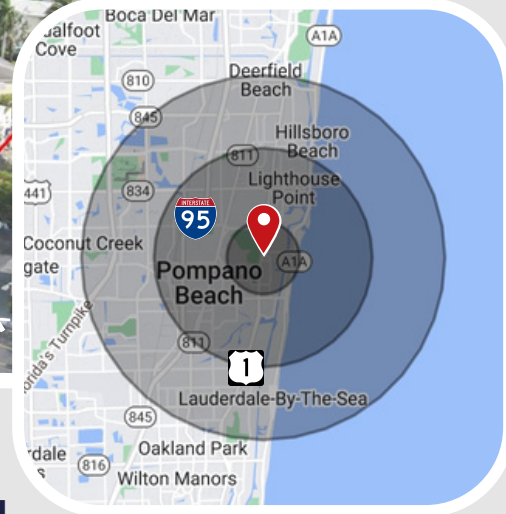


# RETAIL FOR LEASE

1290-1340 N FEDERAL HWY, POMPANO BEACH 33062



## BELCREST PLAZA

### HIGHLIGHTS

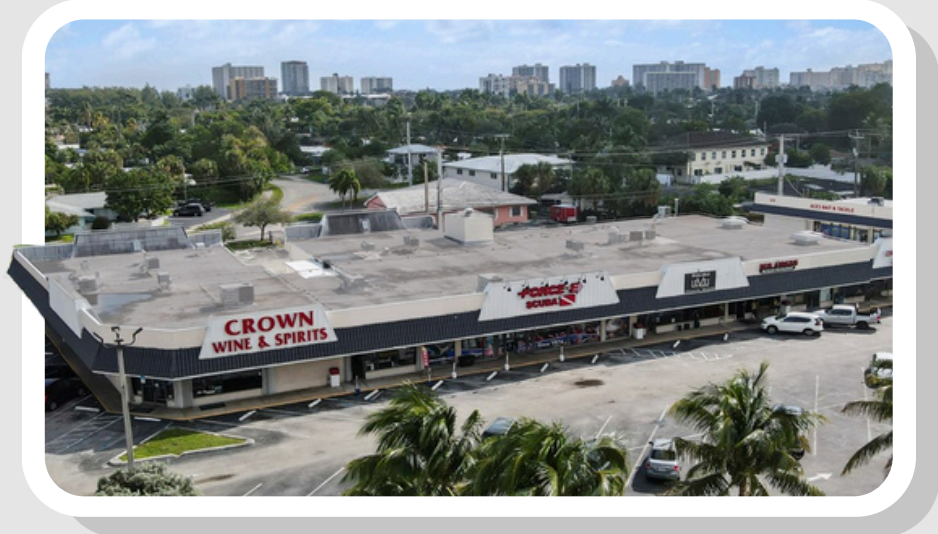
- 450' frontage on Federal Hwy with 55,000 VPD
- Located 3 miles East of I-95, 1 mile West of A1A
- Only A1A access between Hillsboro to Atlantic
- Connect to underserved retail market on barrier island via 14th St. Causeway
- Pull residents from booming Lighthouse Point & Pompano Beach
- Surrounded by many major retailers, economic drivers, and new construction.

### DESCRIPTION

Belcrest Plaza is a Neighborhood Shopping Center in Pompano Beach. Recently under new ownership, Belcrest will be receiving over \$1M in renovations including updated facade, new paint, landscaping, and several other improvements. New tenants can take advantage of the Pylon and parapet wall signage to maximize on the 450' of frontage and substantial visibility along N Federal Highway.

### EXECUTIVE SUMMARY

Pricing Guidance	± \$20-29PSF
Lease Type	NNN
Min Divisible	± 2,500 SF
Max Contiguous	± 7,000 SF
Unit Type	Retail
Parking Ratio	3.55/1,000
Frontage	450 FT
Zoning	B-3

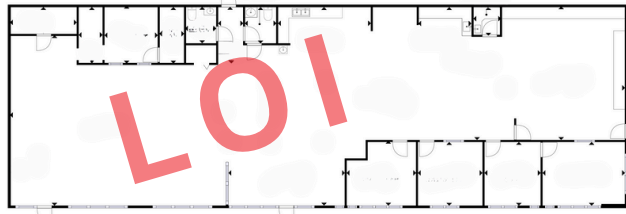


# AVAILABLE SPACES



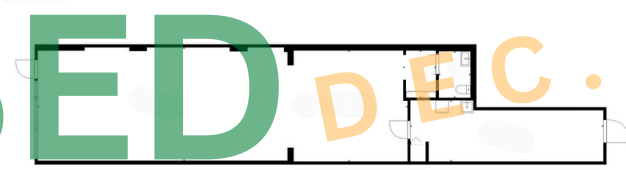
 1290-1340 N FEDERAL HWY, POMPANO BEACH 33062

**Units 1332-1338** Stand alone building with huge parapet wall and access to both Federal Hwy and Harbor drive. Can function as retail or professional office space.  
±2,000-7,000 SF



**Unit 1318** Dry retail space in immaculate condition. This space is a mix of storefront, 2 large private rooms, and ample storage space in the back for products, including a restroom and small office.  
±1,450 SF

LEASED



**Unit 1310** Dry retail space in immaculate condition. This space is a mix of storefront, 2 large private rooms, and ample storage space in the back for products, including a restroom and small office.  
±2,829 SF

LEASED



**Unit 1306** Dry retail space. Most recently this space was used to store goods and other products, and is currently laid out as a storefront with a small amount of storage and restroom in the back.  
±2,400 SF

LEASED



**Unit 1304** Dry retail corner space. Most recently this space was used as a dry cleaner and is currently laid out as a storefront with a small amount of storage and restroom in the back.  
±2,550 SF



**Unit 1300** Dry retail space in move-in ready condition. This space was recently renovated to create an open floor plan with lots of natural light from storefront glass and double doors at the front.  
±1,300 SF

LEASED



**Unit 1296** Dry retail space in pristine condition. This space was previously a small personal training studio with gym flooring and mirrors on one side of the premises. There is one ADA compliant restroom.  
±1,550 SF

LEASED



**UPCOMING** Dry retail end cap space with 60 ft of showroom frontage on Federal Hwy. Excellent natural light and incredible visibility from Federal Hwy in both directions.  
±4,500-5,900 SF



 (954) 372 -7280  
 info@levelrealty.com

 3101 N Federal Hwy, Ste 502  
Oakland Park, FL 33306





# PROPERTY LOCATION

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# PROPERTY LOCATION

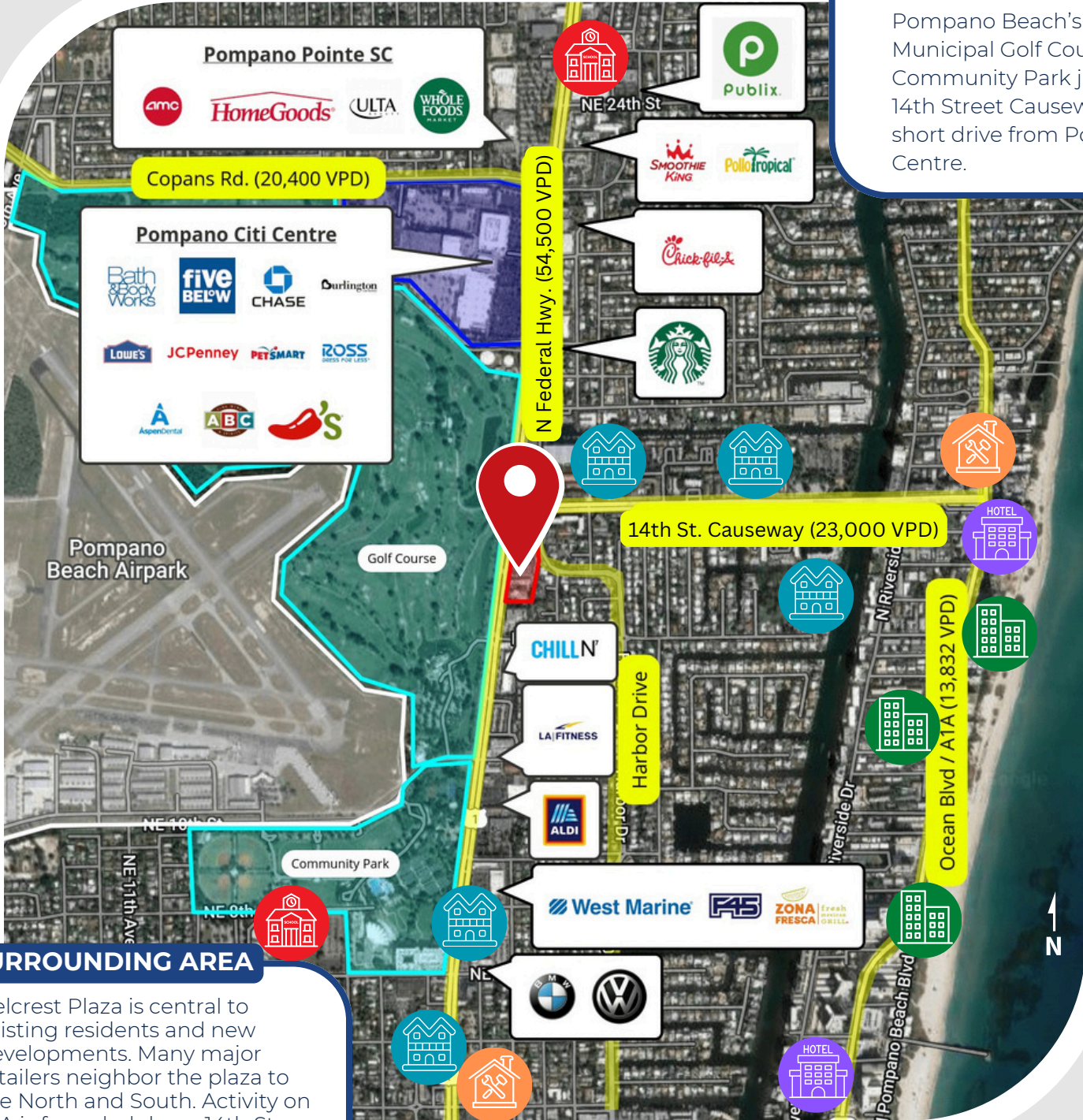


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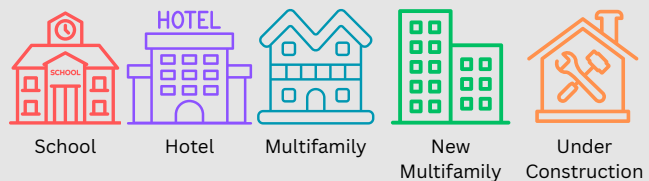
## LOCATION

Belcrest Plaza sits on N Federal Highway with 450' of frontage across the street from Pompano Beach's Airpark, Municipal Golf Course, and Community Park just south of 14th Street Causeway and a short drive from Pompano Citi Centre.



## SURROUNDING AREA

Belcrest Plaza is central to existing residents and new developments. Many major retailers neighbor the plaza to the North and South. Activity on A1A is funneled down 14th St. Causeway directly to Belcrest. The plaza is surrounded by several new construction and newly construction multifamily projects.



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# SURROUNDING AREA

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**NEIGHBORHOODS**  
**ECONOMIC DRIVERS**

## DEMOGRAPHICS

	1 mi.	3 mi.
Household Income	\$90,870	\$84,656
Consumer Spending	\$216 M	\$1.31 B
Population	14,421	106,332
Daytime Workforce	6,022	54,180
Access	US1 & A1A	I-95 & Dixie



# COMING RENOVATIONS



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