

52,474 SF Anchor Space Available

Atlantic Retail is pleased to exclusively represent ownership on new to market anchor space located in Shoppers Haven Shopping Center (205,000 SF) at the SEC of Federal Hwy (US-1) and Sample Road in Pompano Beach, Florida. The site offers shopping convenience to the affluent intracoastal communities in Deerfield Beach and Lighthouse Point.

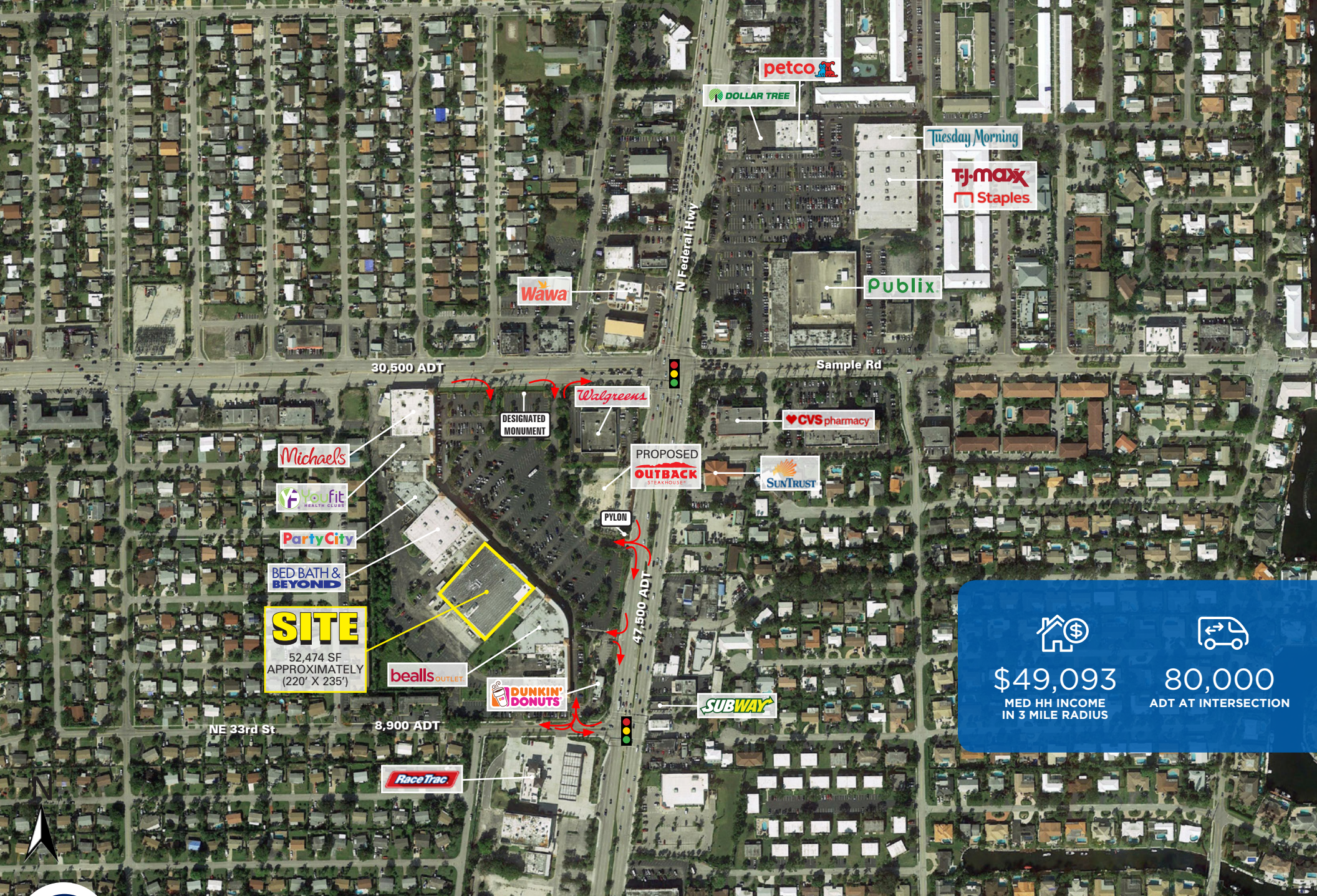
- Existing frontage (220') allows for favorable demising options
- Strong national tenant co-tenancy (Michaels, Bed, Bath & Beyond)

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	18,860	107,804	224,489	412,490
Med HH Income	\$58,440	\$49,093	\$52,118	\$55,830





Noah Jones

561.424.3018
 njones@atlanticrotail.com



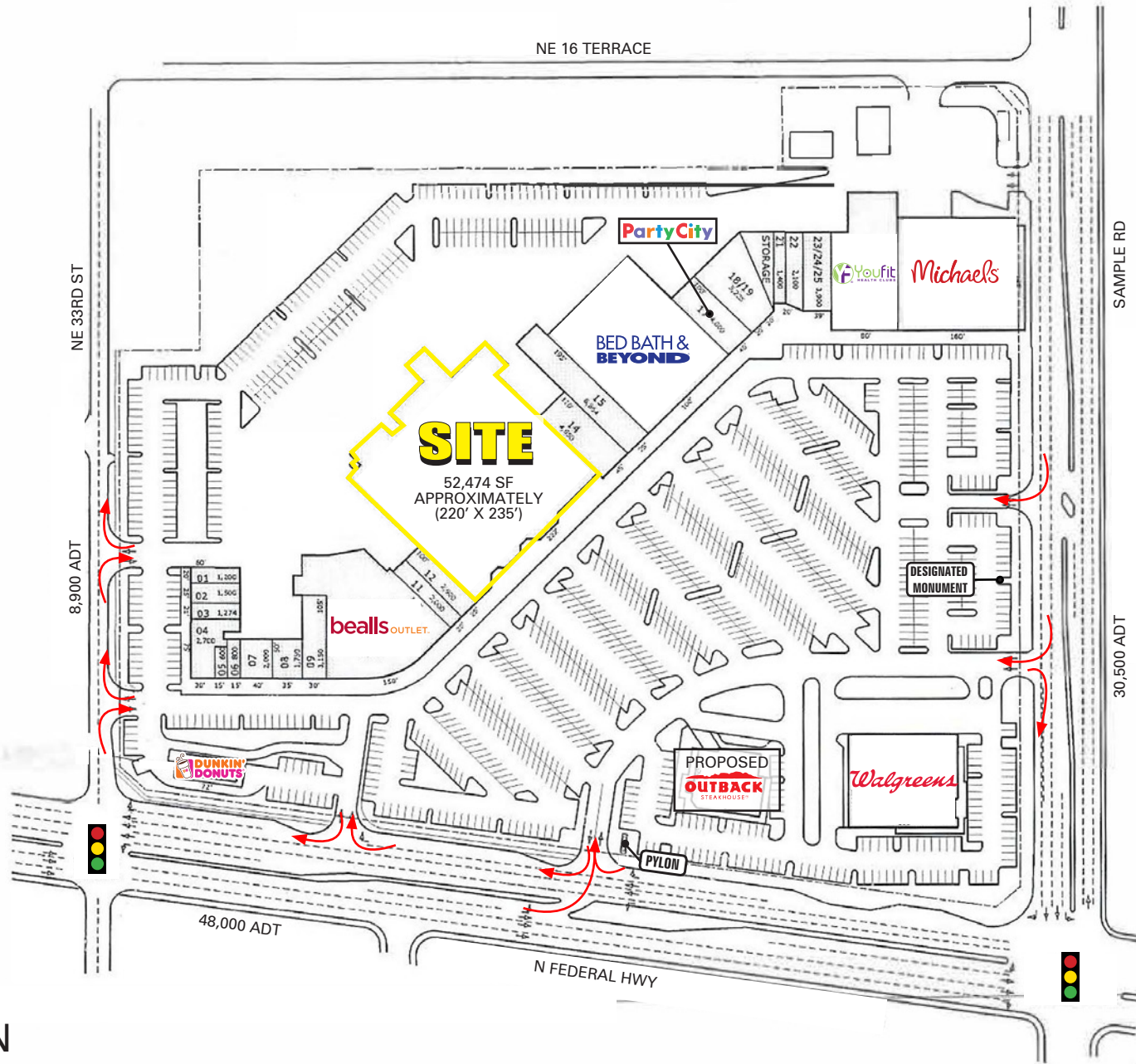
SITE
52,474 SF
APPROXIMATELY
(220' X 235')



\$49,093 **80,000**
 MED HH INCOME ADT AT INTERSECTION
 IN 3 MILE RADIUS




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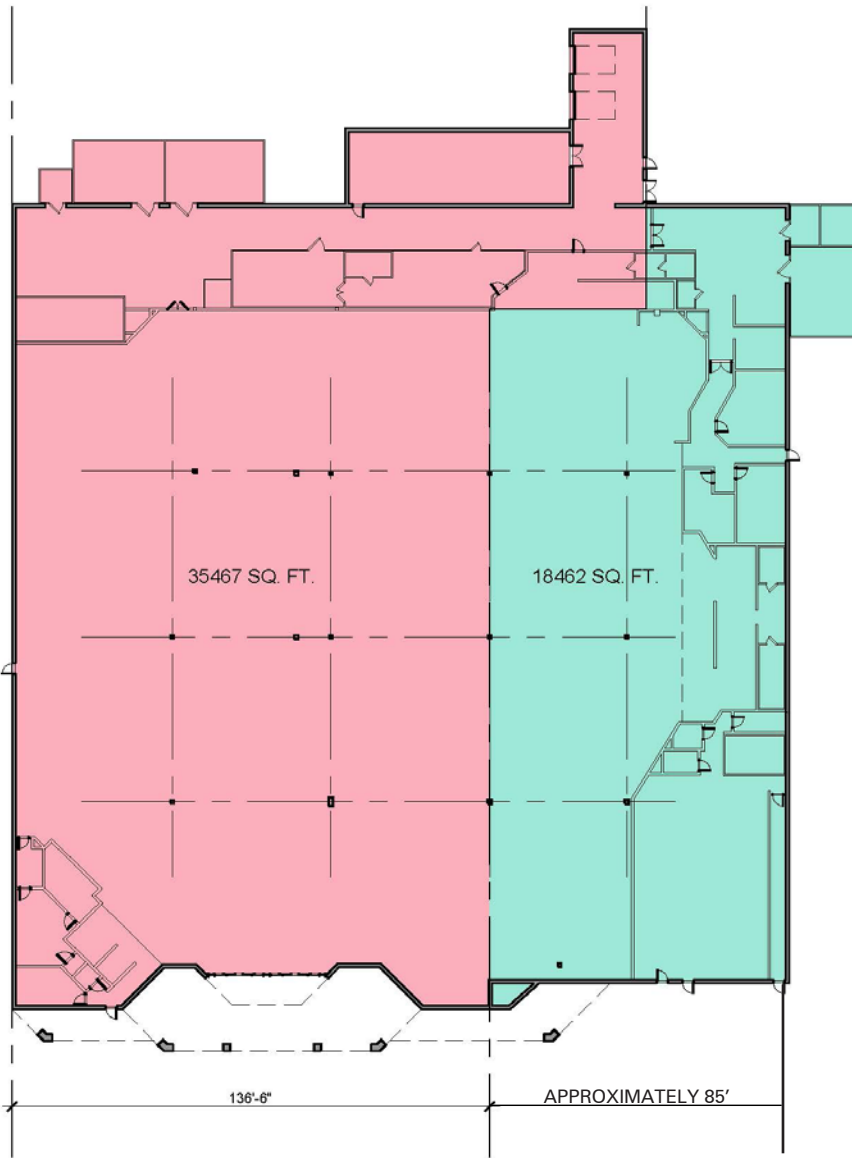
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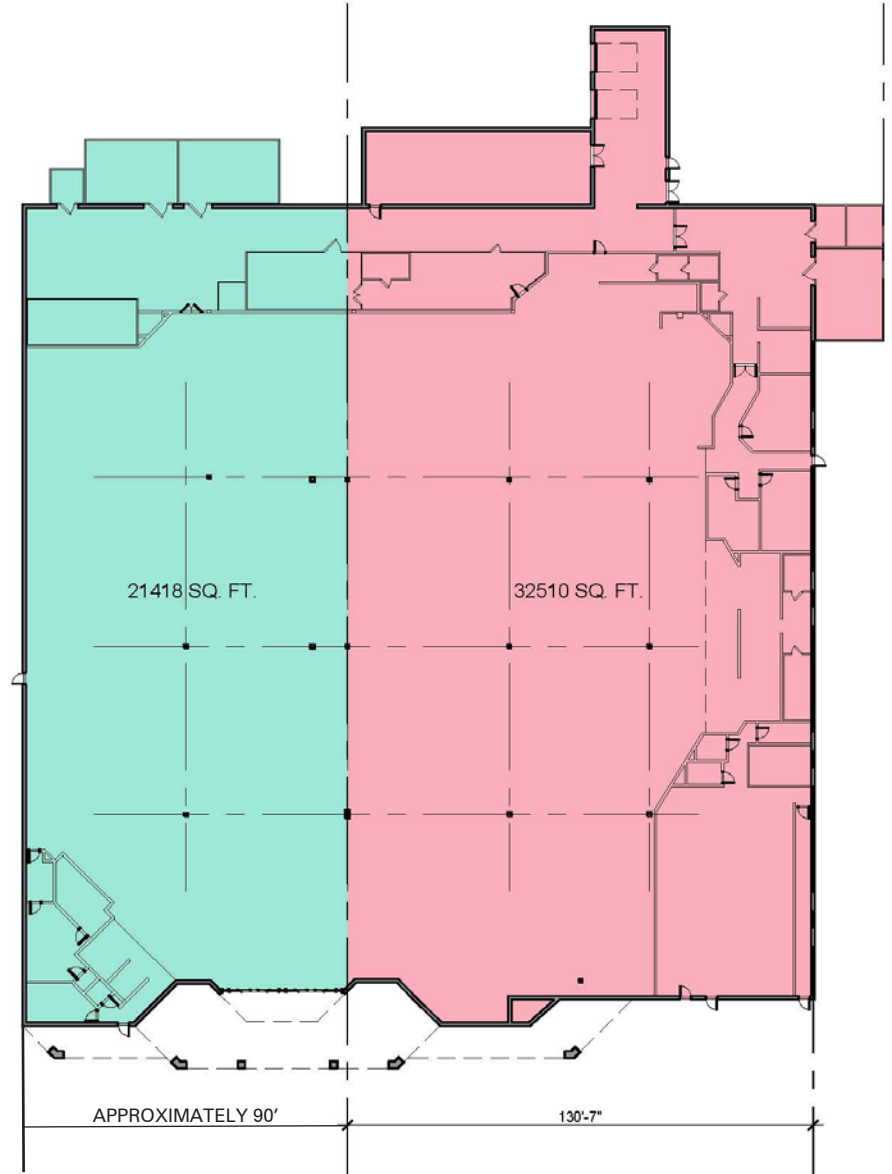
SITE PLAN

DEMISING OPTIONS

OPTION 1



OPTION 2



POMPANO BEACH, FL

3435 N Federal Highway

FLOOR PLAN OPTIONS

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