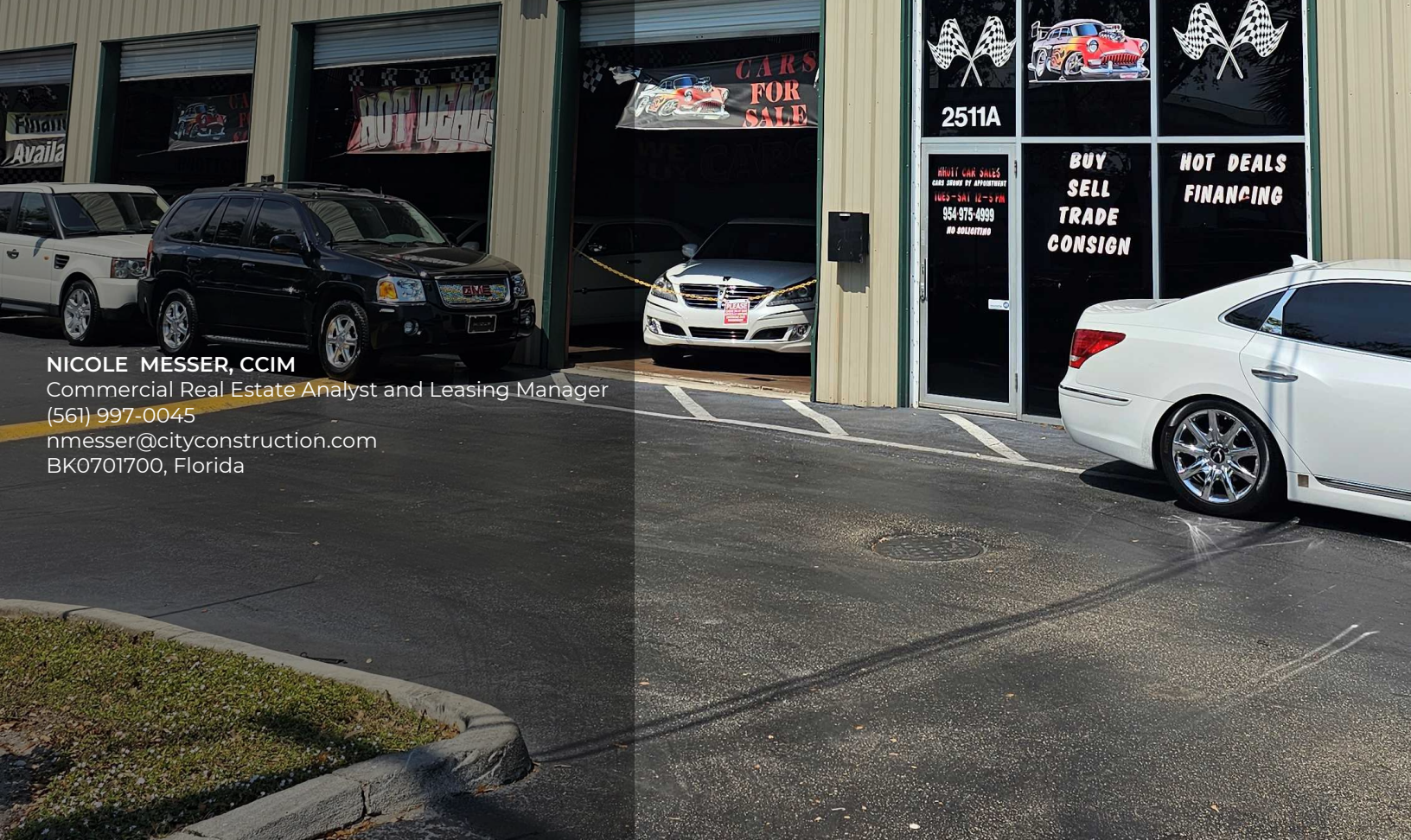


# 3,420 sqft For Lease

2511-A WEST SAMPLE ROAD  
POMPANO BEACH, FL 33073

**NICOLE MESSER, CCIM**  
Commercial Real Estate Analyst and Leasing Manager  
(561) 997-0045  
nmesser@cityconstruction.com  
BK0701700, Florida





# PROPERTY DESCRIPTION

2511 WEST SAMPLE ROAD



## Sample Retail

3,420 square foot industrial space for lease on Sample Road just West of the Turnpike!

- 5 drive in grade level bays
- Bathroom in office and warehouse
- Office space with waiting area, reception and private office.

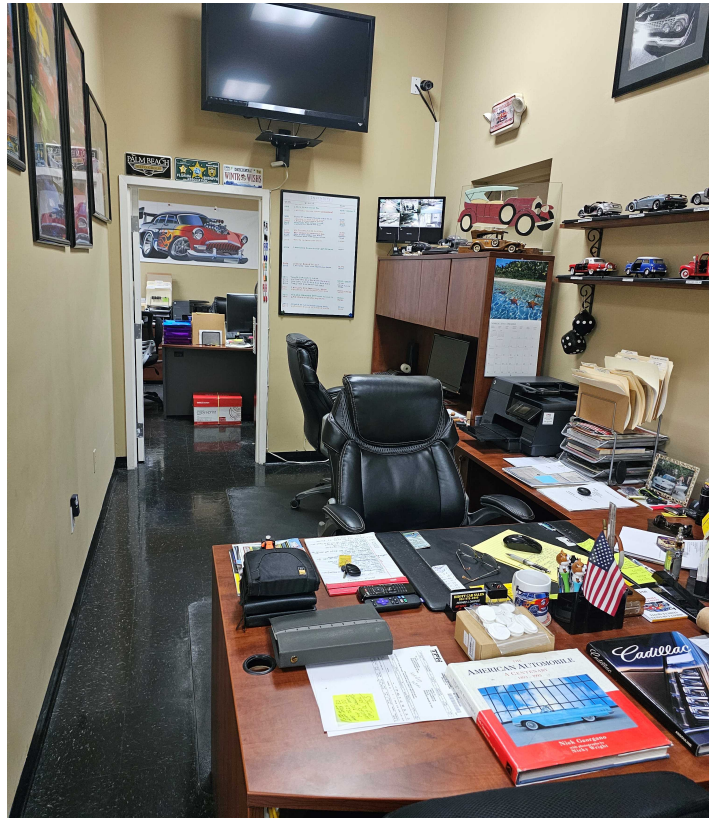
**CITY CONSTRUCTION**  
170 NW Spanish River Blvd. #101  
Boca Raton, FL 33431

**NICOLE MESSER, CCIM**  
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# PROPERTY PHOTOS

2511 WEST SAMPLE ROAD



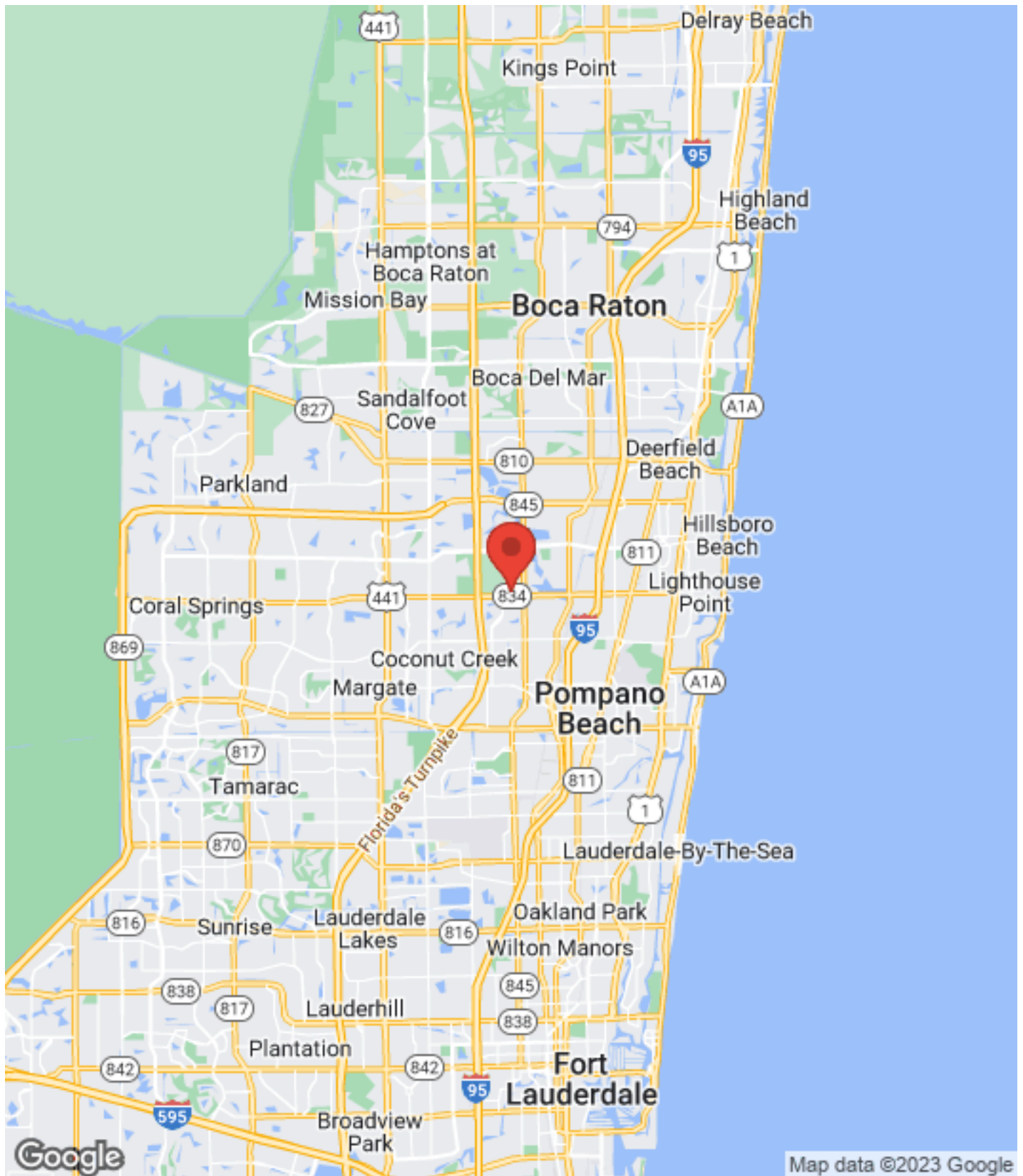
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# REGIONAL MAP

2511 WEST SAMPLE ROAD

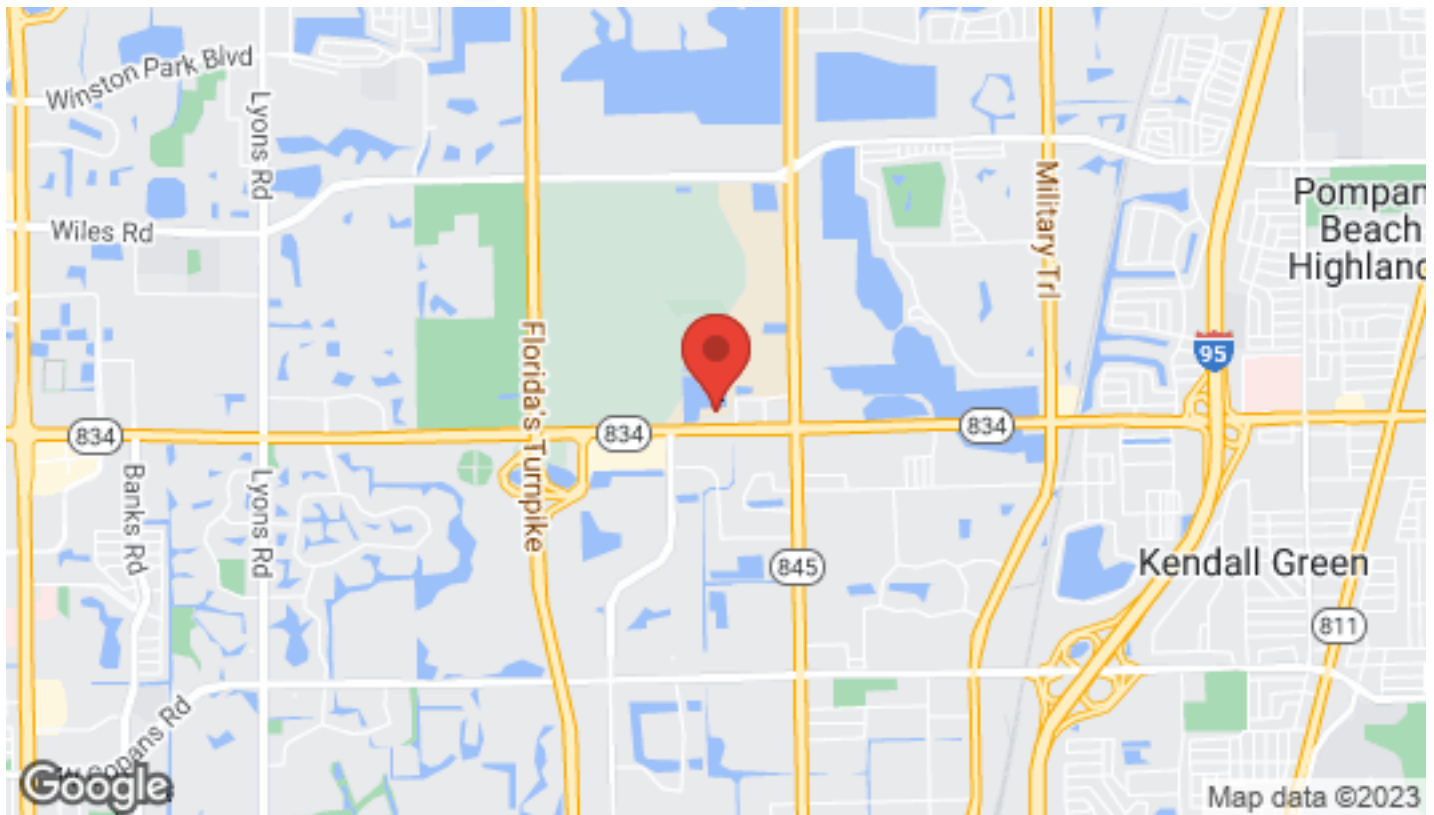
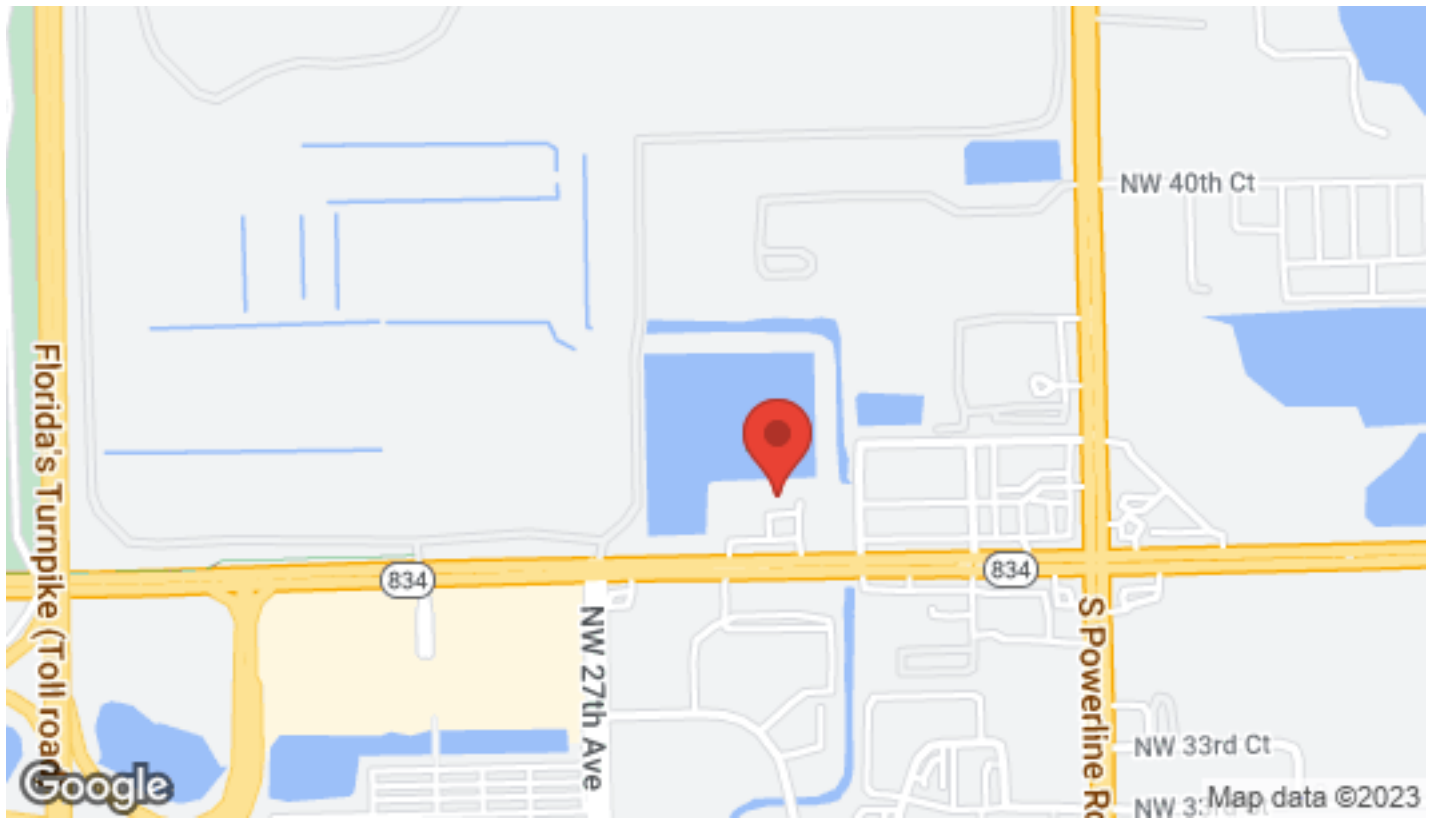


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# LOCATION MAPS

2511 WEST SAMPLE ROAD

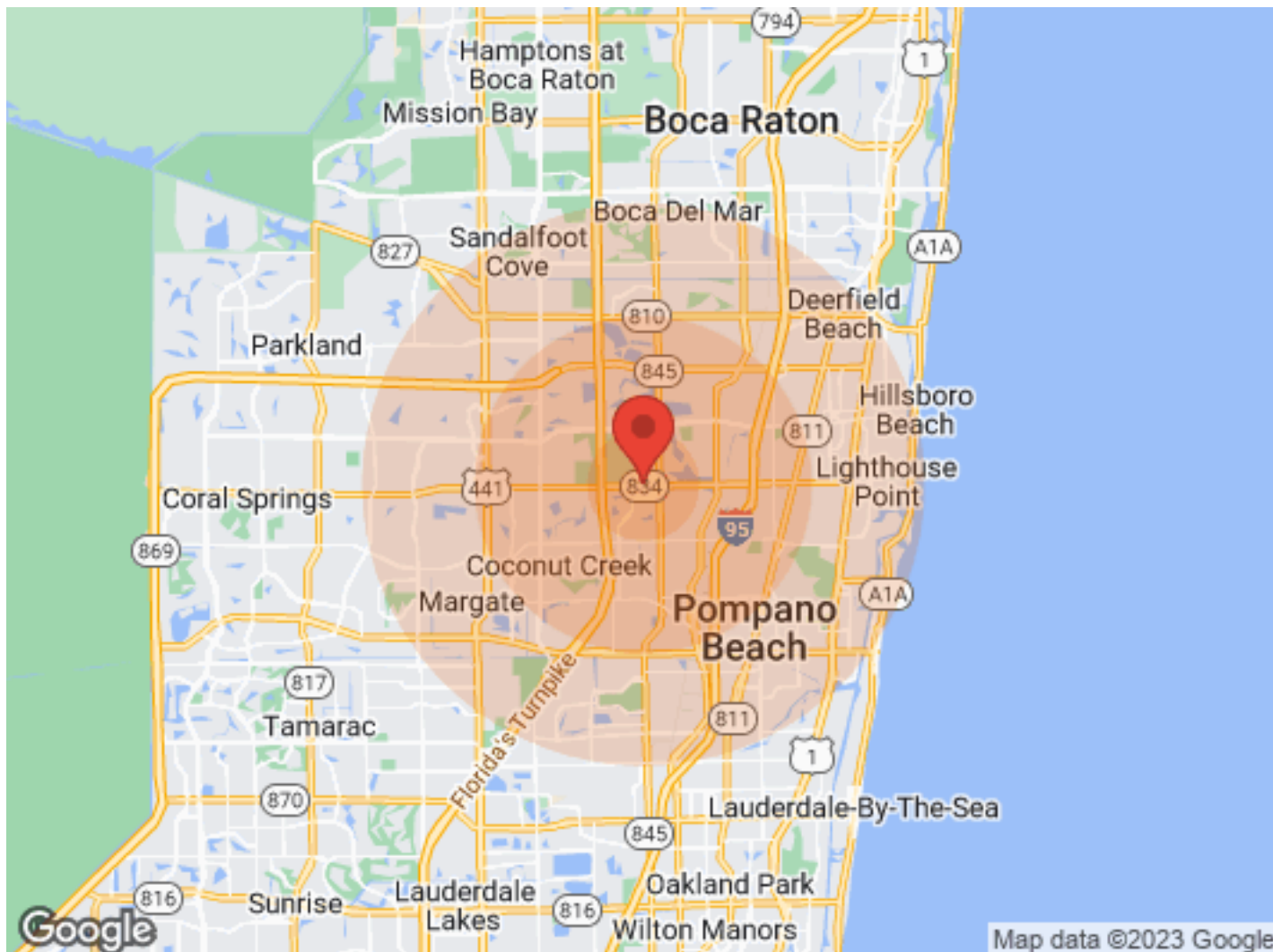


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# DEMOGRAPHICS

2511 WEST SAMPLE ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,370	54,846	160,246	Median	\$42,311	\$42,421	\$52,068
Female	1,696	58,862	173,872	< \$15,000	50	6,569	17,610
Total Population	6,066	113,708	334,118	\$15,000-\$24,999	201	6,410	16,617
				\$25,000-\$34,999	203	5,577	15,990
				\$35,000-\$49,999	243	6,941	21,161
				\$50,000-\$74,999	177	8,284	27,171
				\$75,000-\$99,999	64	4,445	15,623
				\$10,000-\$149,999	25	4,489	14,932
				\$150,000-\$199,999	23	1,162	4,862
				> \$200,000	N/A	402	4,884
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,228	65,513	229,141	Total Units	1,301	53,970	173,491
Black	2,386	37,693	76,568	Occupied	1,034	44,662	142,574
Am In/AK Nat	13	46	143	Owner Occupied	549	30,189	94,994
Hawaiian	N/A	1	7	Renter Occupied	485	14,473	47,580
Hispanic	943	21,712	62,392	Vacant	267	9,308	30,917
Multi-Racial	812	17,454	44,664				

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