



**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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🌐 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 108: 1,107 SF

\*Suite 109: 1,107 SF

\*Suite 110: 2,079 SF

\*Can be combined for 4,293 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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