

Freestanding Federal Hwy. Retail Building

For Lease \$5,855/Mo MG
18 S. Federal Hwy.
Pompano Beach, FL 33062



FOR LEASE	1 story 2,990 Sq. Ft. Retail Building on 4,578 Sq. Ft. Property		
DESCRIPTION	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.		
PROPERTY VIDEO	https://www.youtube.com/watch?v=pFWAPL4PIUs		
LOCATION	Located just south of Atlantic Blvd. on the east side of Federal Hwy.		
PRICING	\$23.50 per Sq. Ft. Tenant pays for all maintenance items.		
YEAR BUILT	1954 Effective 1969		
TRAFFIC COUNT	37,724 Total Federal Hwy.		
PARKING	6 Spaces		
ZONING/ FOLIO	TO-EOD Transit Oriented East Overlay District. Folio 4842 36 01 2520		
DEMOGRAPHICS 2025 Estimate		2 mile	5 mile 10 mile
	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:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

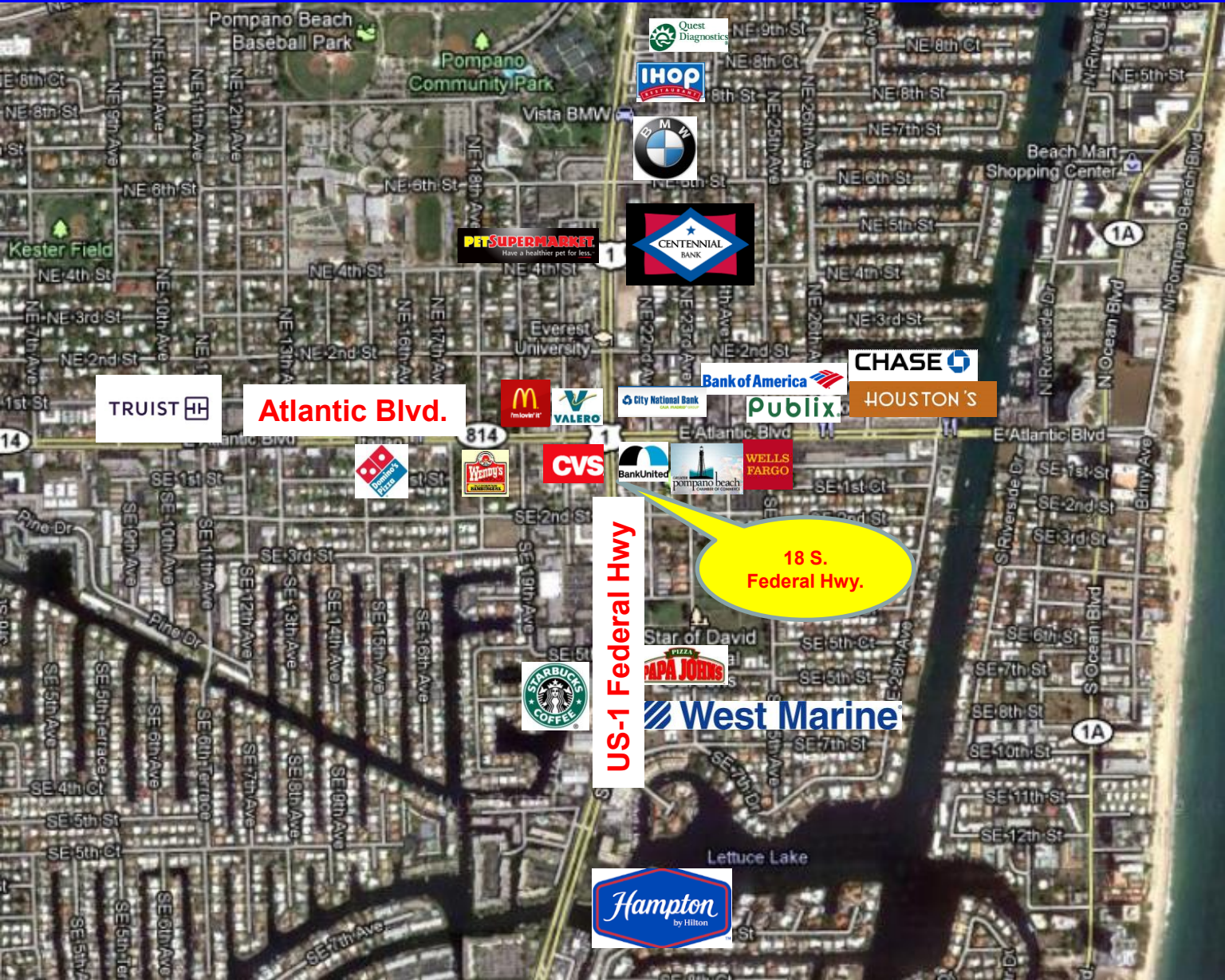
954.427.8686 T.
954.427.0117 F.

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Location Map



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john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com www.campbellandrosemurgycommercial.com

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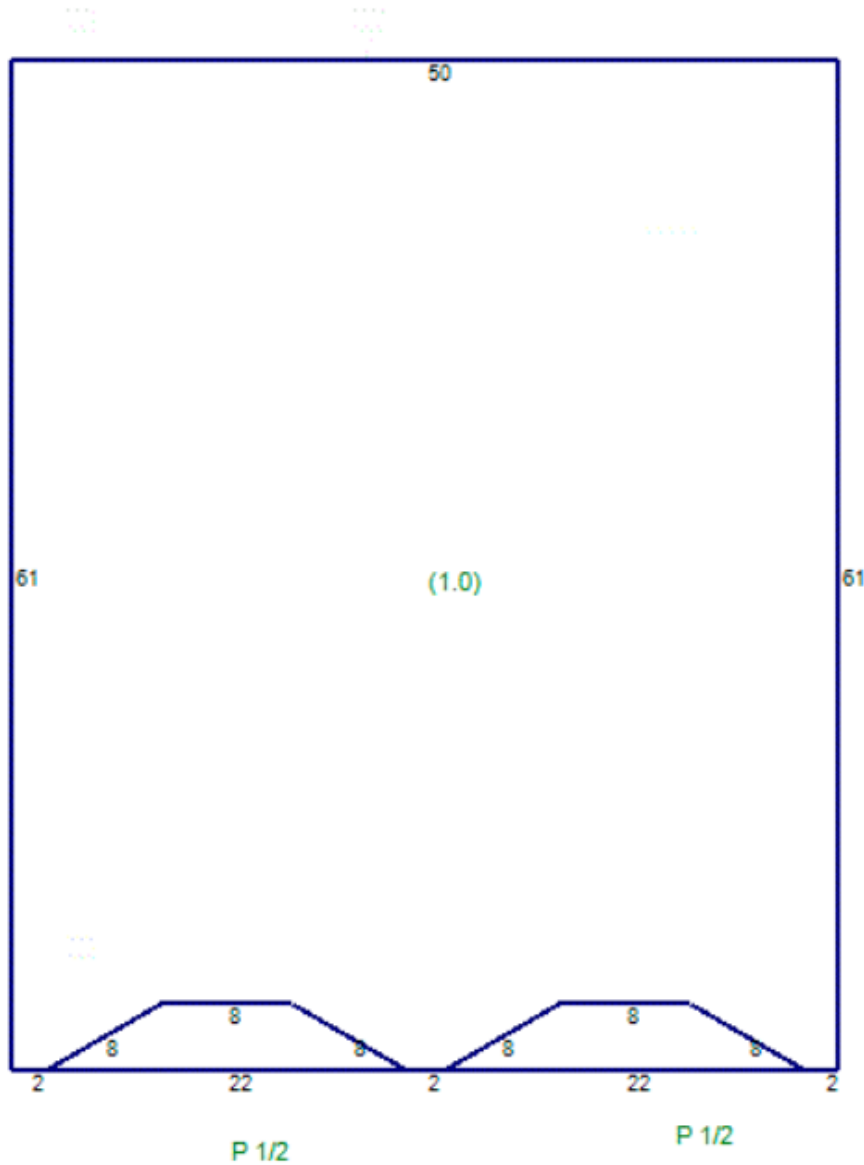
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Site Plan

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Additional Photos

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Aerial



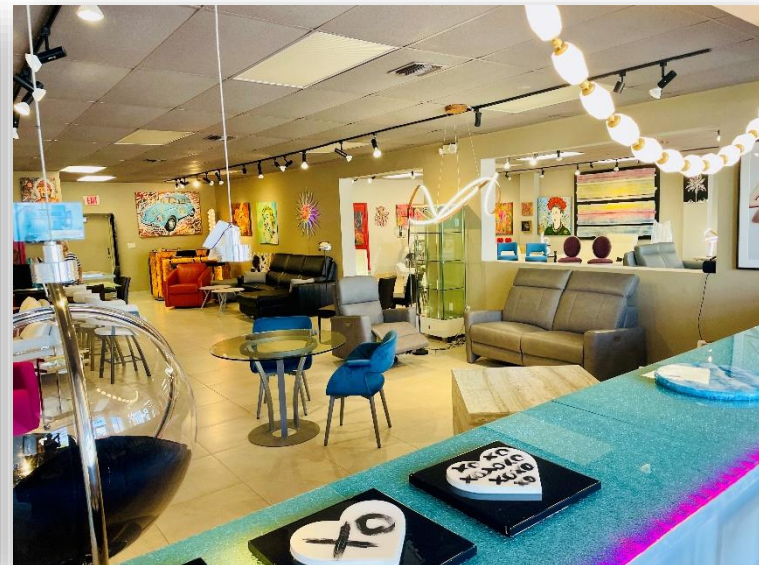
Front Entrance



Interior Showroom



Interior Showroom



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