



**greencAPITAL**  
**Realty Advisors**

Commercial Real Estate  
 and Construction Services

# Heritage Square

1800 N. Federal Highway  
 Pompano Beach, FL 33062

## AVAILABLE FOR LEASE

For more information  
 please contact:

**Steven A. Leeds**

Licensed Real Estate Broker  
 Certified Building Contractor

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 Boca Raton, FL 33431

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### Building/GLA

- 40,508 SF Retail/Office/Medical building

### Available Spaces

South Out-Parcel Building:  
Fronts Federal Highway(US-1)

North Building:  
 Suite 101: 1,100 SF – medical buildout

Suite 1800B: 1,200 SF

East Building:

\*Suite 109: 1,107 SF

\*Suite 110: 2,079 SF

\*Can be combined for 3,186 SF

### Features

- Great visibility on busy Federal Highway(US-1)
- Prominent pylon signage fronting Federal Highway

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## Aerial Map



## Demographics

| 2017            | 1 mile   | 3 miles  | 5 miles  |
|-----------------|----------|----------|----------|
| Population:     | 13,951   | 101,623  | 225,094  |
| Average Income: | \$84,403 | \$70,863 | \$66,951 |
| Average Age:    | 46       | 43       | 44       |

## Traffic Count

➤ 52,000 – Cars per day

## Co-tenants



and other fine medical and local businesses

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