

FOR LEASE



# Palm Aire Marketplace

299 S Powerline Rd, Pompano Beach, FL 33069

FranklinStreet



## PALM AIRE MARKETPLACE

# Highlights



Anchored by national tenants DD's Discounts & Presidente Supermarket



Located at the southwest corner of W. Atlantic Blvd. and Powerline Road, between I-95 and the Florida Turnpike



Total GLA – 143,191 SF



Traffic Counts:

± **81,000 AADT** on Powerline Rd

± **45,990 AADT** on W Atlantic Blvd

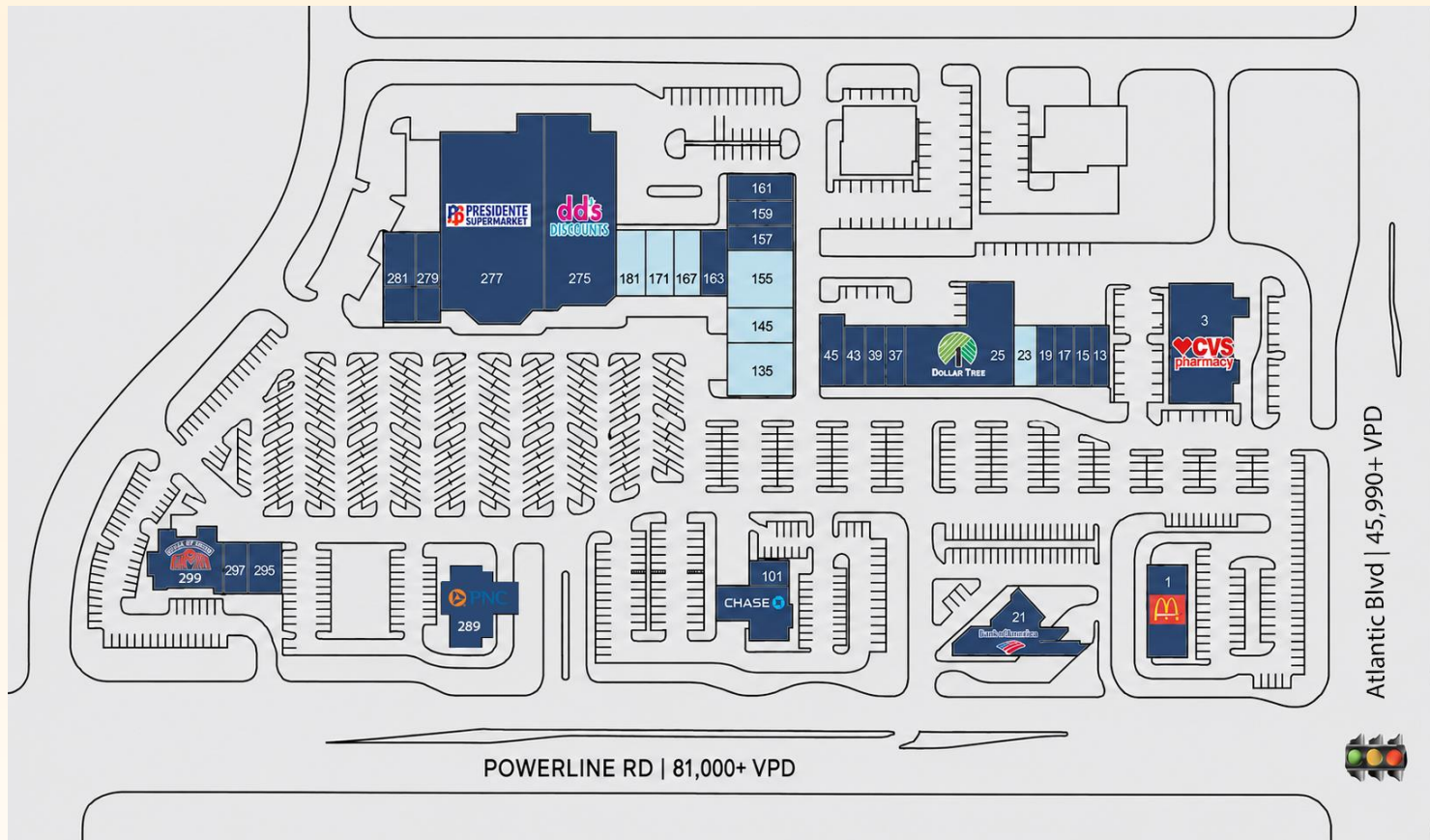


Palm Aire Marketplace is a vibrant 143,191 SF shopping destination strategically positioned at the high-traffic intersection of W. Atlantic Boulevard and Powerline Road in Pompano Beach, FL — generating a combined ±126,990 vehicles per day. Anchored by Presidente Supermarket and DD's Discounts, the center features a dynamic mix of national and local retail, dining, and professional services, including Dollar Tree, CVS, and Rent-A-Center. Palm Aire Marketplace offers exceptional visibility and accessibility for both tenants and shoppers alike.

### TENANT SPOTLIGHT

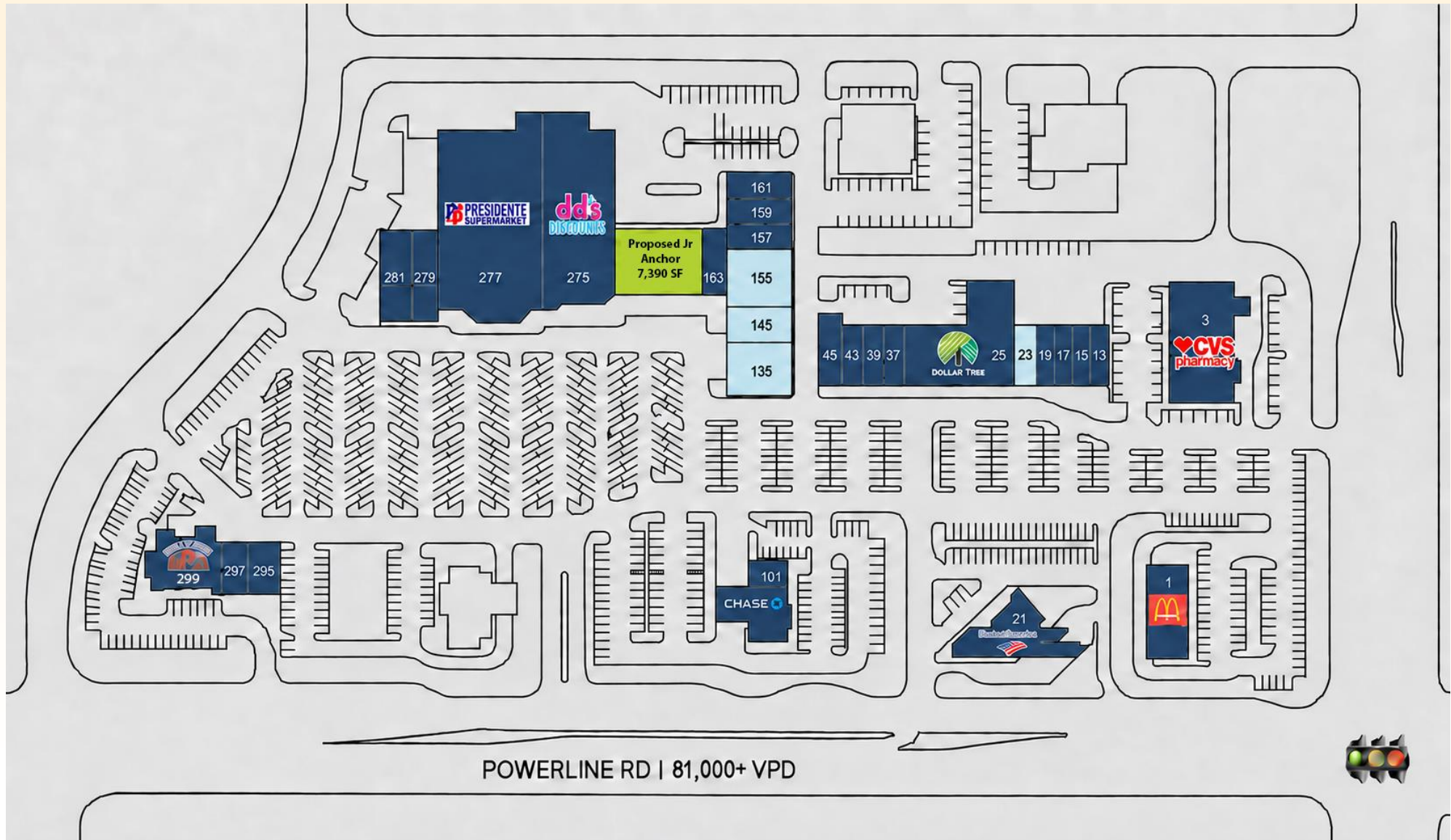


## PALM AIRE MARKETPLACE – SITE PLAN



| Suite | Tenant                 | SF     | Suite | Tenant                  | SF    | Suite | Tenant                 | SF     |
|-------|------------------------|--------|-------|-------------------------|-------|-------|------------------------|--------|
| 1     | McDonald's             | 4,022  | 43    | The UPS Store           | 1,050 | 171   | AVAILABLE              | 1,505  |
| 3     | CVS Pharmacy           | 11,208 | 45    | Sock Monster Laundry    | 2,925 | 181   | AVAILABLE              | 3,885  |
| 13    | Rent-A-Center          | 3,250  | 101   | Chase Bank              | 4,558 | 275   | DD's Discounts         | 23,438 |
| 15    | Nail Fever II          | 1,000  | 135   | AVAILABLE               | 5,500 | 277   | Presidente Supermarket | 30,760 |
| 17    | Its All Greek to Me    | 1,500  | 145   | AVAILABLE               | 1,050 | 279   | Atlantic Liquors       | 1,880  |
| 19    | China Star             | 1,500  | 155   | AVAILABLE               | 2,985 | 281   | Le Vie Lebanese        | 4,000  |
| 21    | Bank of America        | 2,500  | 157   | Broward Therapy         | 2,361 | 295   | T-Mobile               | 1,809  |
| 23    | AVAILABLE              | 1,500  | 159   | Dr. Brandwein D.PM PA   | 1,291 | 297   | Amscot                 | 1,809  |
| 25    | Dollar Tree            | 11,750 | 161   | Alan Slootsky D.M.D. PA | 1,239 | 289   | PNC Bank               | N/A    |
| 37    | Voila Bakery & Takeout | 1,050  | 163   | Rotelli Restaurant      | 2,555 | 299   | Madness Buffet         | 5,411  |
| 39    | Haircut Bar Salon      | 1,900  | 167   | AVAILABLE               | 2,000 |       |                        |        |

# Proposed Reconfiguration Opportunities – Option 1



# Demographics

## POPULATION

1 mile

14,433

3 miles

128,711

5 miles

348,510

## TOTAL HOUSEHOLDS

1 mile

6,904

3 miles

53,742

5 miles

138,594

## DAYTIME POPULATION

1 mile

14,409

3 miles

135,246

5 miles

285,279

## HOUSEHOLD INCOME

1 mile

\$62,414

3 miles

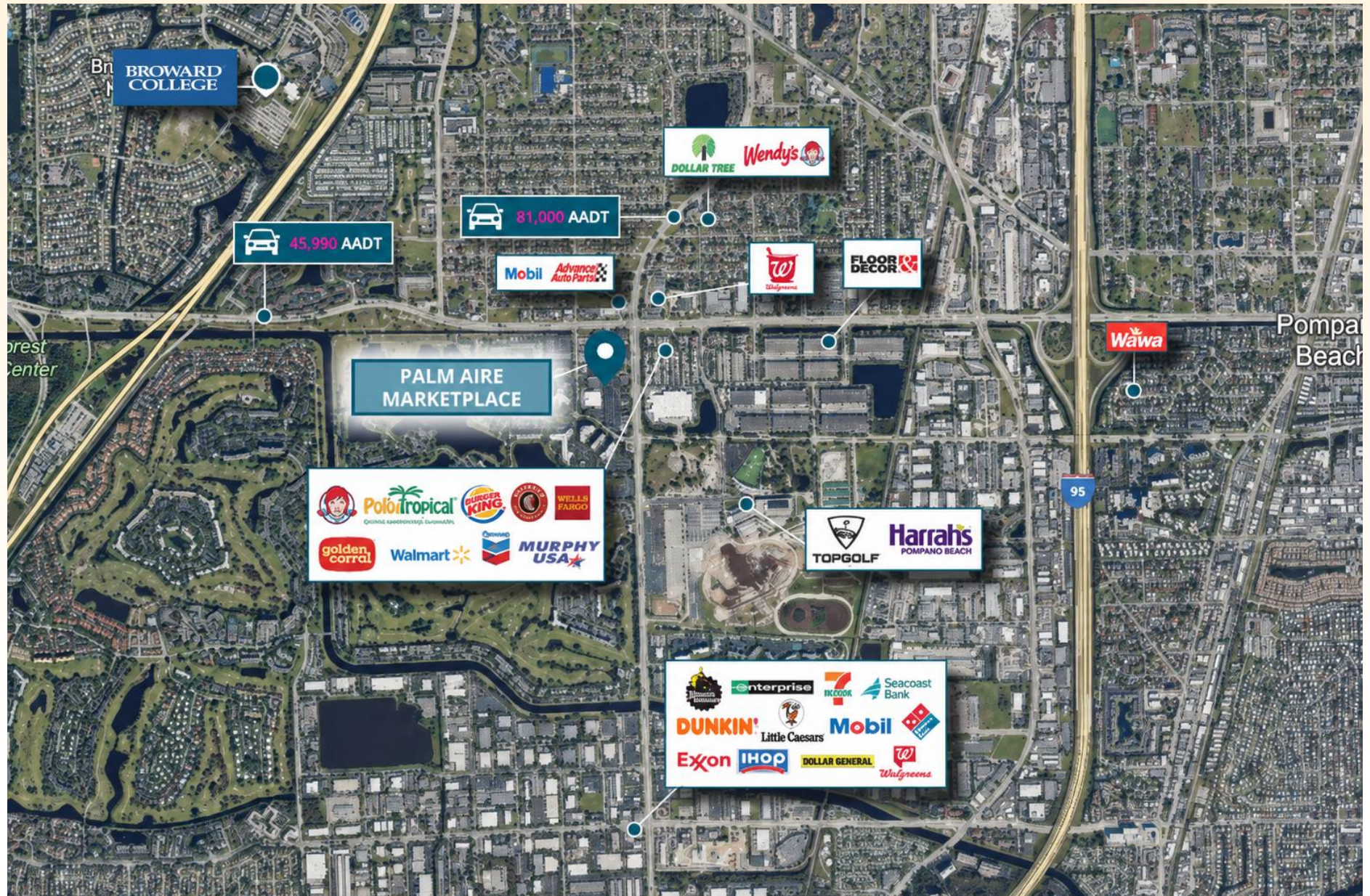
\$71,606

5 miles

\$83,285



# Trade area



# Nearby Developments



## DOWNTOWN POMPANO BEACH

- 70 acres — planned smart-city hub
- 30+ acres — of land assembled for redevelopment
- Underway — streetscape & infrastructure investment

The City's vision for a vibrant, pedestrian-friendly, mixed-use urban core, following a "Smart City" concept that integrates people and places. Downtown is projected to become a major hub of business, corporate, government, hospitality, education and cultural activity.

## THE POMP

- 223 acres — total project site
- Multi-use — entertainment, retail, hotel, office, residential
- Harrah's — Pompano Beach casino on-site

Announced by The Cordish Companies and Caesars Entertainment, anchored by a Live! dining and entertainment district. One of the largest developments in South Florida, bringing entertainment, dining, a hotel, retail, residential, office and lifestyle uses together alongside Harrah's Pompano Beach casino.





# Contact

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