



LENSCRAFTERS

Pompano  
Citi Centre

SOLA SALONS

Bath & Body Works

2001

OWNED BY:



CONCEPTUAL DRAWING

POMPANO BEACH, FL

# POMPANO CITI CENTRE - 1955 NORTH FEDERAL HWY

RETAIL, ENTERTAINMENT & RESTAURANT SPACE AVAILABLE | FOR LEASE





POMPANO BEACH, FLORIDA

# POMPANO CITI CENTRE

Pompano Citi Centre is a premier power and entertainment center serving one of Broward County's most dynamic trade areas. With more than 450,000 SF of retail space, it is anchored by a strong lineup of national retailers, entertainment destinations, and everyday service providers, the center offers a convenient one-stop shopping experience for families, professionals, and visitors alike. With ample parking, excellent visibility, and easy access from major roadways, Pompano Citi Centre attracts consistent traffic throughout the day and evening. The diverse tenant mix includes big-box retailers, family-friendly concepts, dining options, fitness and wellness providers, and essential services—creating a destination that meets a wide range of shopping, entertainment, and lifestyle needs. Whether customers are running errands, enjoying a family outing, or spending an evening out, Pompano Citi Centre offers something for everyone in a vibrant, highly accessible environment.



# PROJECT DETAILS

## POMPAÑO CITI CENTRE · RETAIL, ENTERTAINMENT & RESTAURANT SPACE AVAILABLE FOR LEASE

### AVAILABLE SPACE

450 SF - 51,972 SF of Retail, Entertainment & Restaurant Space Available

### PROPERTY HIGHLIGHTS

- **Retail Environment:** An open-air retail destination with exceptional visibility and a strong retail mix. The center boasts national brands, prominent retailers, destination restaurants, and services to service the densely populated area of over 250,000 residents.
- **Prime Intersection:** Prominently positioned at the signalized southwest corner of Copans Rd & Federal Hwy in Pompano Beach, offering strong visibility and convenient access from multiple directions.
- **Residential Growth:** 365 Apartments under construction adjacent to property.
- **Access & Circulation:** Excellent ingress and egress from both Copans Rd & Federal Hwy.

### CO-TENANTS



### TRAFFIC COUNTS

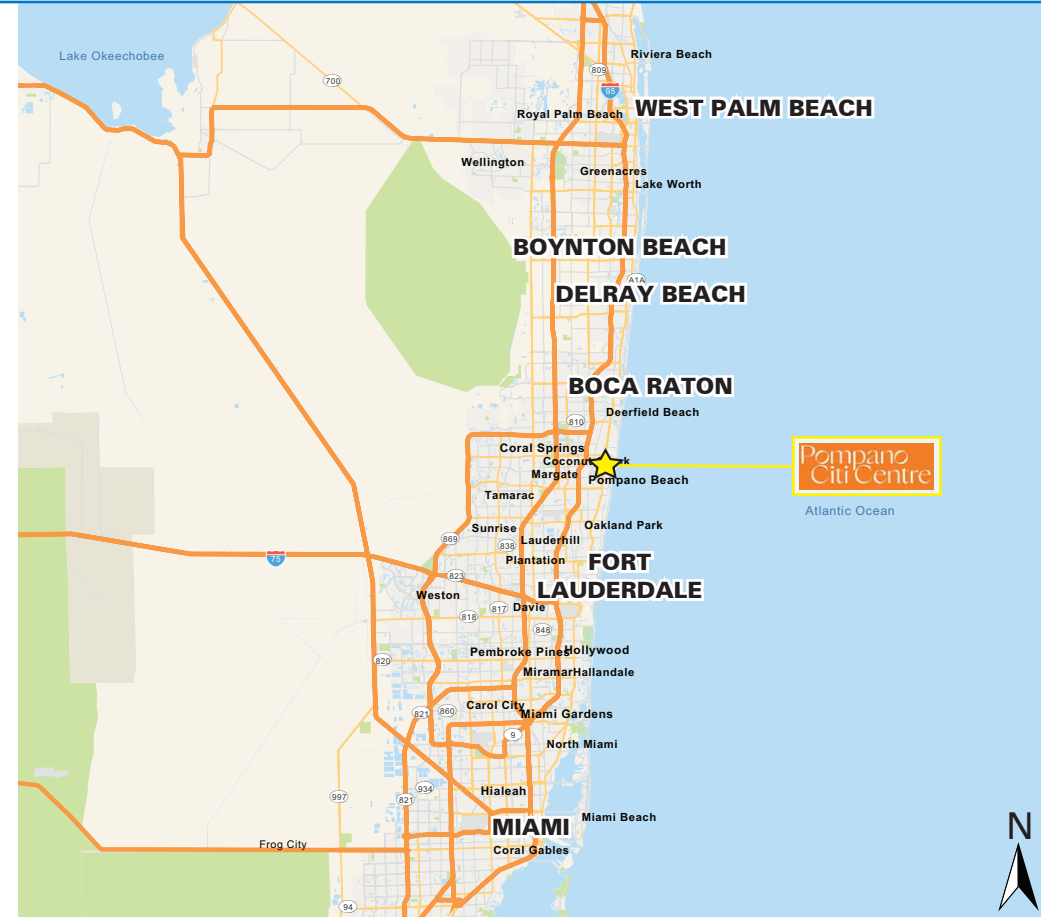
24,500 ADT on E Copans Rd  
53,500 ADT on US Hwy 1

### COUNTY

Broward

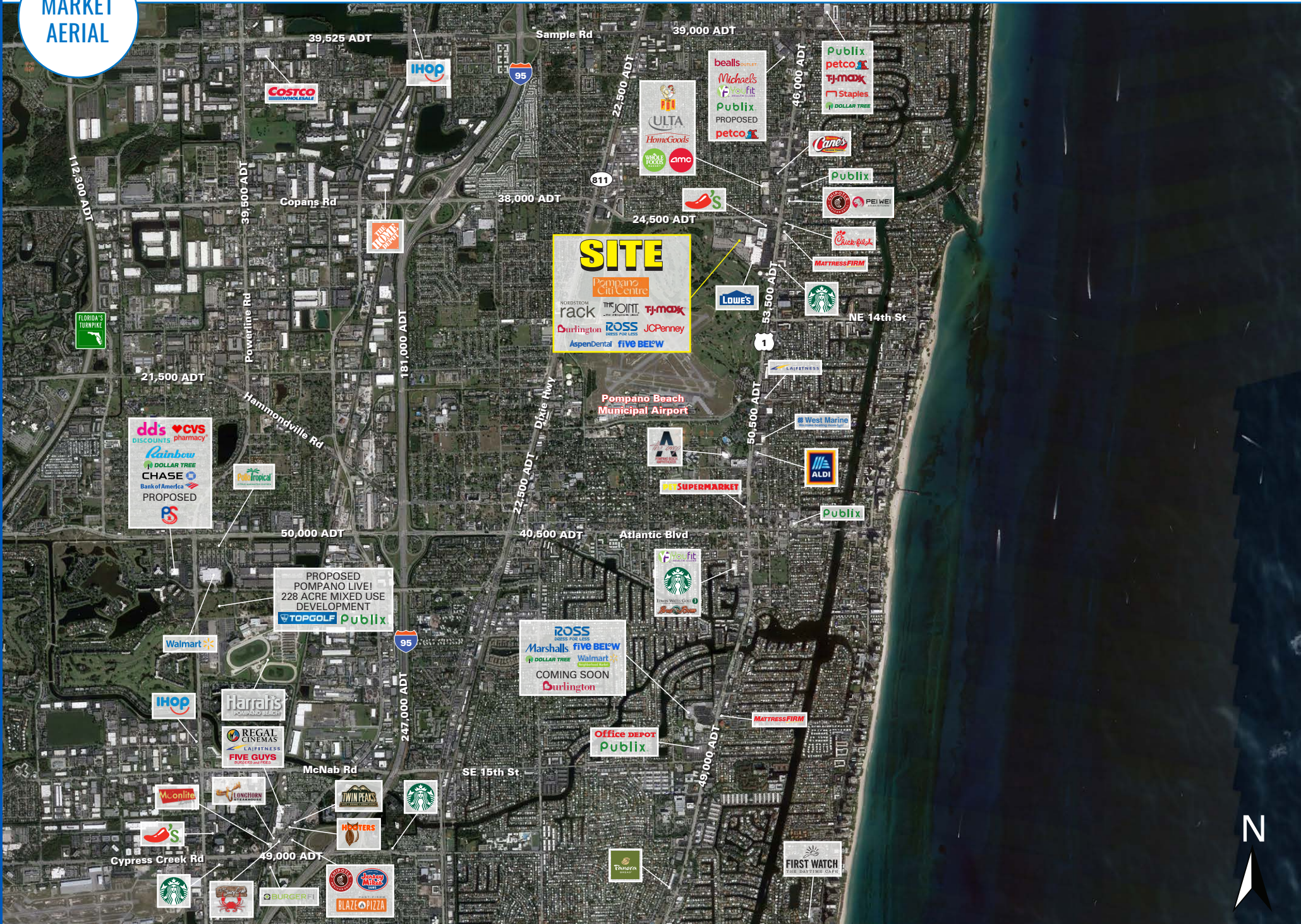
### MARKET

Pompano Beach

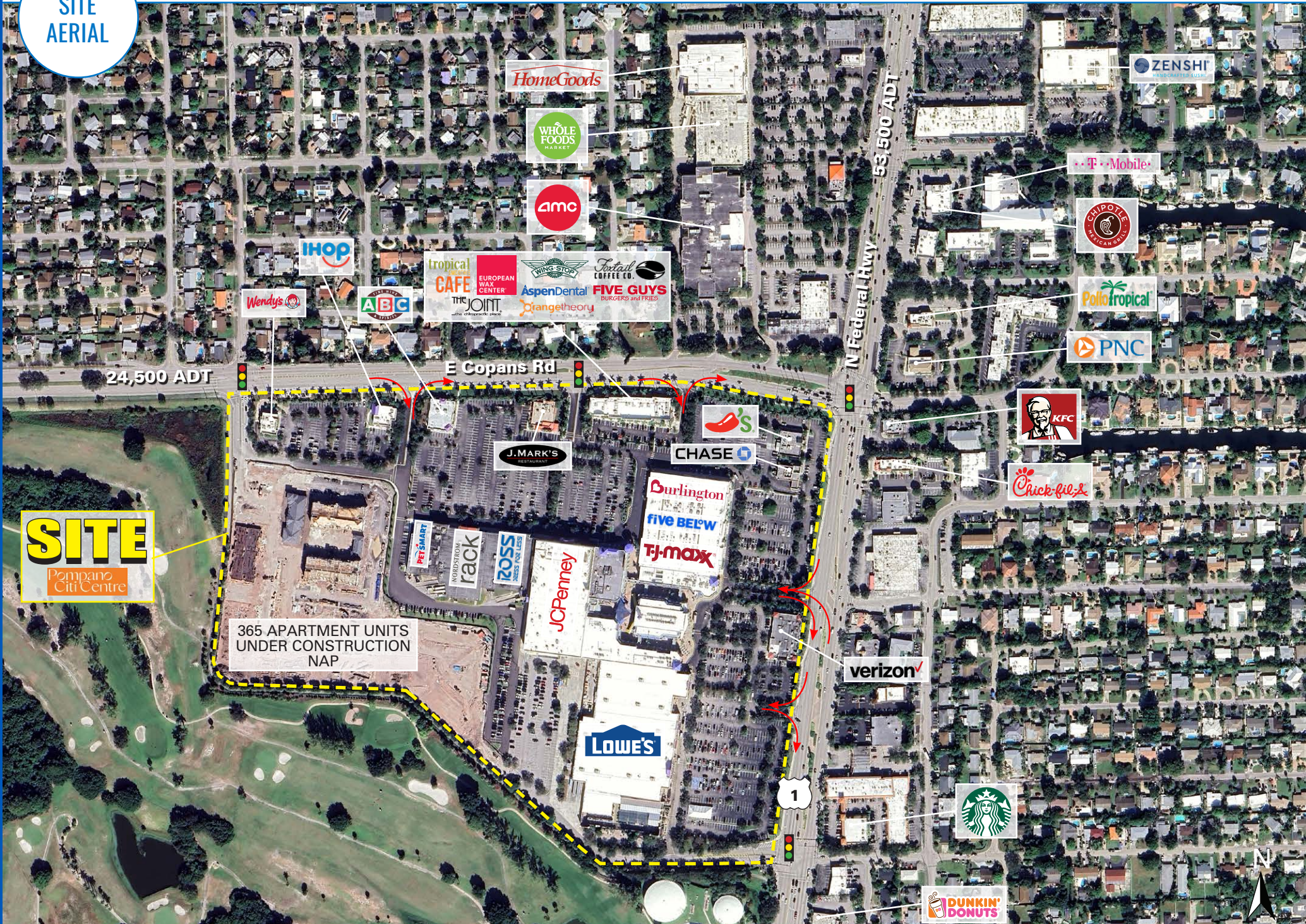


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,981	111,082	238,752
DAYTIME POPULATION	8,401	51,057	154,680
AVERAGE HH INCOME	\$121,243	\$109,010	\$102,502

MARKET AERIAL



SITE AERIAL



**SITE**  
Pompano Citi Centre

365 APARTMENT UNITS UNDER CONSTRUCTION NAP

1ST FLOOR SITE PLAN



KEY		
#	Tenant	SF
A-1	Available	2,117
A-2	Available	2,000
A-3	Available	2,000
A-4	Available	2,000
B-1	PetSmart	15,050
B-2	Nordstrom Rack	27,600
B-3	Ross Dress for Less	30,011
C101	Rainbow	5,000
C102	Rack Room Shoes	6,000
C103	Foot Locker	3,000
C104	Sunshine E-Ride	2,734
D101	Available	450
D102-D103	Lee Nails & Spa	1,949
D105	Available (Former Edible Arrangements)	1,342
D107	Available	1,636
D109	Available	1,550
D111	Hablame Learning Center of Int'l	698
D112	Cold Stone Creamery	1,103
D114	Consumer Cellular	4,500
E101-E104	Treehouse Indoor Café	12,705
E108	Dad's Cave Barbershop	1,313
E109	Shishka Grill	1,700
E111	Daily Dose (Opening Soon)	1,103
E112	Taj Majal Indian	2,193
E114	Available	655
E115	Dangerous Minds Brewing Co.	2,900
G101-G102	Available	3,853
G103	Available	1,200
G105	Island Cava Bar	1,277
G106	Bath & Body Works	3,000
G108	Print Cut Go	2,214
G111	Empandas	1,730
G115	Sport Clips	1,060
G118	Impression Kitchens	2,000
G120	Lenscrafters	3,650
JCP	JCPenney	82,688
K101	Available	4,243
K103	TJ Maxx	24,000
K105	Five Below	8,500
K107	Burlington	48,800
K109	Americas Best Contacts	3,000
K111	Crafty Crab	5,750
M101	Aspen Dental	3,750
M102	Venetian Nail Spa	3,001
M103	The Joint Chiropractic	1,130
M104	European Wax Center	1,200
M105	Foxtail Coffee	1,558
M106	Orange Theory Fitness	3,200
M108	Tropical Fit Foods	1,173
M109	Wingstop	1,452
M110	Five Guys	2,400
OP1	Wendy's	3,500
OP2	IHOP	4,600
OP4	J. Mark's Restaurant	8,000
OP5-1	Chili's	5,697
OP5-2	JP Morgan Chase Bank	5,700

2ND & 3RD  
FLOOR  
SITE PLAN

POMPANO CITI CENTRE · RETAIL, ENTERTAINMENT & RESTAURANT SPACE AVAILABLE FOR LEASE



2ND FLOOR KEY		
#	Tenant	SF
C201-G203	Chuck E. Cheese	15,324
C204	Available	2,788
D201	DND International	1,000
D202	Wash Bar	1,582
D205	Available	1,663
D211	Saito's Japanese Steakhouse	7,914
E201	Available (Former Salon)	3,313
E204	Available	3,114
E205	IWG	8,331
E209	Available	1,870
E210	Available	1,100
E211	Available	1,463
E212	Available	1,942
E213	Available	1,079
E215	Eric Mohr, DMD	2,500
G201-G203	Available	1,501
G204-G205	Intercoastal Tax Pros	912
G206	Florida Eye & Laser Center	1,426
G208-G218	Sola Salon	6,842
G221	AJ Traffic School	1,512
G224	Available	1,205
J201	South Florida Technical Center	14,699
J209-J215	Florida DMV	6,958
J217	AVP Insurance & Traffic School	2,782
J250	Amped Fitness	31,338
J253	Amped Fitness Expansion	3,394
JCP	JCPenney	9,014
K201-K209	Available	51,972
K207	Burlington	26,052

3RD FLOOR KEY		
#	Tenant	SF
G301-G306	Amped Fitness	2,385
G307-G311	Amped Fitness Expansion	4,275
G312-G315	Yoga Home	3,897
G316-G318	Citi Wellness/United Power	2,722
G320-G321	Available	1,553

PLACER.AI

**POMPANO BEACH HAS EXCELLENT REGIONAL CONNECTIVITY**

- 2 miles East of I-95
- 17 miles to Fort Lauderdale-Hollywood International Airport
- 34 miles to Palm Beach International Airport
- 40 miles to Miami International Airport

**811.1 M VISITORS**  
Annually\*\*

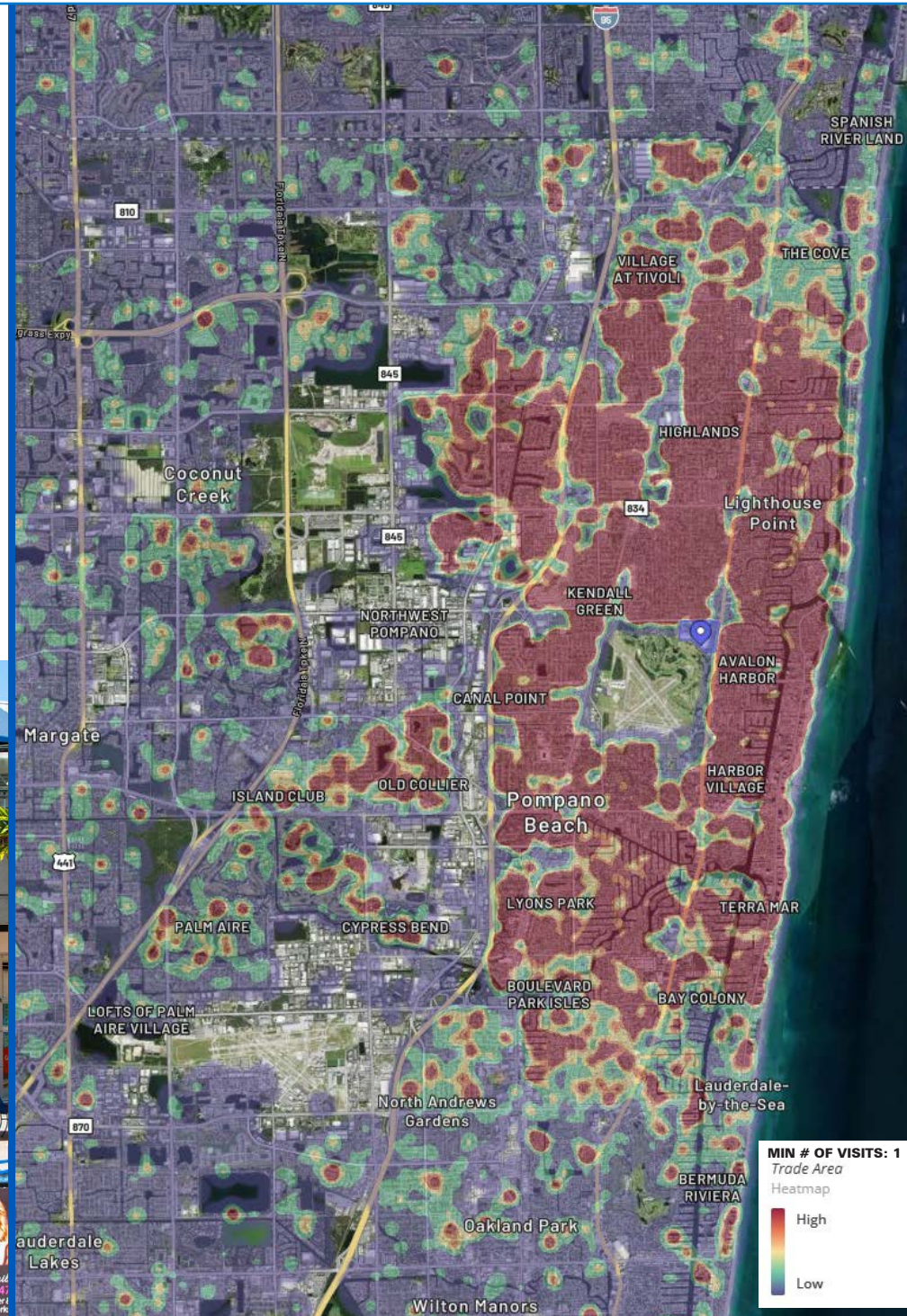
**YEAR OVER YEAR VISITS INCREASED**

17.9% over the last 3 years\*\*

**LOWE'S RANKS #1**  
In the chain in annual visits in Florida\*\*

**JC PENNEY RANKS #1**  
In the chain in annual visits in Florida\*\*

\*\* Per Place.AI





FLORIDA

# POMPANO BEACH

## *7TH LARGEST*

Metropolitan area with more than 6 million residents.

## *1,000,000*

Annual tourists.

## *BUSINESS-FRIENDLY INFRASTRUCTURE*

Pompano Beach is Broward County's largest warehouse distribution sub-market with over 28 million square feet of industrial space and two Amazon distribution centers making supply chain logistics efficient for any retailer.

## *REAL ESTATE EXPERTS NAMED POMPANO BEACH*

One of Florida's most promising beach towns for growth. Ritz Carlton Residences and the newly announced W Hotel & Residences are elevating the overall market. Luxury foot traffic means higher consumer spending.

## *MAJOR NEW DOWNTOWN DEVELOPMENT*

The city is developing a new downtown - a 70-acre walkable smart city hub.

## *POMPANO BEACH AMPHITHEATER*

Located 1 mile to the north, brings in up to 10,000 people for major events and is programmed with concerts, cultural festivals and community events.

# Pompano Citi Centre

POMPANO BEACH, FL

## POMPANO CITI CENTRE - 1955 NORTH FEDERAL HWY

RETAIL, ENTERTAINMENT & RESTAURANT SPACE AVAILABLE | FOR LEASE

### LINDSEY ALEXANDER

954.415.4062  
LALEXANDER@ATLANTICRETAIL.COM

### GLORIA ANSELMO

561.424.3015  
GANSELMO@ATLANTICRETAIL.COM

#### LEASED BY:



ALBANY  
ATLANTA  
BOSTON  
CHARLOTTE  
LOS ANGELES  
NEW YORK CITY  
ORLANDO  
PITTSBURGH  
WEST PALM BEACH

HOLTEC BUILDING  
1001 N US HWY ONE, SUITE 600  
JUPITER, FL 33477  
561.427.6699

#### OWNED BY:



[WWW.ATLANTICRETAIL.COM](http://WWW.ATLANTICRETAIL.COM)

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC\\_RETAIL/](https://www.instagram.com/atlantic_retail/)



CONCEPTUAL DRAWING

© ATLANTIC RETAIL 2026 The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.