



New Development

- NW corner of Sample Rd and Powerline Rd
- 0.50 - 2.0 Acre Pad Sites available
- Across from Costco Wholesale Club and Carmax
- Major regional intersection with a combined ADT of over 100,000 cars
- Excellent visibility to 59,000 ADT and full access along Sample Rd
- Right in/out access from Powerline Rd
- Strategically located between FL Turnpike (0.50 mi) and I-95 (1.50 mi) interchanges
- Ideal for grocery, restaurant, automotive, bank, retail, and medical uses

2019 DEMOGRAPHICS	2 MILE	3 MILE	5 MILE
Population	42,444	122,817	354,874
Avg HH Income	\$58,995	\$57,427	\$73,812
Total Employees	\$31,644	\$72,532	\$204,259

Ross Waters
561.424.3014
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PARKLAND

DEERFIELD BEACH

3 MILES

CORAL SPRINGS

COCONUT CREEK

LIGHTHOUSE POINT

POMPAÑO BEACH

BJ's
KOHLS
Publix
Walmart

ULTA
Publix
TJ-maxx
Marshalls
Cinépolis

TARGET

Publix
EL DORADO

Publix
LAIFITNESS

TARGET

Walmart

LOWE'S

Durlington
ROSS

Publix

BEST BUY
ALDI
HomeGoods
JOANN

Office DEPOT
Winn/Dixie

Publix

ROSS
Marshalls
Walmart

VISTA

SEMINOLE CASINO
COCONUT CREEK

W Copans Rd

Coconut Creek Pkwy

FLORIDA'S TURNPIKE

SITE
Wendy's
Wawa

59,000 ADT

FESTIVAL MALL

37,500 ADT

250 MULTI FAMILY UNITS
UNDER CONSTRUCTION

41,000 ADT

42,597 ADT

33,000 ADT

48,000 ADT

229,000 ADT

23,000 ADT

SW 10th St

27,000 ADT

CRYSTAL LAKES
GOLF CLUB

19,000 ADT

106 TOWN HOMES
UNDER CONSTRUCTION

42,500 ADT

42,500 ADT

203,604 ADT

23,800 ADT

95

Michael's
Party City
Winn/Dixie

HomeGoods
ULTA

LOWE'S
JCPenney
ROSS
PETSMART

sears
macy's
BIGLOTS!

POMPAÑO BEACH
AIRPORT

BEALLS
Winn/Dixie

Walmart

Publix TJ-maxx
Staples petco

BED BATH & BEYOND
bealls.com

amc
WILD FROGS

Winn/Dixie

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Winn/Dixie



DEERFIELD BEACH, FL

Sample Rd & Powerline Rd

Ross Waters

561.424.3014

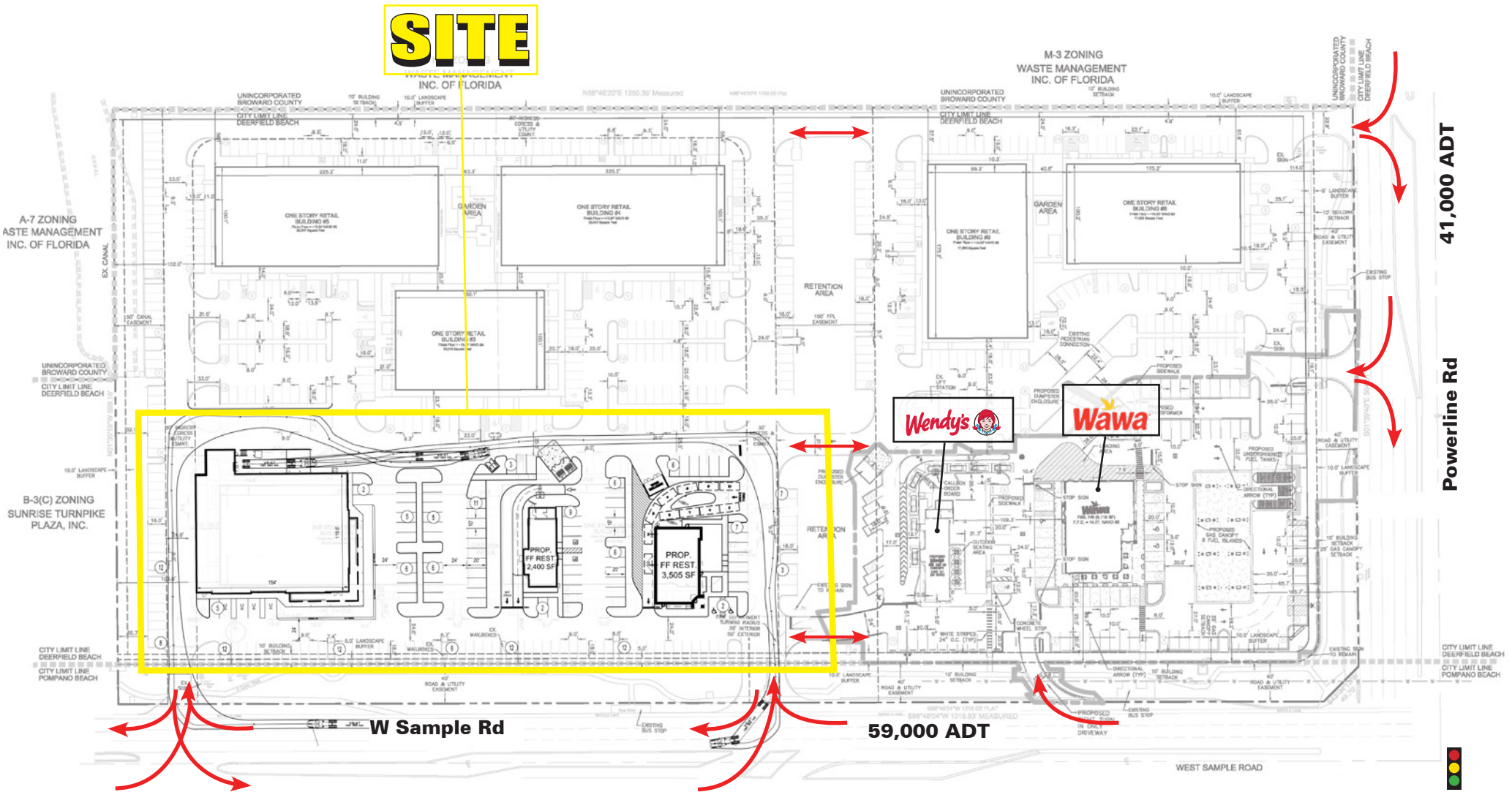
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MARKET AERIAL

ATLANTICRETAIL.COM

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SITE



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