



EAST POMPANO OFFICE SPACE

SPACE #5
UNIT 2441
5,000 SF

<<< proposed glass doors

5,000 SF Available Space at Pompano Pointe For Lease

2441 North Federal Highway, Pompano Beach, FL 33064

The
RG **Rotella Group Inc.**
COMMERCIAL REAL ESTATE Est. 1995

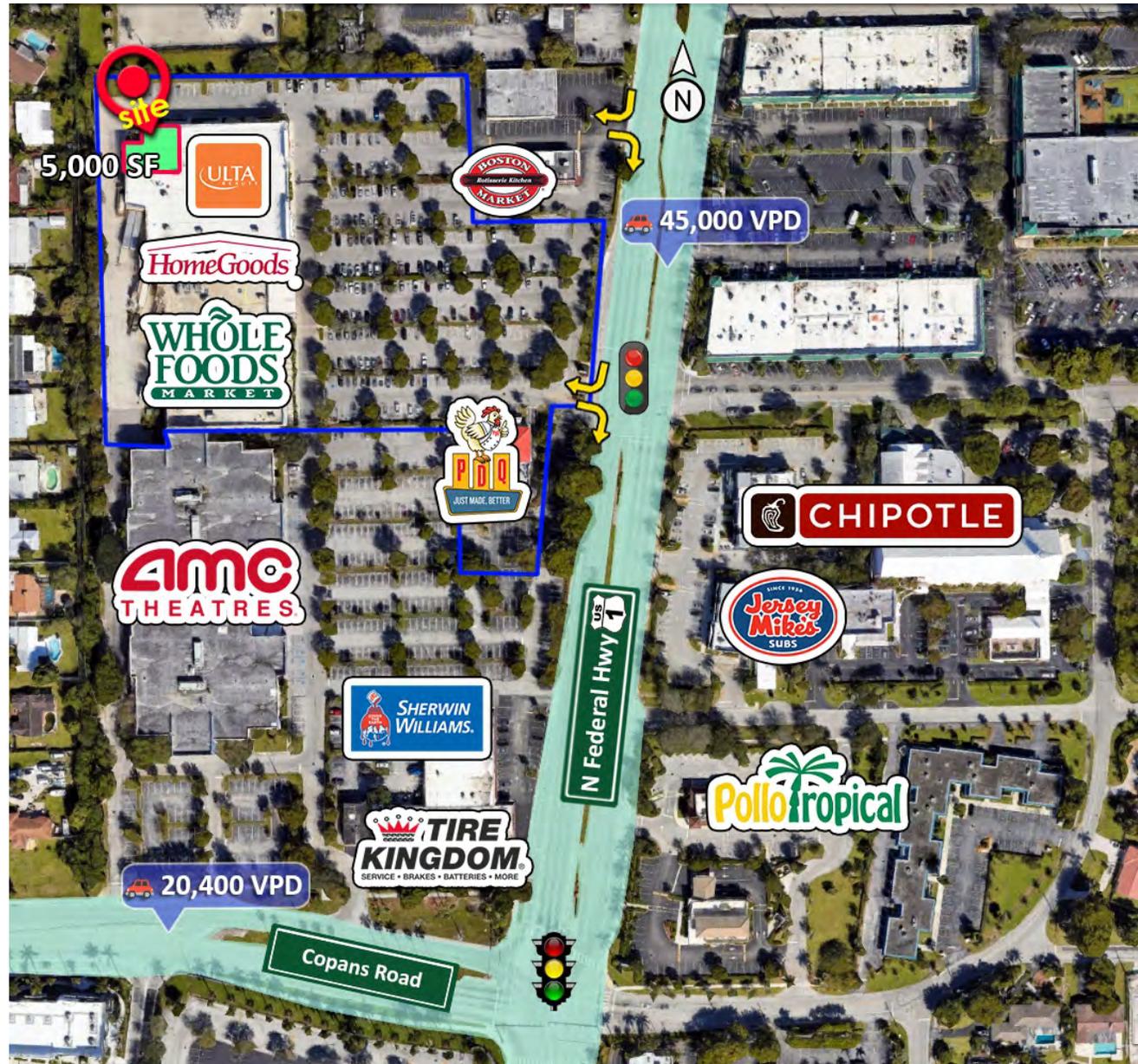
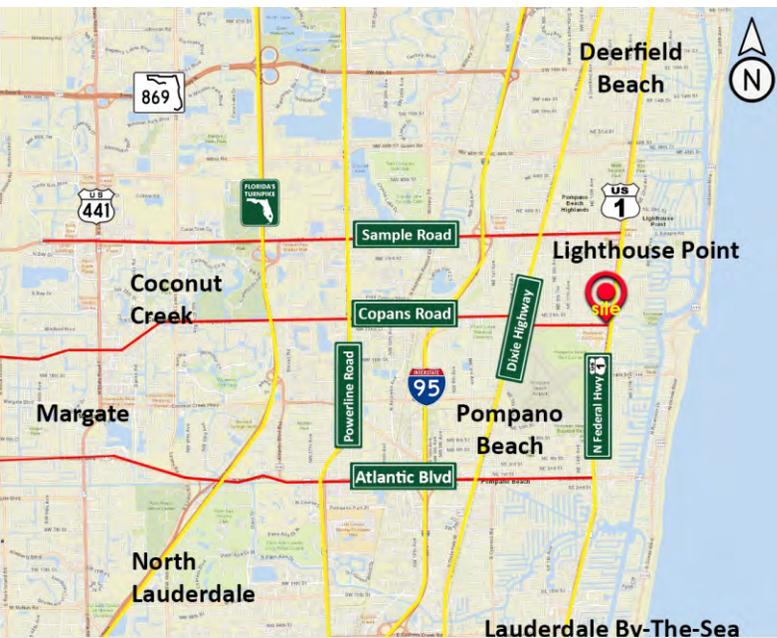
Clinton Casey | ext. 227 | clint@rotellagroup.com
Office | 954-568-9015 | rotellagroup.com



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5,000 SF Office Space at Pompano Pointe For Lease

This is your chance to lease a 5,000 SF office space at **Pompano Pointe Shopping Center**, conveniently situated between Sample Road and Copans Road. The space is currently in a raw state, but it does come with central AC system already installed. Landlord will deliver space in a vanilla box with double glass doors. Additionally, the location neighbors **Pompano Citi Centre Mall**, providing easy access to shopping, dining, and other amenities. And, with the glass doors proposed to be installed, your office space will have a more modern look and feel.



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5,000 SF Office Space at Pompano Pointe For Lease

Pompano Pointe Shopping Center



- Use: retail or office
- 16' clear
- Fully sprinklered
- Directory signage availability
- Dense upper income housing area
- High traffic count
- Minutes to I-95
- Close proximity to dining
- Abundant parking

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Site Plan



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Who is in the area



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Exterior photos



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Interior photos



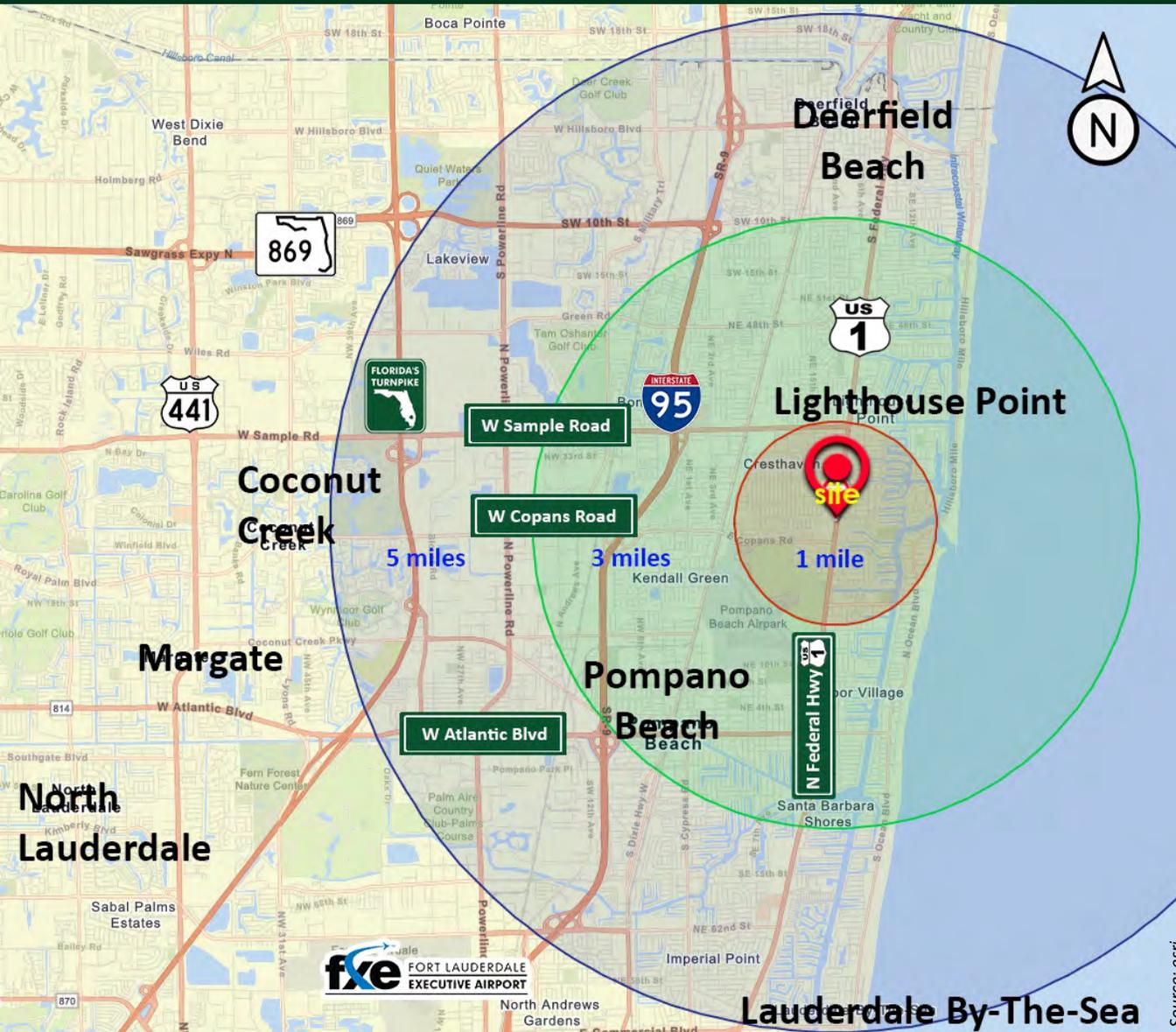
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Demographics



2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	15,935	113,784	238,337
Total Daytime Population	13,958	104,785	260,425
Average Household Income	\$117,729	\$95,019	\$95,127
Median Age	48.3	44.4	47.6
Total Businesses	981	7,163	19,218
Total Employees	6,350	47,483	150,605
2027 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	15,819	114,318	239,858
Average Household Income	\$140,483	\$114,813	\$115,071
Median Age	49.0	44.7	48.2

Source: esri

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The Rotella Group, Inc.

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