

AVAILABLE FOR SALE

Heritage Square

1800 N Federal Hwy, Pompano Beach, FL 33062

OFFERED AT

➤ \$12,850,000

Retail | Office | Medical Building



PROPERTY HIGHLIGHTS

- Located in a High traffic area on Federal Hwy in Pompano Beach, FL
- Near I-95 & Fort Lauderdale Executive Airport
- Historically high occupancy levels
- Diverse mix of retail, medical & professional office tenants
- New Roof (2018) & Updated Landscape (2019)



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TRAFFIC COUNT

- 79,847 Cars per day

ZONING

- B-3

YEAR BUILT

- 1968

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



Commercial Real Estate and Construction Services

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

Steven A. Leeds

561.998.2427 | Steve@greencapitalrealty.com | Greencapitalrealty.com

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