

# 950 E McNAB

950 E McNAB ROAD, POMPANO BEACH, FL  
AT US-1 & McNAB ROAD | CONTIGUOUS TO CVS



**DIVERSIFIED**  
COMPANIES

**NOW PRE-LEASING NEW DEVELOPMENT IN BOOMING POMPANO BEACH!**



**MAJOR SIGNALIZED INTERSECTION AT ENTRANCE  
OF 225-UNIT LUXURY APARTMENTS!  
SURROUNDED BY WATERFRONT COMMUNITIES,  
SCHOOLS & RETAIL DESTINATIONS!**

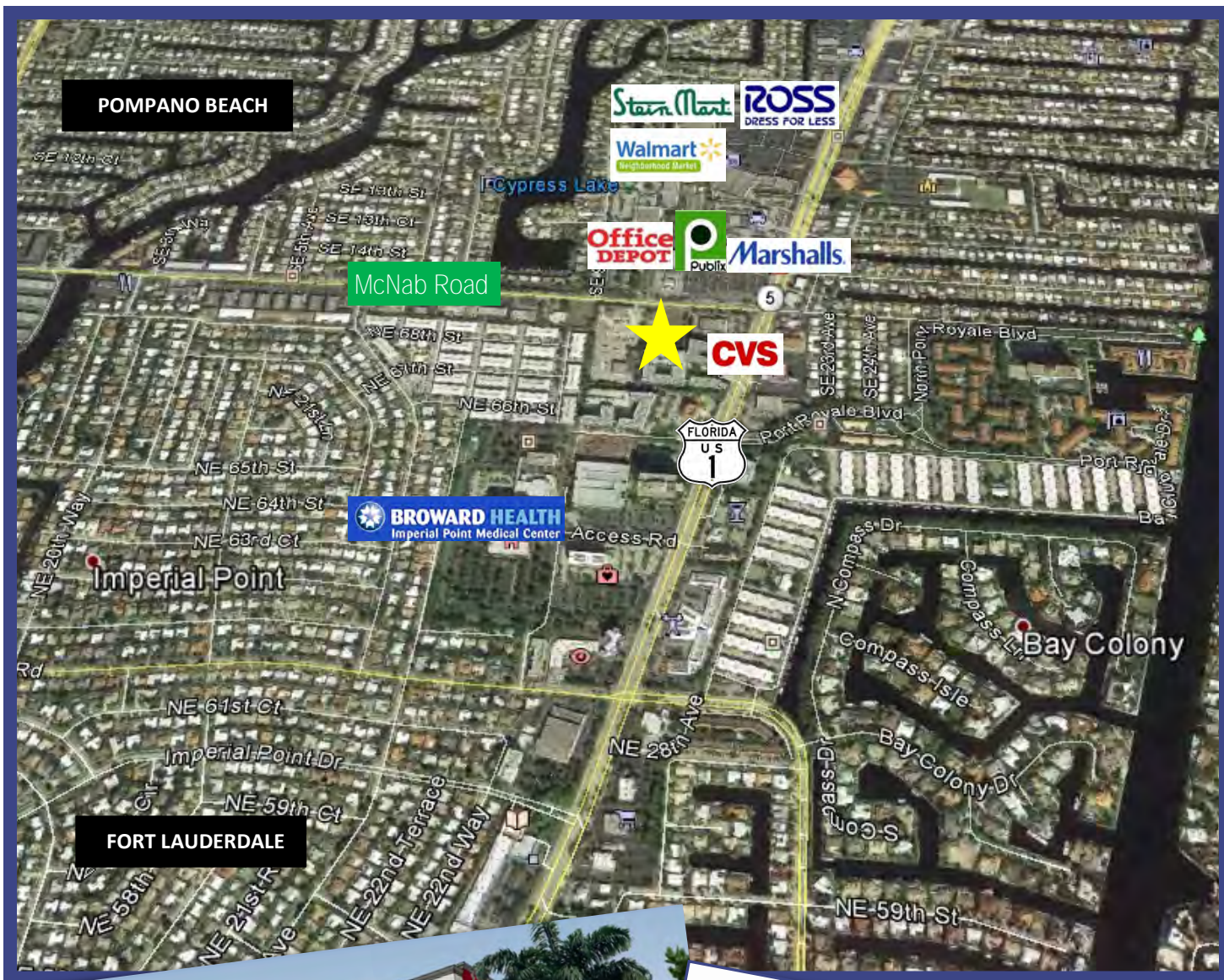
## PROPERTY INFORMATION

SIZE: 7,000-8,000 SF OF RETAIL IN FRONT OF NEW STATE OF THE ART SELF STORAGE FACILITY!  
POPULATION: 130,000+  
AVERAGE HH INCOME: OVER \$80,000  
COUNTY: BROWARD COUNTY  
ZONING: B3  
TRAFFIC: 45,000 VPD ON US-1  
PLAN: 7,000-8,000 SF OF RETAIL IN FRONT OF NEW STATE OF THE ART SELF STORAGE FACILITY!

- ◇ CENTRAL LOCATION ON THE "EAST SIDE" **GREAT SCHOOLS & NEIGHBORHOODS**
- ◇ 1,108-UNIT PORT ROYALE MARINA COMMUNITY
- ◇ ON FORT LAUDERDALE/POMPANO BEACH LINE CLOSE TO I-95 & BEACHES
- ◇ ACROSS FROM PUBLIX, MARSHALLS, OFFICE DEPOT, CHASE BANK & DESTINATION TENANTS
- ◇ SITE ADJACENT TO CVS & ENTRY TO UPSCALE APARTMENT COMPLEX 225+ UNITS
- ◇ TOTAL DAYTIME POPULATION OVER **70,000+** HIGHLY AFFLUENT RESIDENTIAL AREA



FOR MORE INFORMATION  
PLEASE CONTACT  
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## RETAIL AND SERVICE-DRIVEN CORRIDOR AMIDST STRONG DEMOGRAPHICS

2017 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION:	17,544	106,789	236,378
DAYTIME POPULATION:	16,424	133,842	288,020
AVERAGE HH INCOME:	\$97,066	\$80,306	\$74,700