

# 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)



## AVAILABLE FOR LEASE

- Suite 207.....913 SF – Medical Office
- Suite 1800 B ...1,200 SF – Prime Retail Space



## CO-TENANTS



Along With Medical Offices And Other Fine Local Businesses.



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

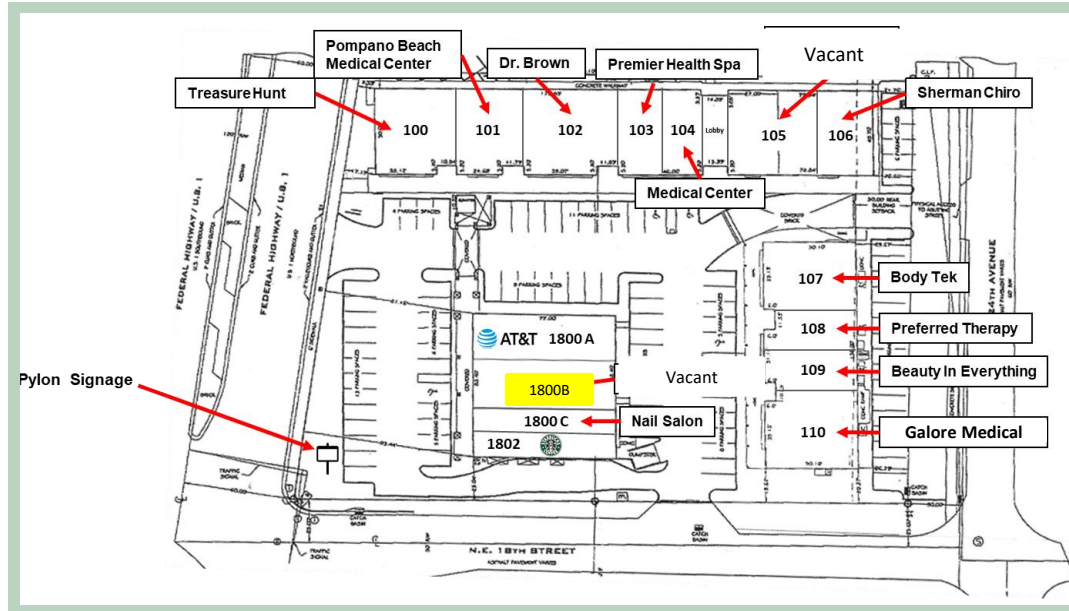
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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

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### YEAR BUILT

➤ 1968

### TRAFFIC COUNT

➤ 79,847 Cars Per Day

### ZONING

➤ B-3

### DEMOGRAPHICS

	2020	1 mile	3 miles	5 miles
Population:		12,728	102,105	228,969
Average Income:		\$86,978	\$73,194	\$69,712
Average Age:		46	43	44



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