

SMD

Southern Management
and Development, L.P.

Pompano Strip

2240 N Federal Highway
Pompano Beach, FL 33062

ANCHORED BY

Jimmy John's and Mattress Firm

High visibility location on
Federal Highway (US Hwy 1)

Easy access to I-95

Average daily traffic count: 52,200

Gross leasable area:
7,990 Sq. Ft.

CREATING VALUE

Southern Management and Development, L.P.



CONTACT A LICENSED AGENT

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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2023 Projection	14,950	109,371	240,760
2018 Estimate	14,322	103,686	227,919
2010 Census	13,593	96,008	210,083
2000 Census	13,958	96,798	212,071
Population by race			
White	81.98%	60.12%	65.26%
Black African American	9.11%	29.88%	25.09%
Hispanic Other	8.91%	10.00%	9.65%
2018 Estimate			
Average HH Income	\$91,279.86	\$76,448.41	\$75,399.44
2018 Estimate			
Median HH Income	\$60,736.94	\$51,264.08	\$49,868.11
2015 Estimate			
Median Age	47.97	43.77	45.88

LEGEND

2240 N Federal Highway (US-1)

UNIT	TENANT	SQ.FT.
A	Mattress Firm	4,800
B	Jimmy John's	1,745
C	Hair Salon	700
D	Available	745

