

Heritage Square

1800 N. Federal Highway, Pompano Beach, FL 33062

Retail | Office | Medical Building

PROPERTY HIGHLIGHTS

- Great visibility on busy Federal Highway (US-1)
- Prominent pylon signage fronting Federal Highway
- Located in a High traffic area on Federal Hwy in Pompano
- Near I-95 & Fort Lauderdale Executive Airport
- Historically high Occupancy levels
- Diverse mix of retail, food & professional office tenants
- New Roof (2018) & Updated Landscape (2019)



NO AVAILABLE SPACES FOR LEASE

CO-TENANTS

Starbucks Coffee, At&t, Brown and Brown Dentistry, Ridge-Edwards Dermatology, Dental Implants, Boca Cosmetic Surgery Center



Along With Medical Offices And Other Fine Local Businesses.



Subject to errors, omissions, prior withdrawal, lease or sale without notice

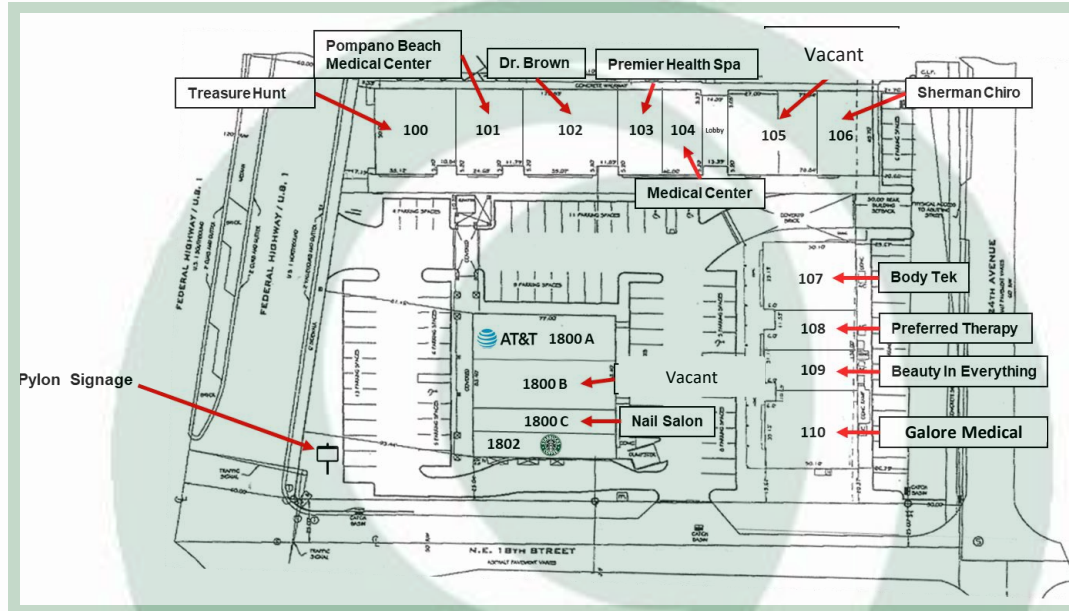
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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

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YEAR BUILT

➤ 1968

TRAFFIC COUNT

➤ 79,847 Cars Per Day

ZONING

➤ B-3

DEMOGRAPHICS

	2022	1 mile	3 miles	5 miles
Population:		14,468	105,231	232,011
Average Income:		\$93,781	\$82,551	\$78,586
Average Age:		47	44	46



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