

# POMPANO CITI CENTRE

1955 N. Federal Hwy, Pompano Beach, FL 33062





□ FORT LAUDERDALE, FL

# POMPANO CITI CENTRE

1955 N. Federal Hwy, Pompano Beach, FL 33062







# POMPANO CITI CENTRE LEASING PLAN

1955 N. Federal Hwy, Pompano Beach, FL 33062



For information: **Jared Aberman** E: jaberman@sterlingorganization.com P: 855-300-3832

# POMPANO CITI CENTRE

## LEASING PLAN

1955 N. Federal Hwy, Pompano Beach, FL 33062



**LEGEND**

- Leased
- Vacant
- Not A Part
- Security Office
- Restroom
- Elevator
- Stairs
- Escalator

**SECOND FLOOR**

**For information: Jared Aberman** E: [jaberman@sterlingorganization.com](mailto:jaberman@sterlingorganization.com) P: 855-300-3832



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# POMPANO CITI CENTRE LEASING PLAN

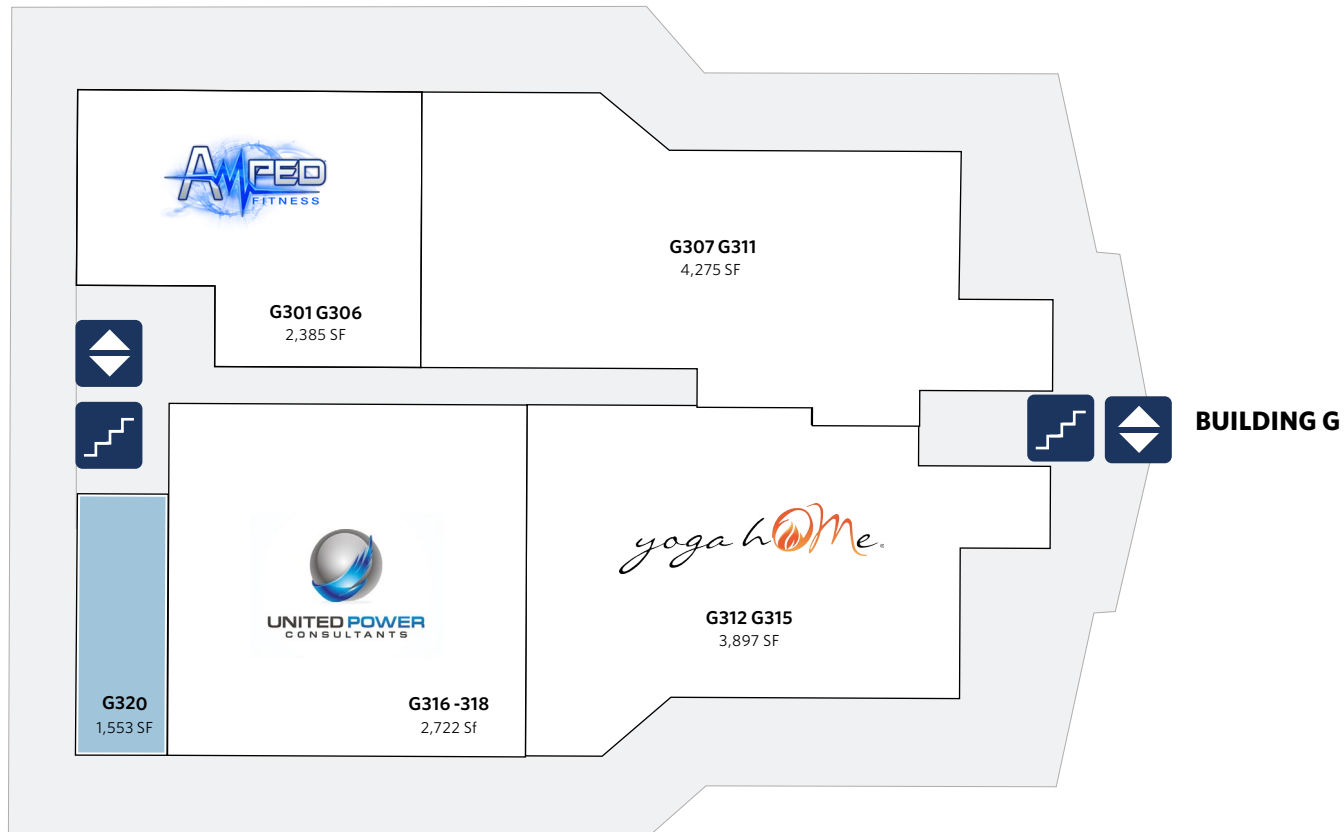
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**LEGEND**

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## THIRD FLOOR



# POMPANO CITI CENTRE LEASING PLAN

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UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
<b>ANCHORS &amp; JR. ANCHORS</b>			<b>MALL INLINE SHOPS</b>			<b>E114 Available 655</b>			<b>G224 Available 1,205</b>		
B-1	PetSmart	15,050	C101	Rainbow	5,000	E115	Dangerous Minds Brewing Company	2,900	G301G306	Amped Fitness	2,385
B-2	Big Lots	27,600	C102	Rack Room Shoes	6,000	<b>E201 Available 3,313</b>			G307G311	Centered Memories Event Venue	4,275
B-3	Ross Dress for Less	30,011	C103	Foot Locker	3,000	<b>E204 Available 3,114</b>			G312G315	Yoga Home	3,897
JCP	JCPenney	82,688	C104	Sunshine E-Ride	2,734	<b>E205 Available 8,331</b>			G316-318	United Power Consultants	2,722
K103	T.J. Maxx	24,000	C201	Chuck E. Cheese's	15,324	<b>E209 School of Rock 1,870</b>			<b>G320 Available 1,553</b>		
K105	Five Below	8,500	<b>C204 Available 2,788</b>			E210	Cognizant Cards & Collectibles	1,100	J201	McDougle Technical Institute	14,699
K107&K207	Burlington	48,800	<b>D101 Available 450</b>			<b>E211 Available 1,463</b>			J209J215	Florida Department of Highway Safety and Motor Vehicles	6,958
<b>OUTLOTS</b>			D102-103	LS Nails & Spa	1,949	E212	Amped Fitness	1,942	J217	AVP Insurance & Traffic School	2,782
PAD1	Wendy's	3,500	D105	Edible Arrangements	1,342	<b>E213 Available 1,079</b>			J250	Amped Fitness (Coming Soon)	31,338
PAD2	IHOP	4,600	D107	Fit In Studio	1,636	E215	Eric E. Mohr DMD	2,500	J253	Kids SPOT	3,394
PAD4	J. Marks Restaurant & Bar	8,000	D109	GameStop	1,550	<b>G101G102 Available 3,853</b>			<b>K101 Available 5,200</b>		
PAD5-1	Chili's #1147	5,697	D111	Hablame Learning Center of International Languages	698	<b>G103 Available 1,200</b>			K109	America's Best Contacts & Eyeglasses	3,000
PAD5-2	Chase Bank	5,700	D112	Cold Stone Creamery	1,103	G105	Island Vibes Kava Bar	1,277	K111	Crafty Crab	5,750
M101	Aspen Dental	3,750	D114	Consumer Cellular	4,500	G106	Bath & Body Works	3,000	<b>K201 Available 11,177</b>		
M102	Venetian Nail Spa	3,001	D201	DND International	1,000	G108	Print Cut Go	2,214	<b>K205 Available 27,000</b>		
M103	The Joint Chiropractic	1,130	D202	Wash Bar	1,582	<b>G111 Available 1,730</b>			<b>K209 Available 13,795</b>		
M104	European Wax Center	1,200	<b>D205 Available 1,663</b>			G115	Sport Clips	1,060	<b>Total Square Feet: 560,458</b>		
M105	Foxtail Coffee	1,558	D211	Saito Japanese Steakhouse	7,914	G118	Impressions Kitchens	2,000			
M106	Orangetheory Fitness	3,200	E101	Impressions Kitchen	3,630	G120	Lenscrafters	3,650			
M108	Tropical Smoothie Cafe	1,173	<b>E104 Available 8,768</b>			G201G203	La Queen Boutique	1,501			
M109	Wingstop	1,452	E108	Dads Cave Barbershop (Coming Soon)	1,313	G204	Intercoastal Tax Pros	912			
M110	Five Guys	2,400	E109	Shishka Lebanese Grill	1,700	G206	Florida Eye & Laser Center	1,426			
<b>ANCHORS/JR. ANCHORS/OUTLOTS 278,410</b>			<b>E111 Available 1,103</b>			G208	Sola Salon Studios	6,842			
			E112	Taj Mahal Indian	2,193	G221	AJ Traffic School	1,512			

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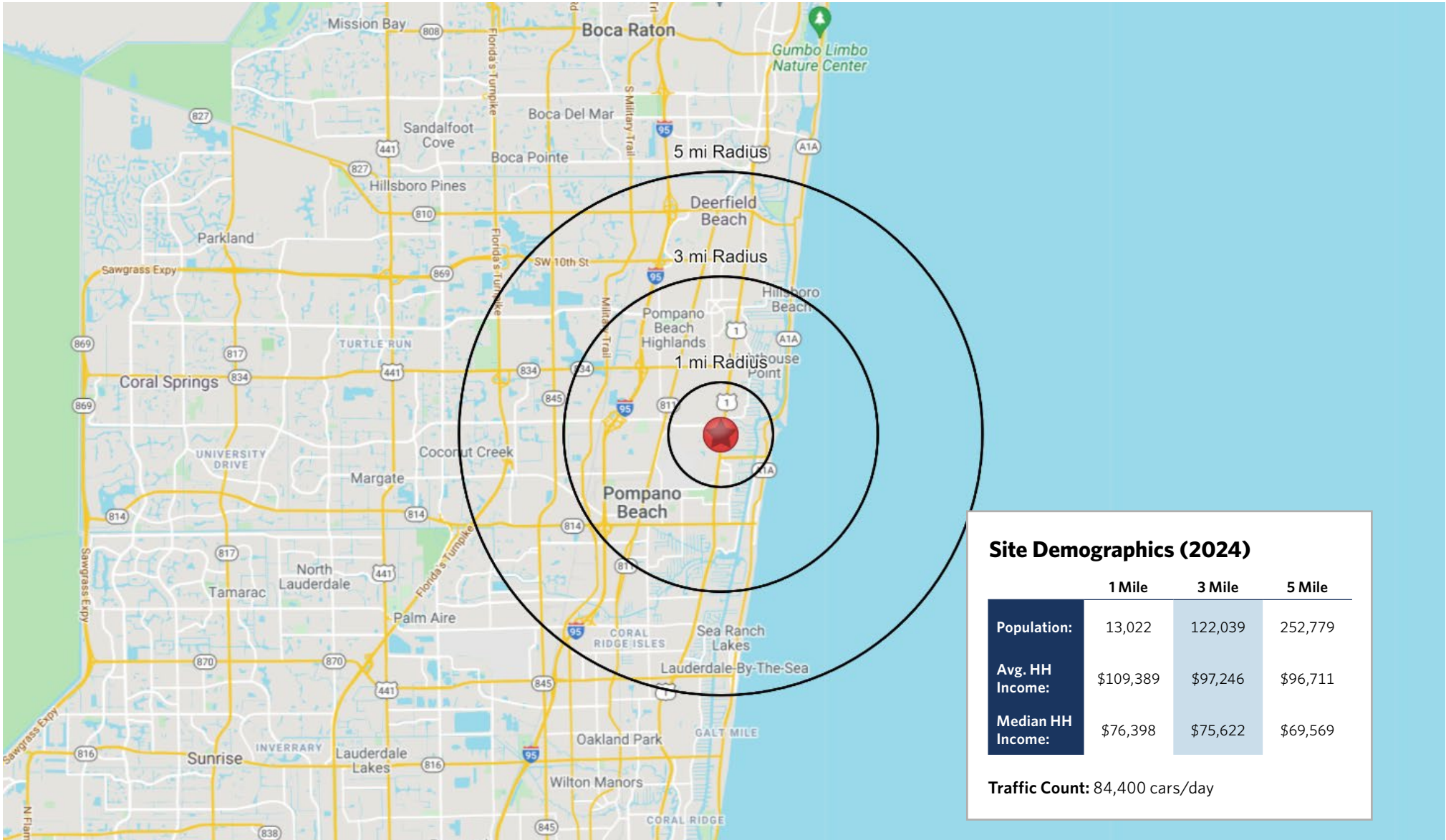


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**Site Demographics (2024)**

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	13,022	122,039	252,779
<b>Avg. HH Income:</b>	\$109,389	\$97,246	\$96,711
<b>Median HH Income:</b>	\$76,398	\$75,622	\$69,569

**Traffic Count:** 84,400 cars/day



