



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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🌐 Greencapitalrealty.com



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 106: 2,331 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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