



Pompano Pointe S.C.

Pompano Beach, FL

Miami-Fort Lauderdale-West Palm Beach (FL)

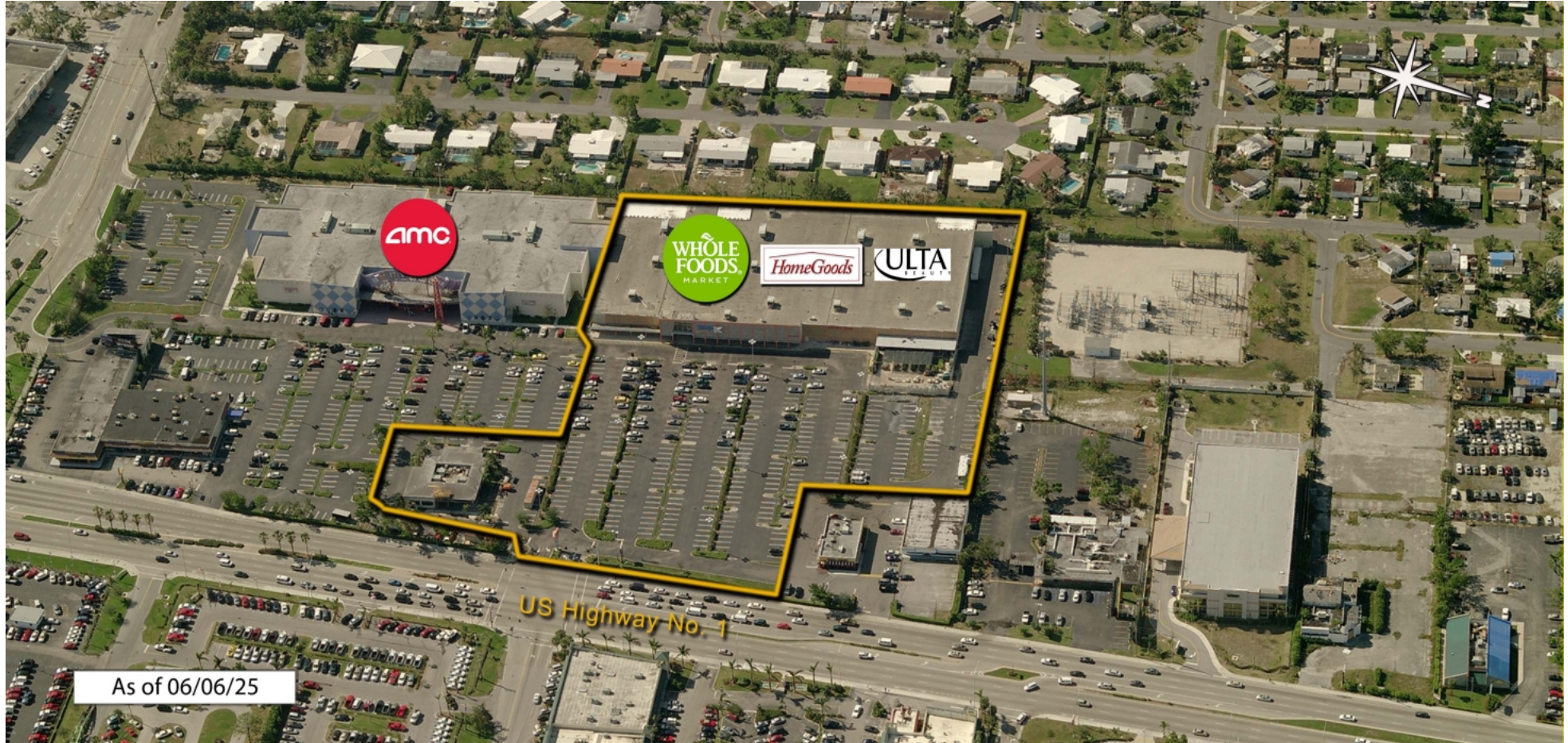
Tim Rogers

Leasing Representative

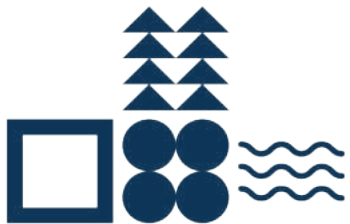
(704) 362-6135

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AERIAL



GROSS LEASABLE AREA (GLA)

81,389 SF

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DENSITY AERIAL



Property Overview

Pompano Pointe S.C. is a 103,173 square-foot center that enjoys strong tenancy. It is located on the northwest corner of the busy US1 and Sample Rd. intersection in Pompano Beach, Florida.

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■ Available ■ Non-Controlled ▲ Curbside Pick-up

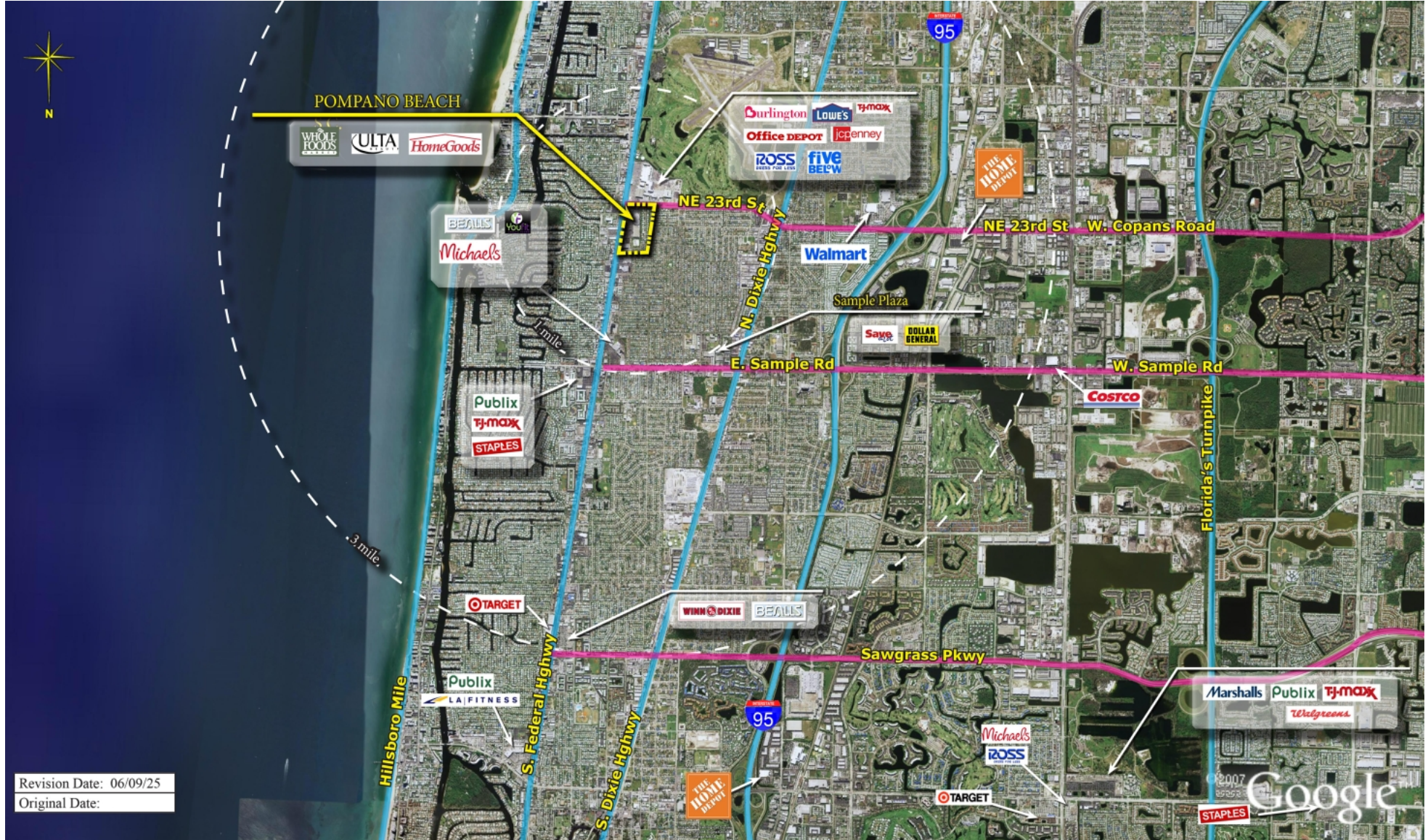
	TENANT	SQ FT
1	Whole Foods Market	40,100
2	PDQ	5,748
3	HomeGoods	20,280
4	Ulta	11,224
5	Available	4,037



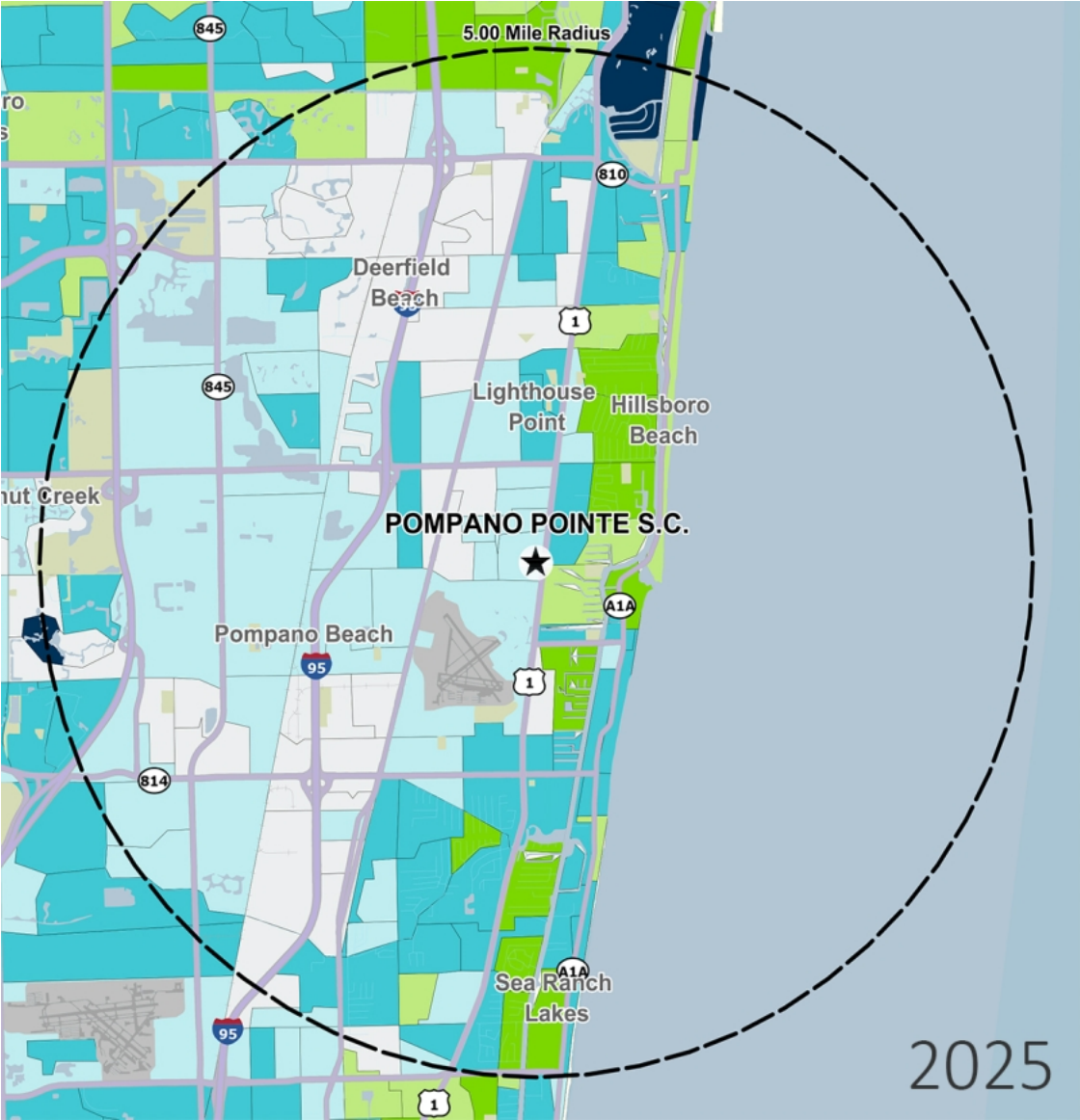
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposed only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,905	119,534	253,387
Population Density	5,082	4,244	3,238
Daytime Pop	14,900	104,593	267,547
Households	6,865	49,769	112,770
Average HH Income	\$132,150	\$113,994	\$110,684
Median HH Income	\$85,047	\$77,821	\$74,085
Per Capita Income	\$57,056	\$47,653	\$49,622

Popstats, 4Q 2025, Kalibrate

Average Household Income

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



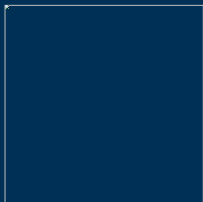
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