

4051 N FEDERAL RETAIL

4051 N FEDERAL HIGHWAY, POMPANO BEACH, FL

NOW PRE-LEASING NEW CONSTRUCTION | 200'+ FEDERAL HIGHWAY FRONTAGE

CONCEPTUAL RENDERING

NOW PRE-LEASING!



ACROSS FROM AFFLUENT LIGHTHOUSE POINT | SURROUNDED BY NEW DEVELOPMENTS

CONCEPTUAL RENDERING



PROPERTY INFORMATION:

GLA: 6,000 SF
City: Pompano Beach
County: Broward
Submarket: Lighthouse Point
Traffic: 43,500+ Vehicles per Day



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION:	13,956	96,326	208,689
AVG HH INCOME:	\$70,447	\$61,834	\$62,526

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

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CARY GOLDBERG

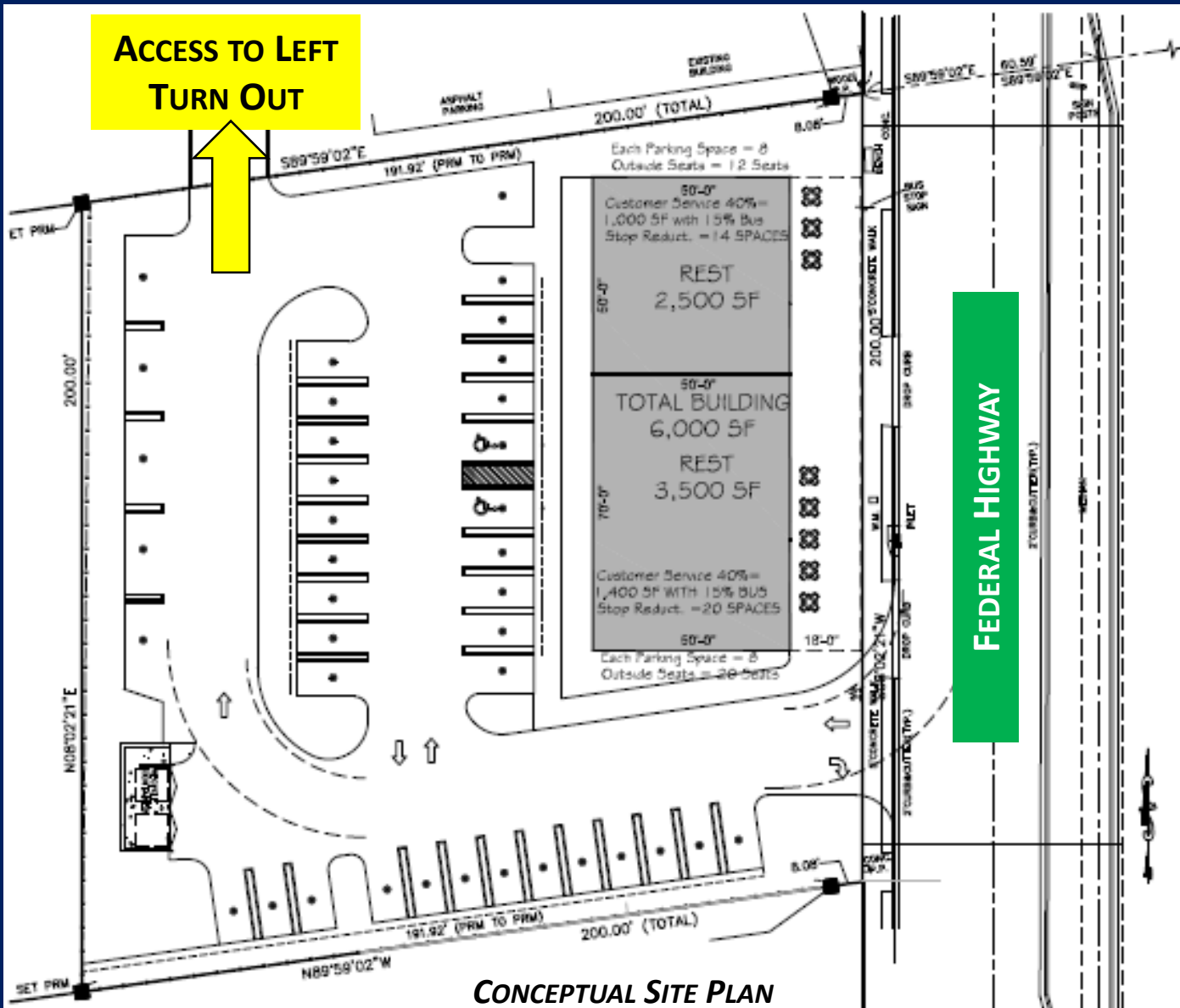
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SITE PLAN WITHOUT DRIVE-THRU

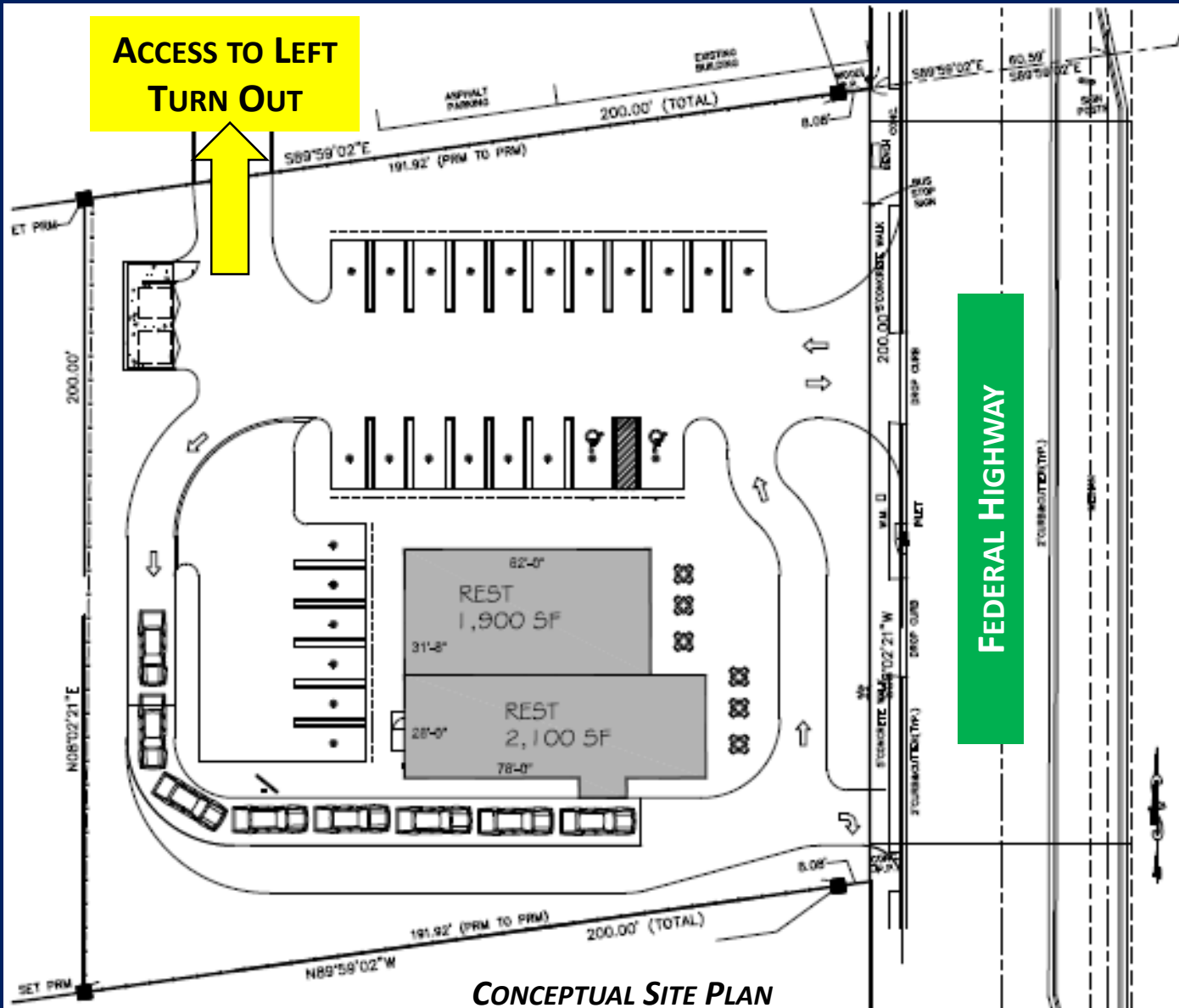


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DIVERSIFIED
COMPANIES

4051 N FEDERAL RETAIL

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NOW PRE-LEASING



NEW RETAIL DEVELOPMENTS IN THE AREA:

- STARBUCKS
- CHIPOTLE
- PDQ
- ALDI
- WALMART SUPERCENTER
- WALMART NEIGHBORHOOD MARKET
- POLLO TROPICAL
- GIRAFFAS
- PEI WEI
- WHOLE FOODS
- SPORTS AUTHORITY
- TD BANK
- BURGERFI

AREA HIGHLIGHTS:

- SURROUNDED BY AFFLUENT RESIDENTIAL
- PROMINENT FRONTAGE ON FEDERAL HWY/US1
- NORTH BROWARD GENERAL HOSPITAL UNDERGOING A \$47 MILLION RENOVATION – <2 MILES AWAY!
- RAPIDLY IMPROVING CORRIDOR WITH NEW RETAILERS FLOODING THE MARKET TO MEET HEIGHTENED DEMAND

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DIVERSIFIED
COMPANIES

August 2015
Pompano Beach

DIVERSIFIED'S DIGEST

Current Development Market News, Straight from the Source



Only 1.2 Miles Away
from Subject Property.

BRAND NEW WALMART OPENS IN POMPANO

A new 91,750 square-foot Walmart Supercenter opened its' doors in Q4 of 2013. The big-box retailer sits on over 8 acres and was completed on-time, following an aggressive construction schedule of only 35 weeks!

EAST POMPANO BEACH | DEVELOPMENT HOT SPOT

The Daily Business Review reported in March of 2014 that Eastern Pompano Beach is the next development hot spot and investors agree, thanks to the outstanding efforts of the city's Community Redevelopment Agency. Partnering with Redevelopment Management Associates, the masterminds behind Delray Beach's metamorphic transformation over the past decade, Pompano has undergone an overhaul. The city is not only welcoming, but facilitating new businesses and development projects from the Sawgrass to the sea grass.

Investors who put money into Downtown Delray Beach in the mid-1990s are taking a new gamble on Pompano Beach's Northwest CRA District, betting that the public sector-led efforts will mean good business. "The idea is to turn the area around, says Johnson, "You can't predict where it's going to go, but I think there's enough good people involved that it's got a shot." Throwback is opening a 3,000 SF restaurant with 2,000 SF of patio space across near City Hall. Delray Arts Garage is opening a second location in the same district. The City Hall will anchor a new Civic Campus with a new library and community-driven businesses and venues.

240 NEW LUXURY APARTMENT UNITS REPLACE OLD BALI-HI MOBILE PARK

After being vacant for over 5 years, the 9-acre tract of land at 4009-4011 North Federal Highway is now under construction to build 240 apartment units in a market with high demand from the employment hubs in Boca Raton, Deerfield and Pompano Beach. Dennis Palumbo, who brokered the sale, recalls when you could drive up Federal Hwy and see multiple sites on the market. "Suddenly over the last eight months or so, we've got four or five new projects on the drawing board or under construction. This area seems to be reinvigorated, and I think that's a really good thing."



FEDERAL HIGHWAY WELCOMES NEW NATIONALS TO POMPANO BEACH

As if they came out of nowhere, National Credit Tenants like Chipotle, Whole Foods, Sports Authority, Aldi Supermarkets, and Pei-Wei have zoned in on the Federal Highway corridor in Pompano Beach. Complementing these new retailers are various multi-family residential projects and the City's unyielding support for new development.