

FOR LEASE

MAYLA POMPANO

2305-2431 E ATLANTIC BOULEVARD, POMPANO BEACH, FL

DIRECT FRONTAGE ON
HIGHLY TRAVELED
ATLANTIC BOULEVARD

10,000 SF
LEASED TO
ZEN

RESTUARANT
AVAILABLE
6,000 - 9,517 SF

CAFE AVAILABLE
1,200 - 2,000 SF

EXCEPTIONAL RESTAURANT & RETAIL OPPORTUNITIES IN LUXURY MIXED-USE DEVELOPMENT

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EXCLUSIVE RETAIL LEASING
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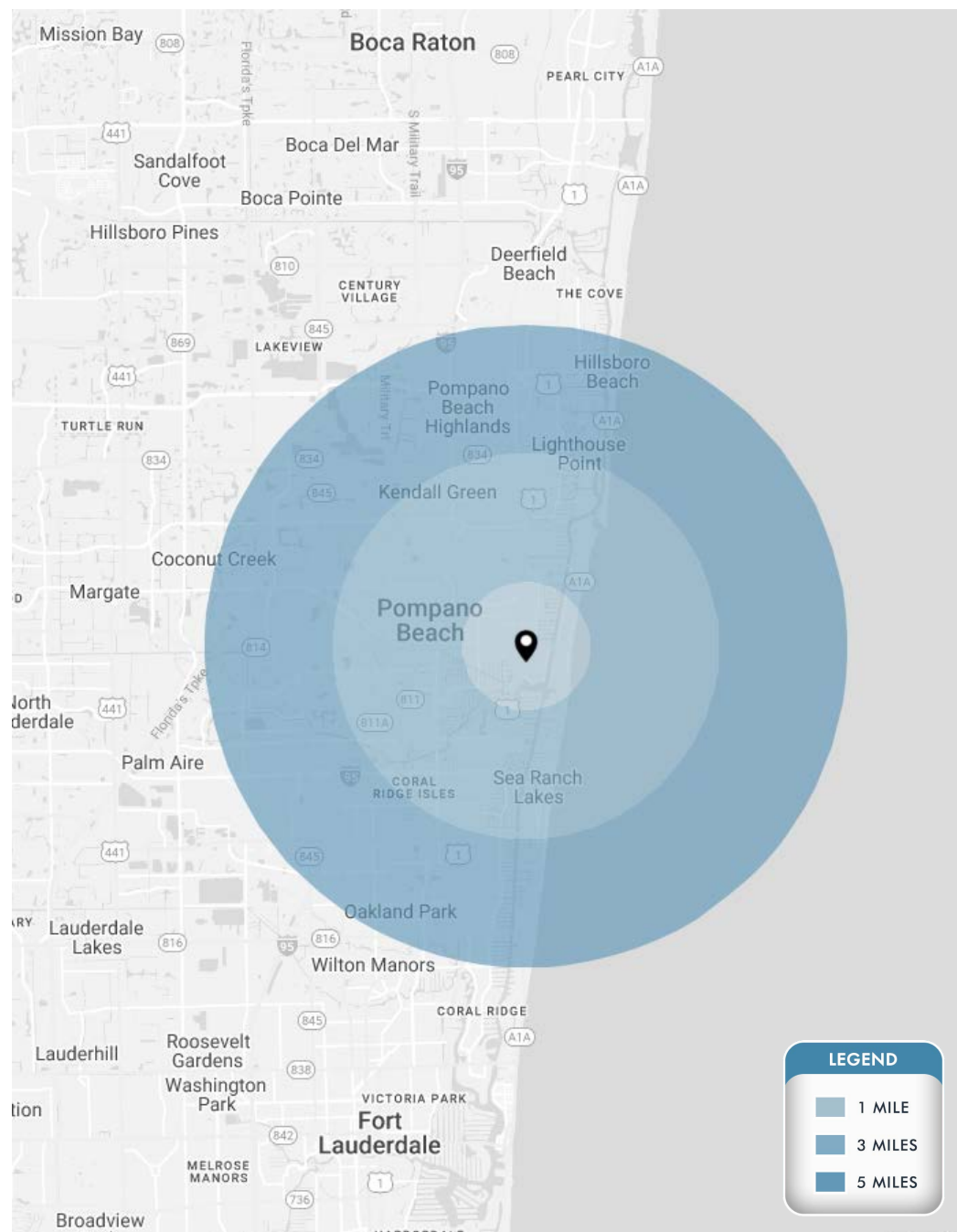
PROPERTY OVERVIEW

HIGHLIGHTS

- $\pm 6,000$ - $\pm 9,517$ SF available for full-service restaurant with large patio with 15 foot clear ceiling heights
- Retail available near busy Publix
- All spaces have excellent frontage on major traffic artery Atlantic Boulevard
- Blocks from intracoastal and top performing Houston's restaurant in Florida
- Located in significant growth and revitalization area of east Pompano Beach
- CRA incentives for new businesses
- Easily accessible with direct access to Federal Highway, Dixie Highway, A1A, and Interstate 95
- Mayla Pompano Multi-Family - under lease-up averaging 28 leases per month with rents of \$3.50 psf
- 16,800 sf Executive Suite Operator taking occupancy on the 2nd & 3rd floor of the 2335 E building
- East garage - 135 spaces before residential gate - 284 spaces in total
- West garage - 169 spaces before residential gate - 381 spaces in total

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	16,424	97,999	235,862
HOUSEHOLDS	8,961	44,944	104,219
DAYTIME EMPLOYEES	14,897	83,898	200,293
AVERAGE HH INCOME	\$108,806	\$106,264	\$101,135
	5 Minutes	10 Minutes	15 Minutes
POPULATION	39,328	123,422	291,984
HOUSEHOLDS	20,355	56,597	131,433
DAYTIME EMPLOYEES	34,905	105,813	248,696
AVERAGE HH INCOME	\$116,394	\$107,584	\$104,011



MAYLA POMPANO | EXECUTIVE SUMMARY



MAYLA POMPANO | SITE RENDERINGS

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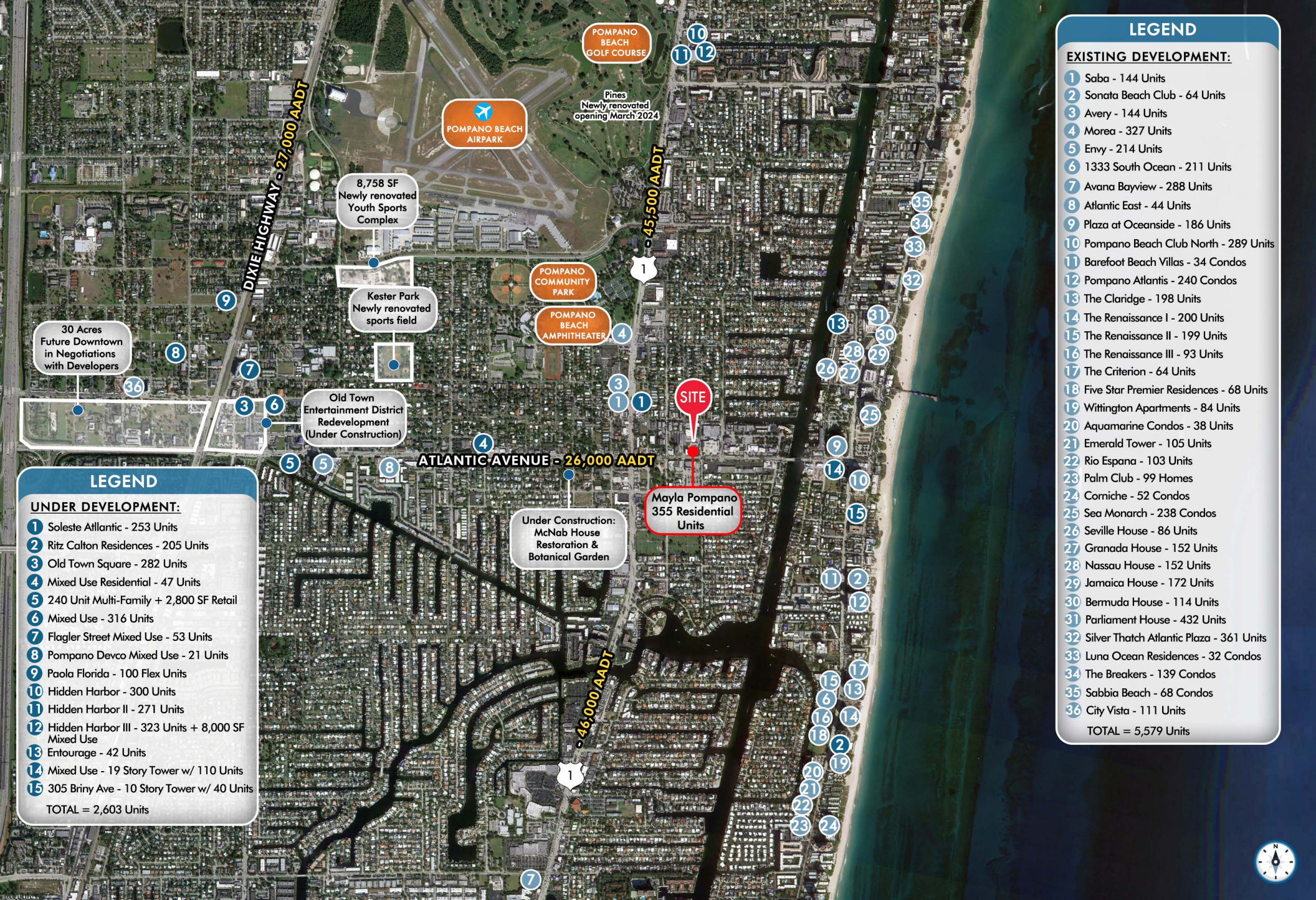


MAYLA POMPARO | SITE PLAN

MAYLA POMPANO | EXTENDED MARKET AERIAL

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LEGEND

EXISTING DEVELOPMENT:

- 1 Saba - 144 Units
- 2 Sonata Beach Club - 64 Units
- 3 Avery - 144 Units
- 4 Morea - 327 Units
- 5 Envy - 214 Units
- 6 1333 South Ocean - 211 Units
- 7 Avana Bayview - 288 Units
- 8 Atlantic East - 44 Units
- 9 Plaza at Oceanside - 186 Units
- 10 Pompano Beach Club North - 289 Units
- 11 Barefoot Beach Villas - 34 Condos
- 12 Pompano Atlantis - 240 Condos
- 13 The Claridge - 198 Units
- 14 The Renaissance I - 200 Units
- 15 The Renaissance II - 199 Units
- 16 The Renaissance III - 93 Units
- 17 The Criterion - 64 Units
- 18 Five Star Premier Residences - 68 Units
- 19 Wittington Apartments - 84 Units
- 20 Aquamarine Condos - 38 Units
- 21 Emerald Tower - 105 Units
- 22 Rio Espana - 103 Units
- 23 Palm Club - 99 Homes
- 24 Corniche - 52 Condos
- 25 Sea Monarch - 238 Condos
- 26 Seville House - 86 Units
- 27 Granada House - 152 Units
- 28 Nassau House - 152 Units
- 29 Jamaica House - 172 Units
- 30 Bermuda House - 114 Units
- 31 Parliament House - 432 Units
- 32 Silver Thatch Atlantic Plaza - 361 Units
- 33 Luna Ocean Residences - 32 Condos
- 34 The Breakers - 139 Condos
- 35 Sabbia Beach - 68 Condos
- 36 City Vista - 111 Units

TOTAL = 5,579 Units

LEGEND

UNDER DEVELOPMENT:

- 1 Soleste Atlantic - 253 Units
- 2 Ritz Calton Residences - 205 Units
- 3 Old Town Square - 282 Units
- 4 Mixed Use Residential - 47 Units
- 5 240 Unit Multi-Family + 2,800 SF Retail
- 6 Mixed Use - 316 Units
- 7 Flagler Street Mixed Use - 53 Units
- 8 Pompano Devco Mixed Use - 21 Units
- 9 Paola Florida - 100 Flex Units
- 10 Hidden Harbor - 300 Units
- 11 Hidden Harbor II - 271 Units
- 12 Hidden Harbor III - 323 Units + 8,000 SF Mixed Use
- 13 Entourage - 42 Units
- 14 Mixed Use - 19 Story Tower w/ 110 Units
- 15 305 Briny Ave - 10 Story Tower w/ 40 Units

TOTAL = 2,603 Units

MAYLA POMPANO | NEARBY COMMUNITIES

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