

FOR LEASE

TWO SPACES AVAILABLE: 3,395 SF & 1,000 SF

120 & 144 N FLAGLER AVENUE, POMPANO BEACH

FULL SERVICE
RESTAURANT SPACE AVAILABLE
FOR BUILDOUT



BRAND NEW STOREFRONTS COMING SOON

EXCLUSIVE RETAIL LEASING

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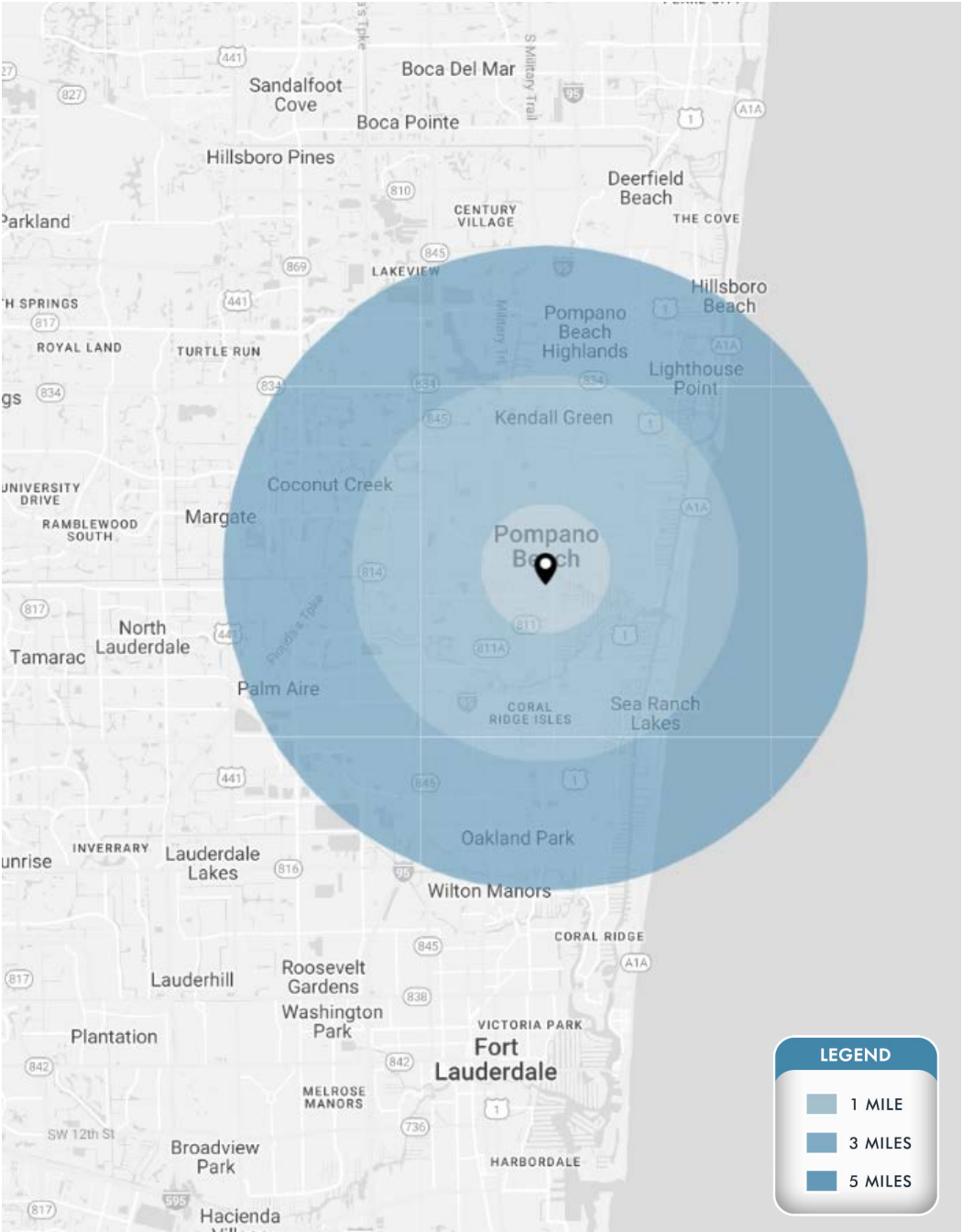
PROPERTY OVERVIEW

HIGHLIGHTS

- ±3,395 SF new restaurant space and ±1,000 SF new retail space
- Property is well positioned in the revitalized area of Old Town in East Pompano
- Excellent synergy amongst neighboring tenants Soulful Steep and South Bar Kitchen owned by renowned SFL Hospitality Group
- Situated to overlook the award-winning public space known as Old Town Backyard
- Next to Old Town Square residential development open 281 residences and Old Town Square II with 319 residences under development
- Steps from Old Town Untapped, a monthly art and entertainment event with outdoor art and galleries
- Coming soon to the downtown area: 750,000 SF of office space, 1,500 residences and 420 hotel rooms

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	18,452	125,790	293,701
HOUSEHOLDS	7,473	55,806	128,840
DAYTIME EMPLOYEES	14,954	106,543	248,383
AVERAGE HH INCOME	\$68,360	\$83,875	\$86,970
	5 Minutes	10 Minutes	15 Minutes
POPULATION	47,319	186,212	443,780
HOUSEHOLDS	18,536	80,524	192,113
DAYTIME EMPLOYEES	38,351	156,681	374,403
AVERAGE HH INCOME	\$70,879	\$82,178	\$82,564



114 N FLAGLER AVENUE | EXECUTIVE SUMMARY



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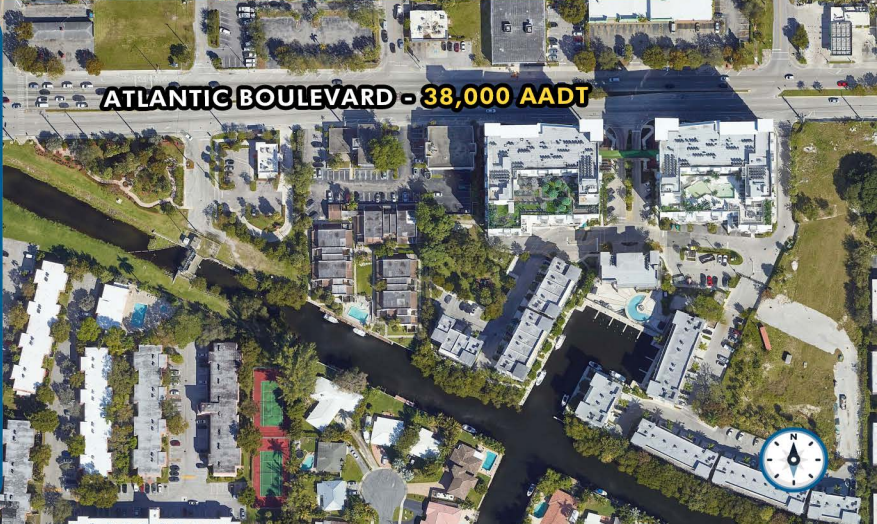
OLD TOWN SQUARE I & II
RESIDENTIAL DEVELOPMENT WITH OLD TOWN SQUARE 1 WITH 281 UNITS & OLD TOWN SQUARE II WITH 319 UNITS



OLD TOWN BACKYARD
AWARD WINNING PUBLIC SPACE



OLD TOWN UNTAPPED
AN ART & ENTERTAINMENT EVENT WITH OUTDOOR ART & GALLERIES



114 N FLAGLER AVENUE | SITE LOCATION TO OLD TOWN



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