

SMD

Southern Management
and Development, L.P.

Pompano Strip

2240 N Federal Highway
Pompano Beach, FL 33062

ANCHORED BY

Mattress Firm Super Center

High visibility location on
Federal Highway (US Hwy 1)

Easy access to I-95

Average daily traffic count: 58,000

Gross leasable area:
7,990 Sq. Ft.

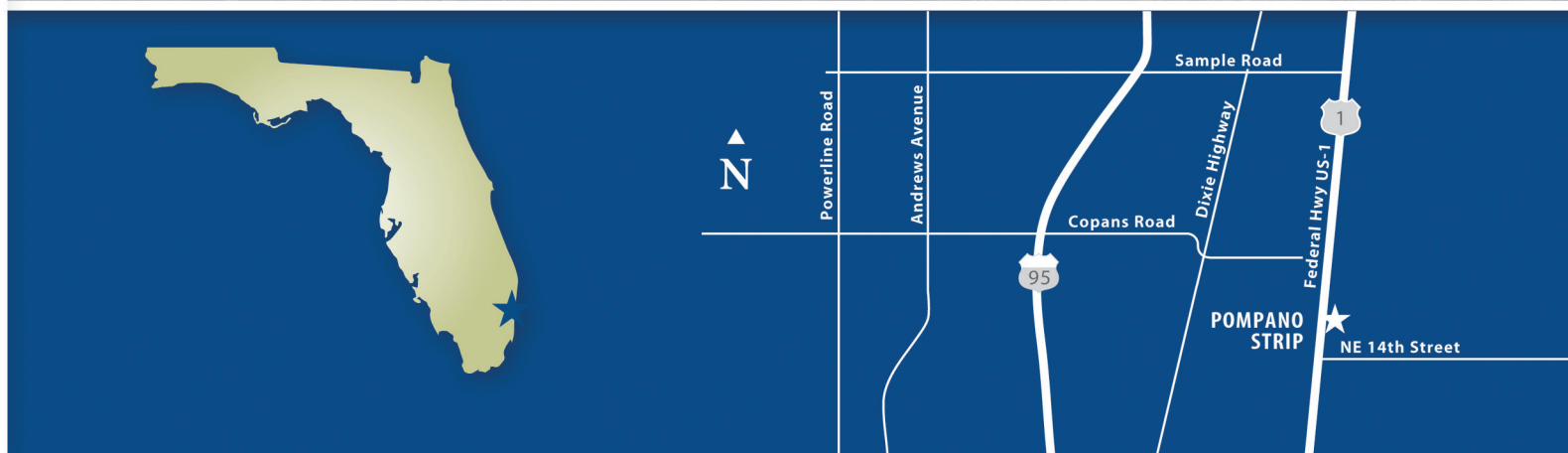
CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM

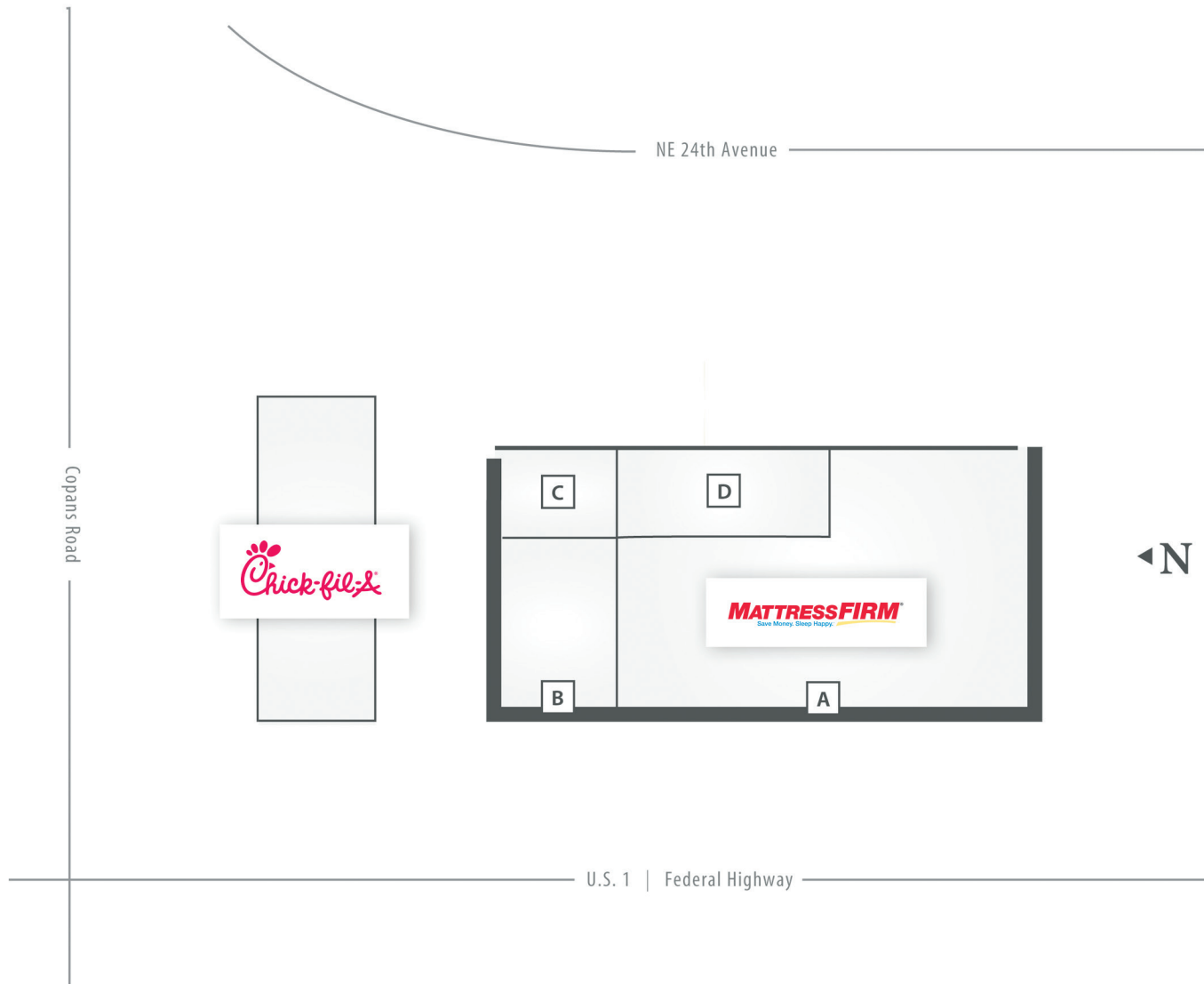


CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	14,795	110,143	241,925
2021 Estimate	14,282	105,084	230,752
2010 Census	13,559	95,887	210,042
2000 Census	13,927	98,692	211,997

Population by race

White	80.36%	58.45%	63.39%
Black African American	9.92%	30.75%	26.09%
Hispanic Other	9.73%	10.79%	10.52%

2021 Estimate

Average HH Income	\$101,806.00	\$84,868.75	\$83,039.00
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2021 Estimate

Median HH Income	\$60,176.66	\$55,792.75	\$53,740.97
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2021 Estimate

Median Age	48.40	43.93	46.02
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LEGEND

2240 N Federal Highway (US-1)

UNIT	TENANT	SQ.FT.
A	Mattress Firm	4,800
B	Playa Bowls	1,745
C	Hair Salon	700
D	Lavish Brows	745