

# Freestanding Federal Hwy. Retail Building

For Lease \$7,000/Mo MG  
18 S. Federal Hwy.  
Pompano Beach, FL 33062



<b>FOR LEASE</b>	<b>1 story 2,990 Sq. Ft. Retail Building on 4,578 Sq. Ft. Property</b>		
<b>DESCRIPTION</b>	Updated freestanding retail building in the heart of Pompano Beach. Site is directly south of busy intersection of East Atlantic Blvd. and Federal Hwy. Close to numerous national retail establishments. TO-EOD permitted uses would include high-density mixed-use developments, including residential units, professional offices, retail sales, Restaurants/ Café's and personal services, while encouraging pedestrian-friendly amenities and structured parking.		
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/watch?v=pFWAPL4PIUs">https://www.youtube.com/watch?v=pFWAPL4PIUs</a>		
<b>LOCATION</b>	Located just south of Atlantic Blvd. on the east side of Federal Hwy.		
<b>PRICING</b>	\$28 per Sq. Ft. Tenant pays for all maintenance items.		
<b>YEAR BUILT</b>	1954 Effective 1969		
<b>TRAFFIC COUNT</b>	37,724 Total Federal Hwy.		
<b>PARKING</b>	6 Spaces		
<b>ZONING/ FOLIO</b>	TO-EOD Transit Oriented East Overlay District. Folio 4842 36 01 2520		
<b>DEMOGRAPHICS 2025 Estimate</b>		<b>2 mile</b>	<b>5 mile</b> <b>10 mile</b>
	HH Population:	33,562	119,625      435,795
	Average HH Income:	\$107,672	\$102,232      \$100,788

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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1233 E. Hillsboro Blvd  
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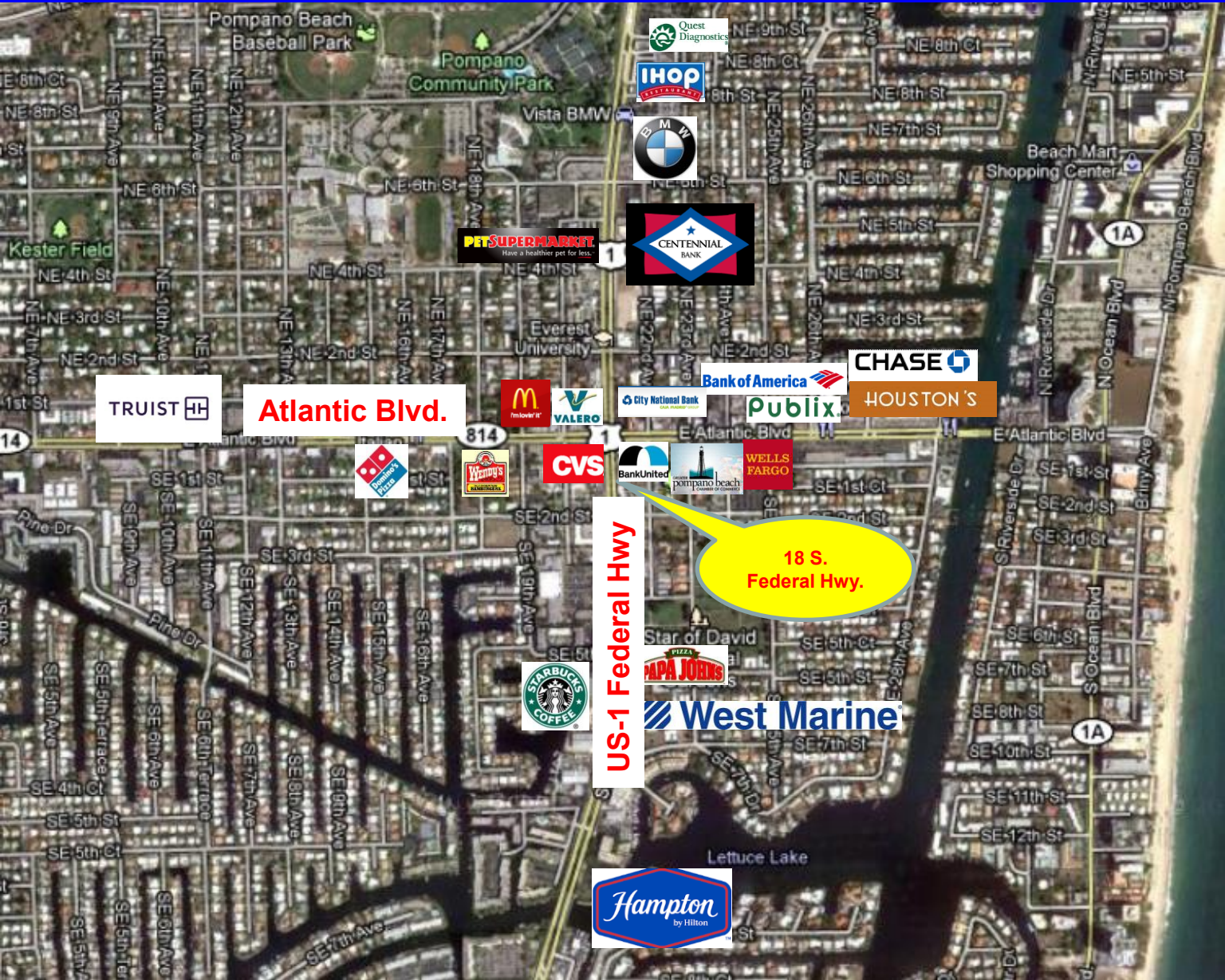
954.427.8686 T.  
954.427.0117 F.

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# Location Map



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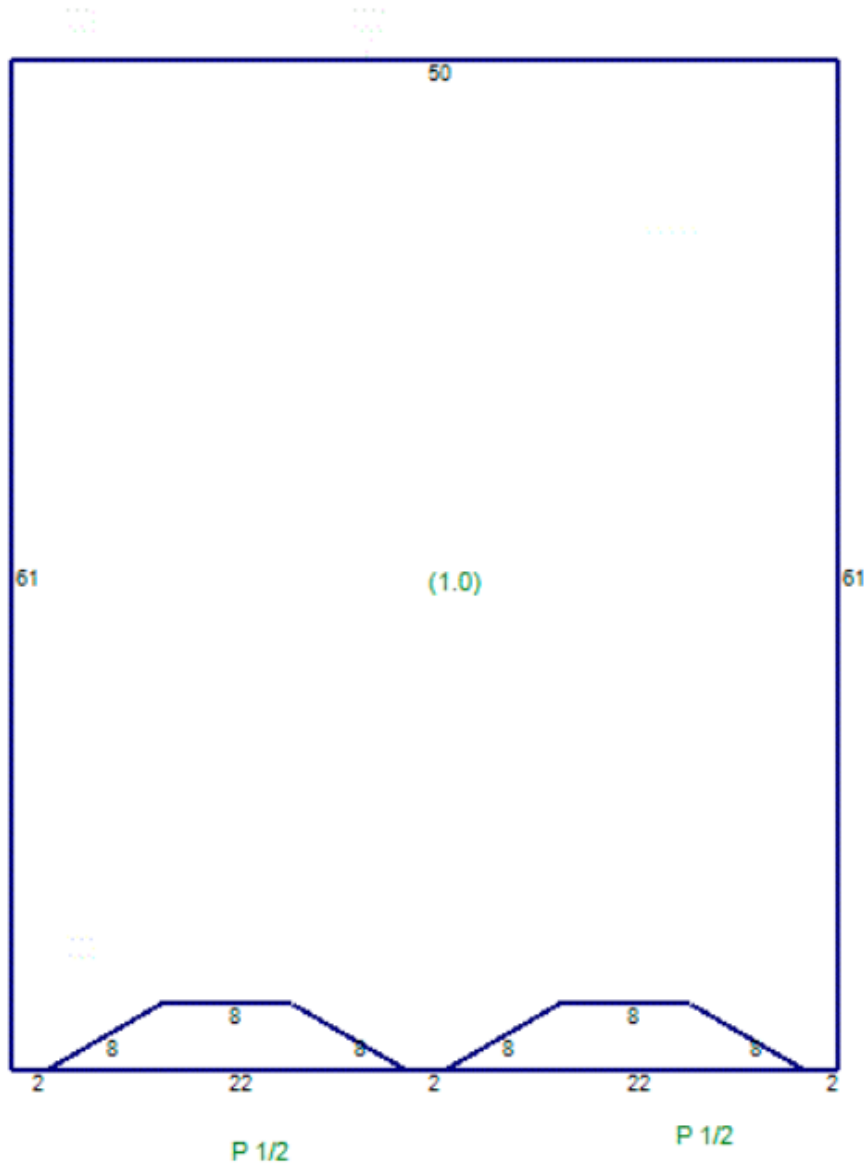
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# Site Plan

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# Additional Photos

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## Aerial



## Front Entrance



## Interior Showroom



## Interior Showroom



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