

1290 N FEDERAL HWY POMPANO BEACH FL 33062

BELCREST PLAZA

RETAIL SPACES FOR LEASE

\$25-\$30/SF NNN



GOLF CLUB
Simulator







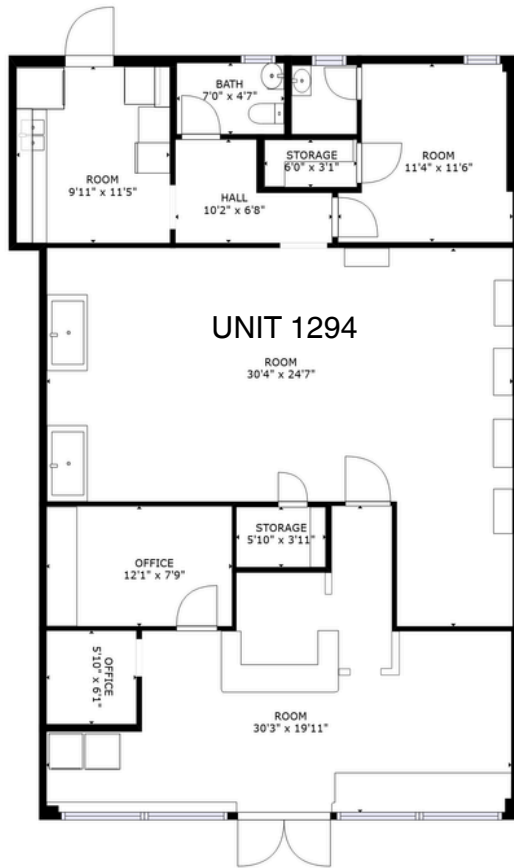
DEMOGRAPHICS

1 MILE TO THE BEACH
 1 MILE TO POMPANO AIRPARK
 4 MILES TO I-95
 118,000 POPULATION
 \$130,000 AVG HH INCOME
 42,000 TRAFFIC COUNT

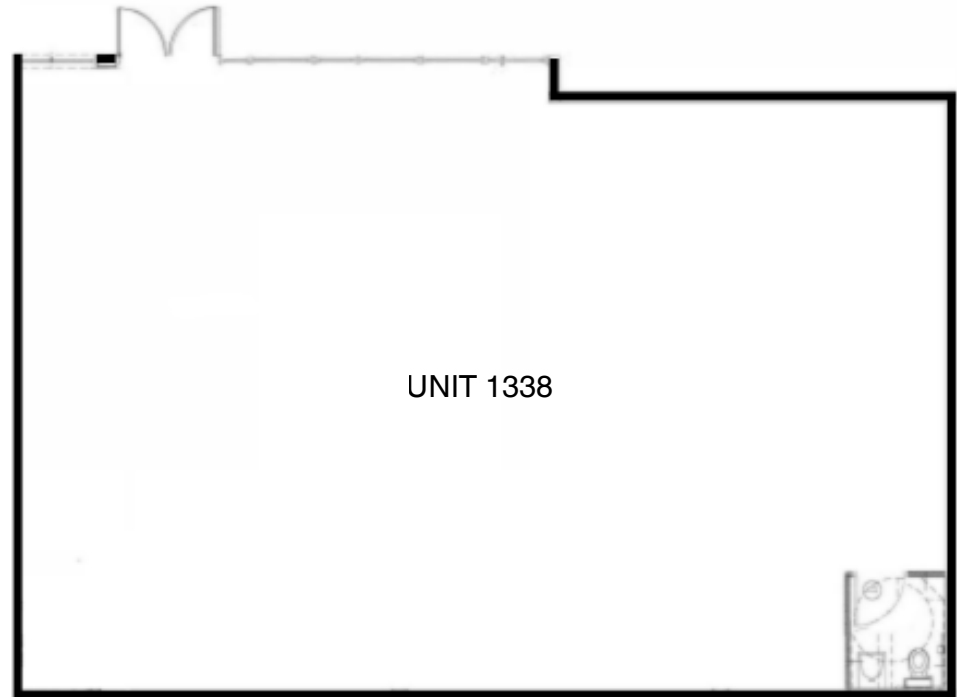
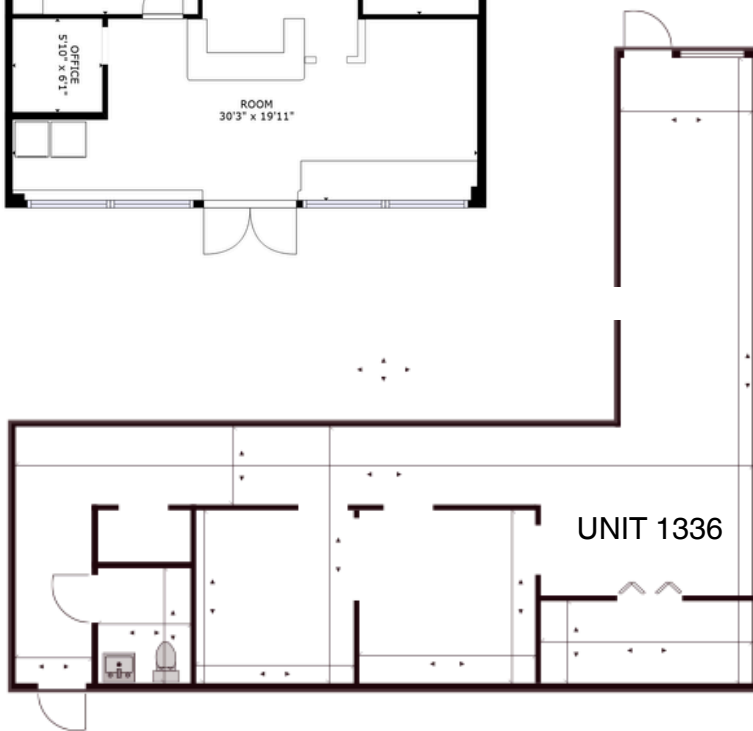
Position your brand at 1290 N Federal Hwy, a highly visible retail center in the heart of Pompano Beach.

Featuring over 450 feet of frontage along North Federal Highway and traffic counts exceeding 40,000 vehicles per day. The property offers exceptional exposure to both commuter and coastal traffic with a dense, high spending customer base.

Strategically located just minutes from the beach between the Intracoastal and surrounding residential neighborhoods. With strong accessibility, an established tenant mix, and prominent signage opportunities, this location delivers the visibility and consistent traffic needed to drive long-term business success.



Unit	Availability	Total Gross Rent
1294	1,500 SF	\$4,350/m
1336	1,056 SF	\$3,450/m
1338	2,115 SF	\$6,850/m





LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

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