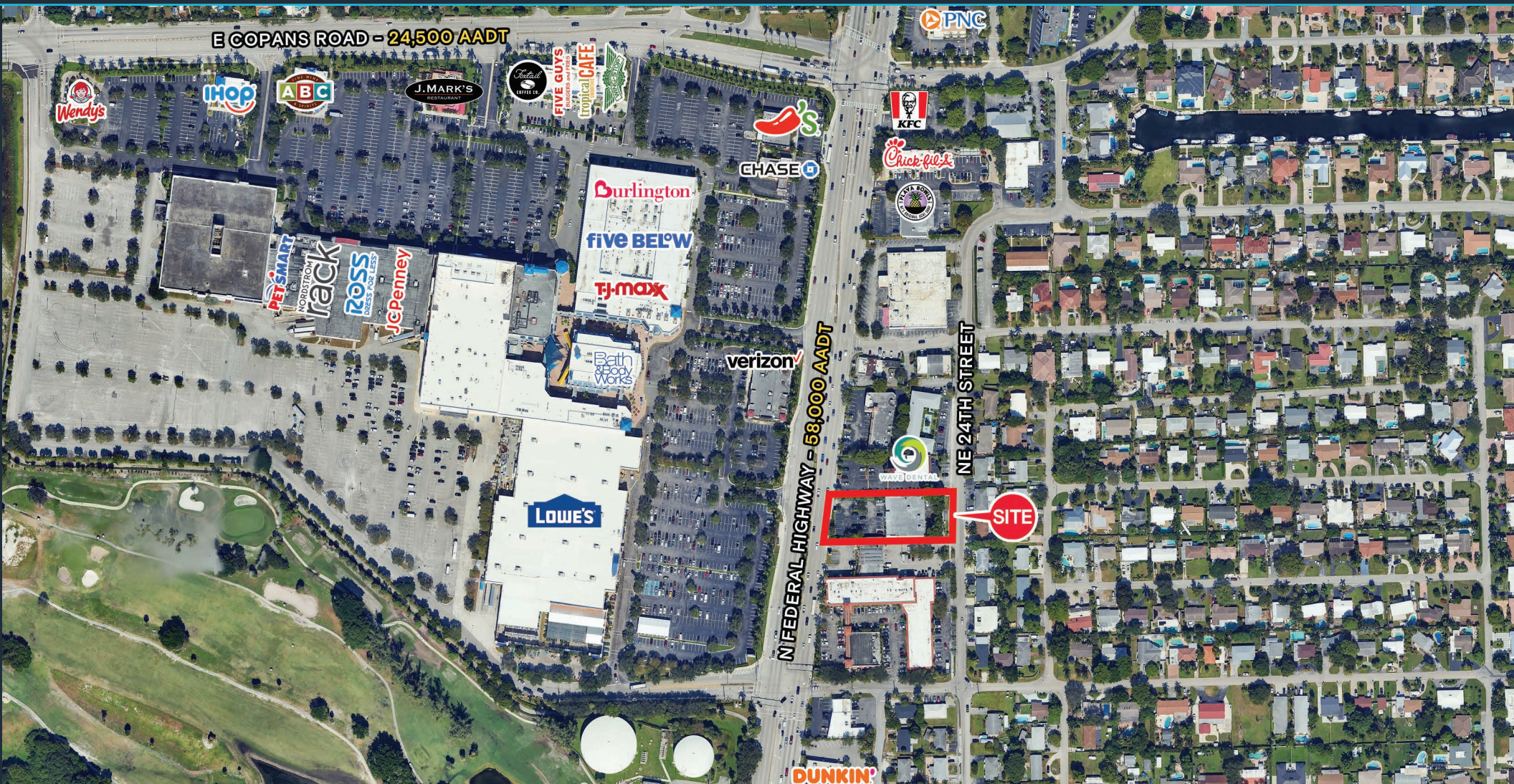


RETAIL SPACE FOR LEASE

# ±2,025 SF & ±2,050 SF AVAILABLE

1990 N Federal Highway, Pompano Beach, FL 33062



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle  
SENIOR DIRECTOR  
allancarlisle@katzretail.com  
(561) 385-491

Jon Cashion  
PRINCIPAL  
joncashion@katzretail.com  
(561) 302-7071

# Property Overview

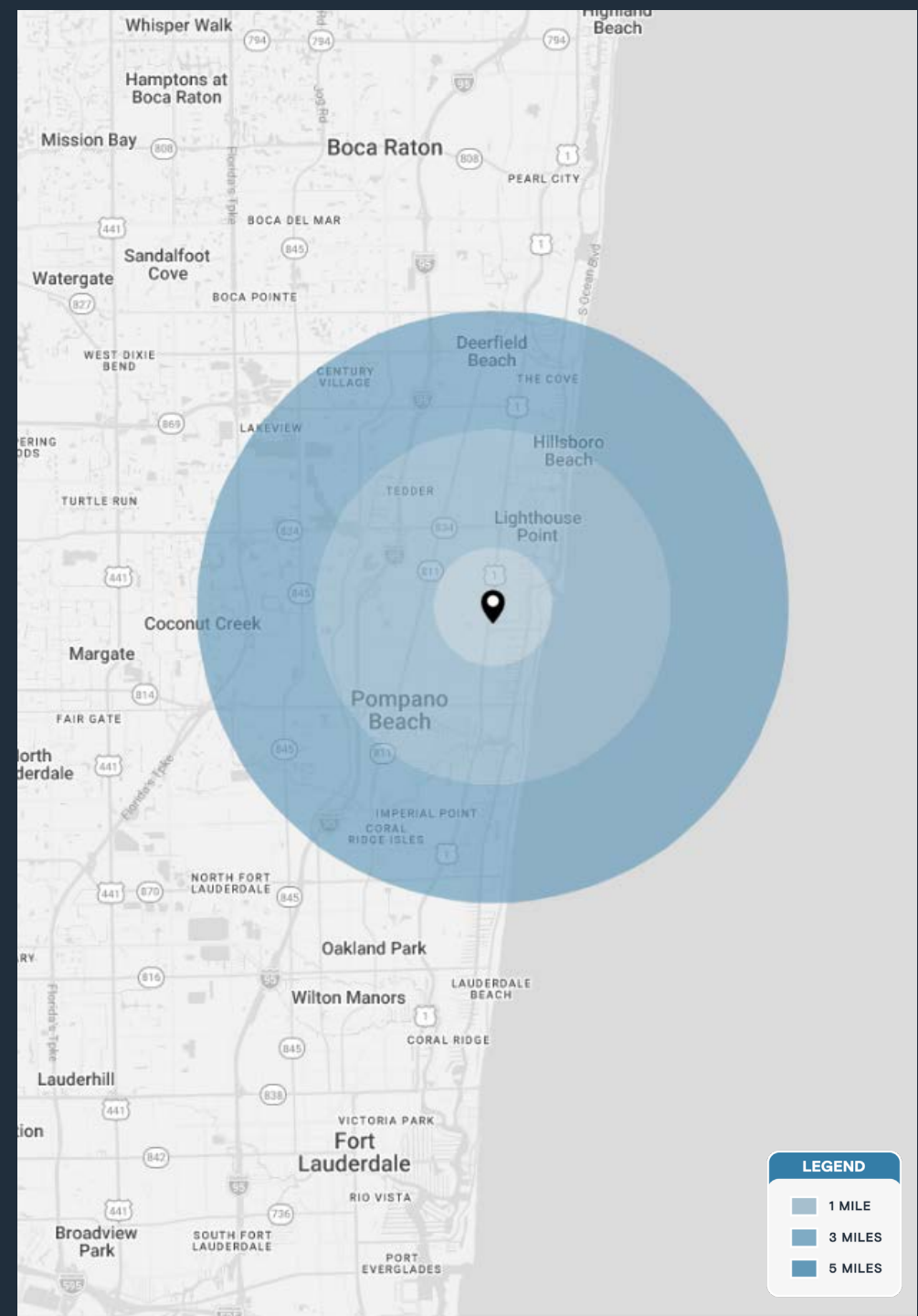
## HIGHLIGHTS

- ±2,025 SF & ±2,050 SF fully built out medical space; or a total of ±4,075 combined
- 58,000 VPD on US Highway 1
- 50-yard line of the retail corridor in Pompano Beach – directly across from Pompano Citi Centre
- Join Cano Health
- Surrounded by high-end incomes with heavy daytime population

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	14,598	114,885	249,082
HOUSEHOLDS	6,940	48,584	111,413
EMPLOYEES	4,472	42,846	126,952
AVERAGE HH INCOME	\$143,443	\$117,541	\$107,489

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	15,662	69,476	159,972
HOUSEHOLDS	7,400	31,319	69,838
EMPLOYEES	5,648	26,180	67,354
AVERAGE HH INCOME	\$138,214	\$129,231	\$118,311

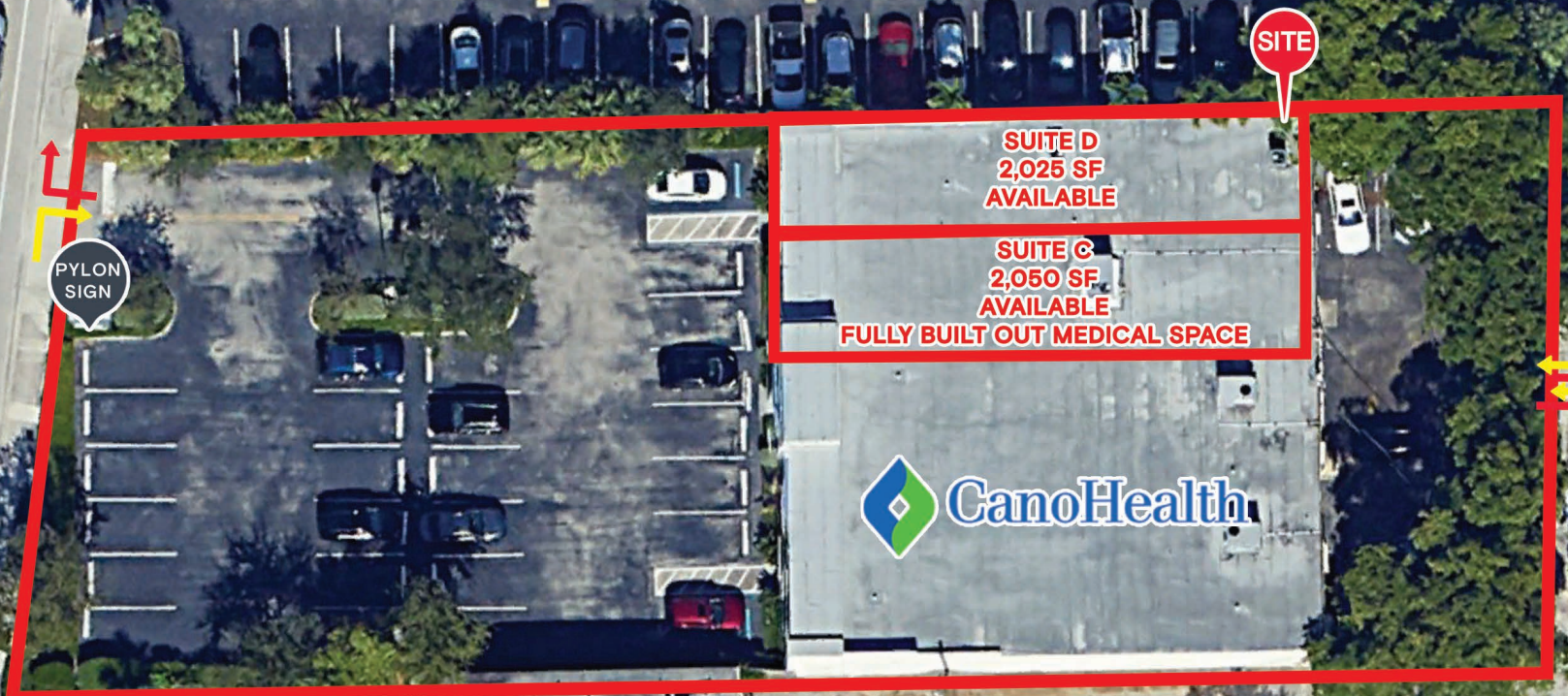


### LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

N FEDERAL HIGHWAY - 58,000 AADT

NE 24TH STREET



PYLON SIGN

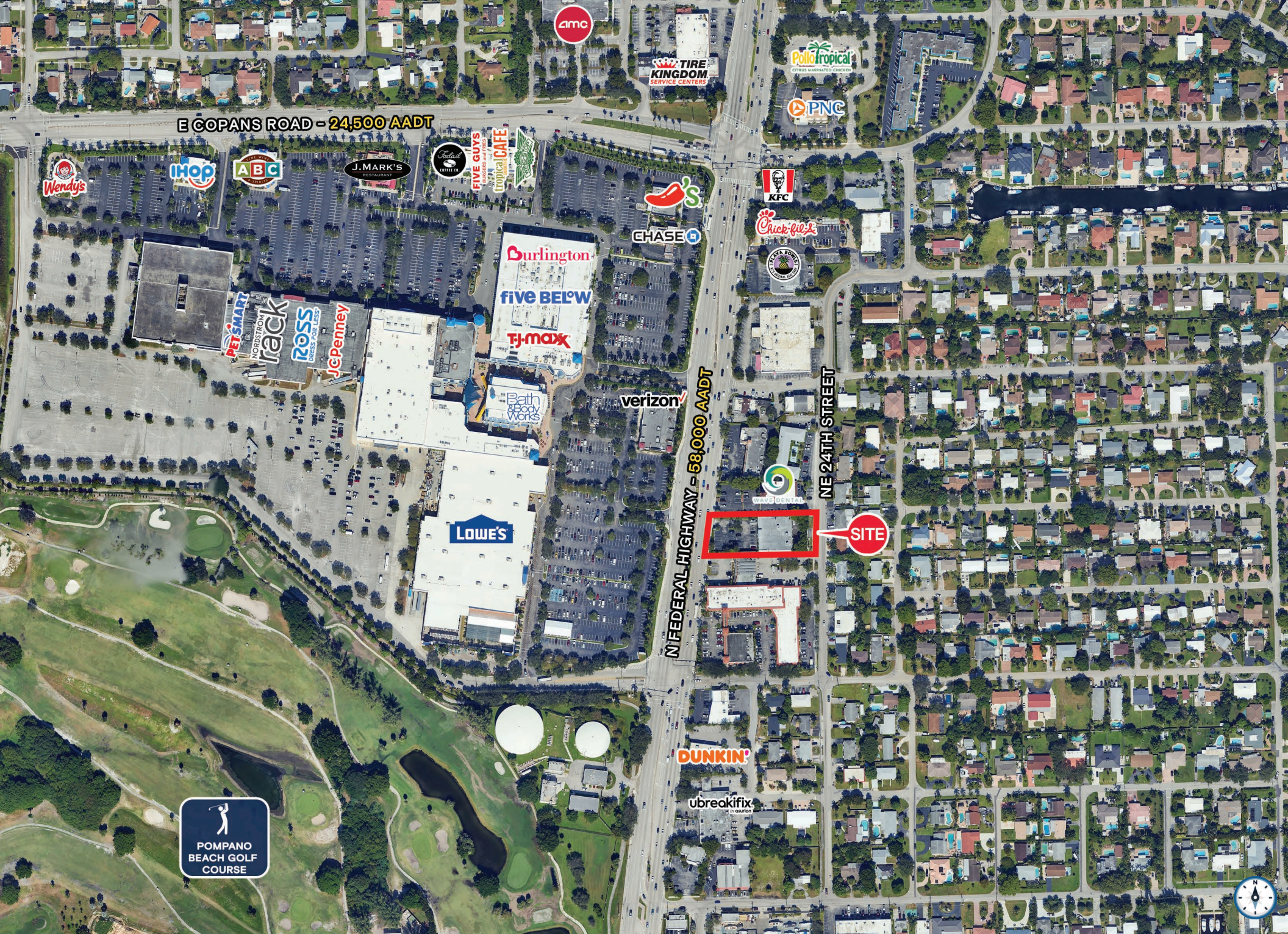
SITE

SUITE D  
2,025 SF  
AVAILABLE

SUITE C  
2,050 SF  
AVAILABLE  
FULLY BUILT OUT MEDICAL SPACE

 **CanoHealth**





E COPANS ROAD - 24,500 AADT

N FEDERAL HIGHWAY - 68,000 AADT

NE 24TH STREET

SITE

POMPANO BEACH GOLF COURSE





**CRESTHAVEN  
ELEMENTARY SCHOOL**  
473 STUDENTS

**POMpano POINTE**  
HomeGoods ULTA  
WHOLE FOODS MARKET AMC

**SHOPPES AT  
BEACH LIGHT**  
Publix

**E COPANS ROAD - 24,500 AADT**

**POMpano CITI CENTRE**  
Lowe's Burlington  
JC Penney  
ROSS TJ-MAXX NORDSTROM  
rack  
PET SMART ABC FIVE BELOW

**POMpano  
BEACH GOLF  
COURSE**

**POMpano BEACH  
AIRPARK**

**N DIXIE HIGHWAY - 25,500 AADT**

**N FEDERAL HIGHWAY - 58,000 AADT**

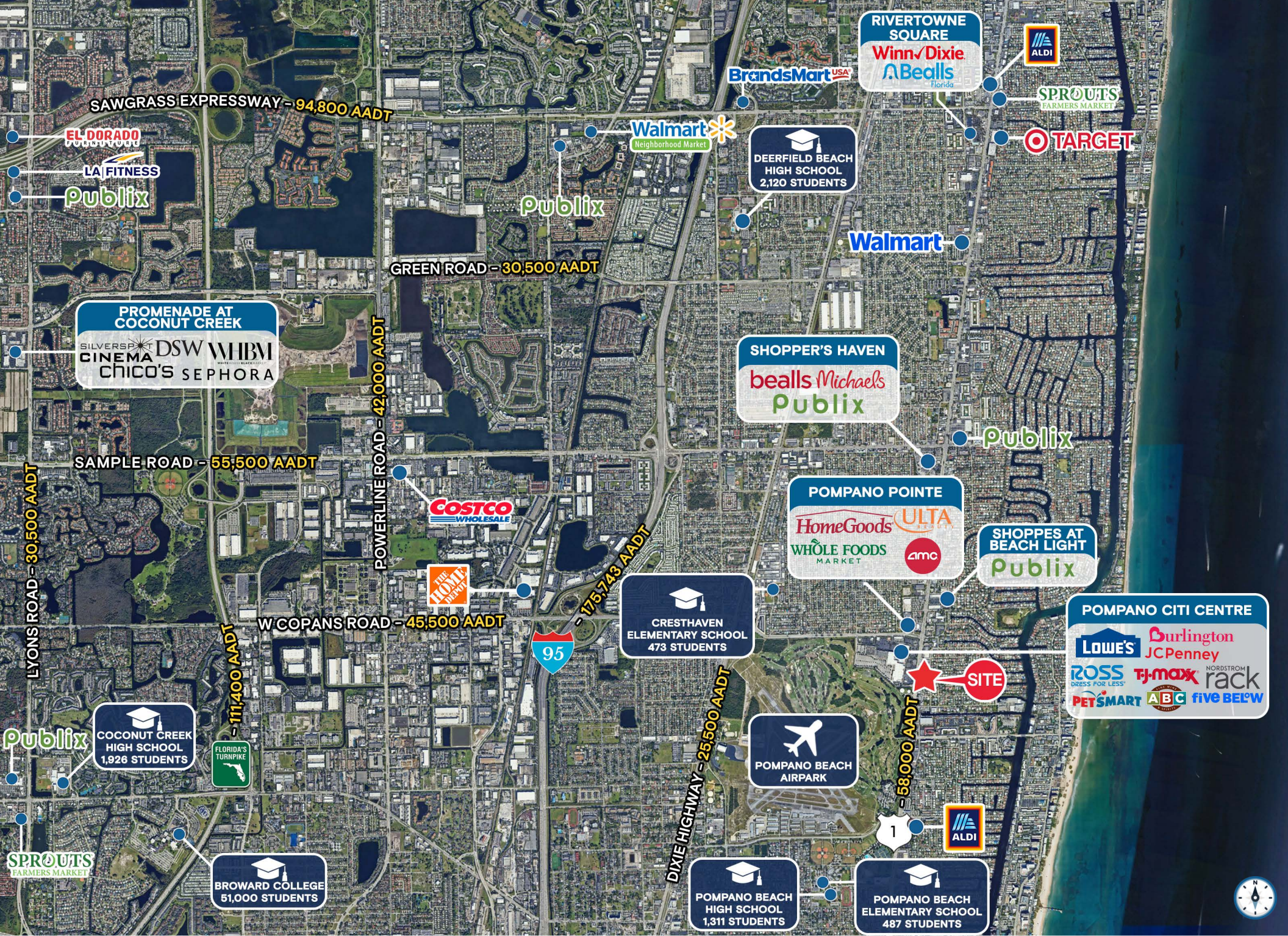
**SITE**

**POMpano BEACH  
ELEMENTARY SCHOOL**  
487 STUDENTS

**POMpano BEACH  
MIDDLE SCHOOL**  
1,032 STUDENTS

**POMpano BEACH  
HIGH SCHOOL**  
1,311 STUDENTS

**POMpano  
BEACH  
AMPHITHEATER**



# Contact Brokers

**Allan Carlisle**

SENIOR DIRECTOR

[allancarlisle@katzretail.com](mailto:allancarlisle@katzretail.com)

(561) 385-4791

**Jon Cashion**

PRINCIPAL

[joncashion@katzretail.com](mailto:joncashion@katzretail.com)

(561) 302-7071



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.08.26