

POMPANO CITI CENTRE

1955 N. Federal Hwy, Pompano Beach, FL 33062



□ FORT LAUDERDALE, FL

POMPANO CITI CENTRE

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POMPANO CITI CENTRE LEASING PLAN

1955 N. Federal Hwy, Pompano Beach, FL 33062

UNIT	TENANT	SQ. FT.
ANCHORS & JR. ANCHORS		
B-1	PetSmart	15,050
B-2	Available	27,600
B-3	Ross Dress for Less	30,011
JCP	JCPenney	82,688
K103	T.J. Maxx	24,000
K105	Five Below	8,500
K107&K207	Burlington	48,800
OUTLOTS		
PAD1	Wendy's	3,500
PAD2	IHOP	4,600
PAD4	J. Marks Restaurant & Bar	8,000
PAD5-1	Chili's #1147	5,697
PAD5-2	Chase Bank	5,700
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orangetheory Fitness	3,200
M108	Tropical Smoothie Cafe	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
MULTI-STORY BUILDINGS C, D, E, G & J		
See Separate Site Plans		



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

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LEASING PLAN

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SECOND FLOOR

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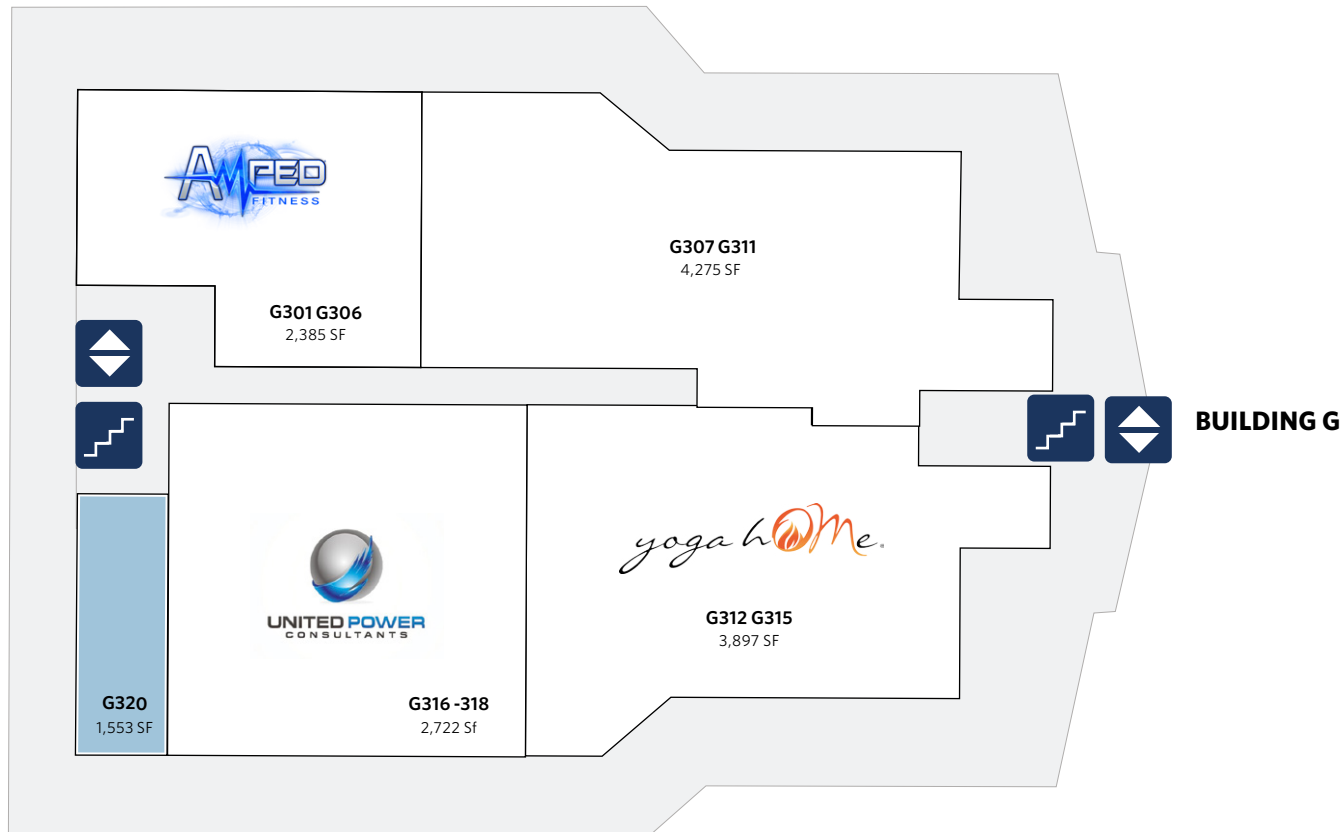
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LEGEND

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

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.
ANCHORS & JR. ANCHORS			MALL INLINE SHOPS			E114	Impressions Kitchens	655	G224	Available	1,205
B-1	PetSmart	15,050	C101	Rainbow	5,000	E115	Dangerous Minds Brewing Company	2,900	G301G306	Amped Fitness	2,385
B-2	Available	27,600	C102	Rack Room Shoes	6,000	E201	Available	3,313	G307G311	Centered Memories Event Venue	4,275
B-3	Ross Dress for Less	30,011	C103	Foot Locker	3,000	E204	Available	3,114	G312G315	Yoga Home	3,897
JCP	JCPenney	82,688	C104	Sunshine E-Ride	2,734	E205	Available	8,331	G316-318	United Power Consultants	2,722
K103	T.J. Maxx	24,000	C201	Chuck E. Cheese's	15,324	E209	School of Rock	1,870	G320	Available	1,553
K105	Five Below	8,500	C204	Available	2,788	E210	Cognizant Cards & Collectibles	1,100	J201	McDougle Technical Institute	14,699
K107&K207	Burlington	48,800	D101	Available	450	E211	Available	1,463	J209J215	Florida Department of Highway Safety and Motor Vehicles	6,958
OUTLOTS			D102-103	LS Nails & Spa	1,949	E212	Available	1,942	J217	AVP Insurance & Traffic School	2,782
PAD1	Wendy's	3,500	D105	Edible Arrangements	1,342	E213	Available	1,079	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	G101G102	Available	3,853	K101	Available	5,200
PAD5-1	Chili's	5,697	D111	Hablame Learning Center of International Languages	698	G103	Available	1,200	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	K201	Available	11,177
M102	Venetian Nail Spa	3,001	D201	DND International	1,000	G108	Print Cut Go	2,214	K205	Available	27,000
M103	The Joint Chiropractic	1,130	D202	Wash Bar	1,582	G111	Available	1,730	K209	Available	13,795
M104	European Wax Center	1,200	D205	Available	1,663	G115	Sport Clips	1,060	Total Square Feet: 562,874		
M105	Foxtail Coffee	1,558	D211	Saito Japanese Steakhouse	7,914	G118	Impressions Kitchens	2,000			
M106	Orangetheory Fitness	3,200	E104	The Tree House Indoor Playground & Cafe (Coming Soon)	12,705	G120	Lenscrafters	3,650			
M108	Tropical Smoothie Cafe	1,173	E108	Dads Cave Barbershop (Coming Soon)	1,313	G201G203	La Queen Boutique	1,501			
M109	Wingstop	1,452	E109	Shishka Lebanese Grill	1,700	G204	Intercoastal Tax Pros	912			
M110	Five Guys	2,400	E111	Available	1,103	G206	Florida Eye & Laser Center	1,426			
ANCHORS/JR. ANCHORS/OUTLOTS			283,010			G208	Sola Salon Studios	6,842			
			E112	Taj Mahal Indian	2,193	G221	AJ Traffic School	1,512			

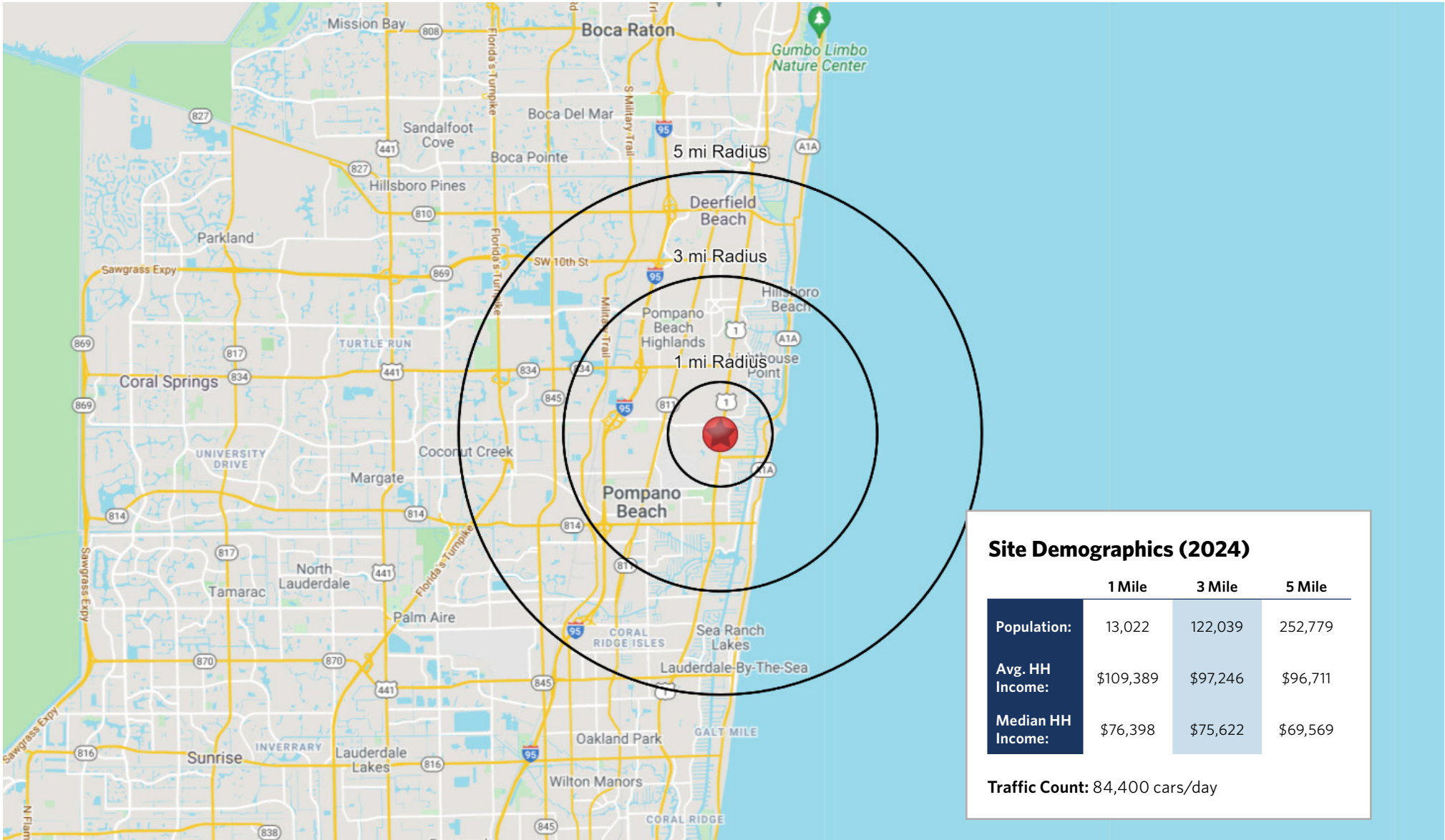
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Site Demographics (2024)

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

Traffic Count: 84,400 cars/day

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