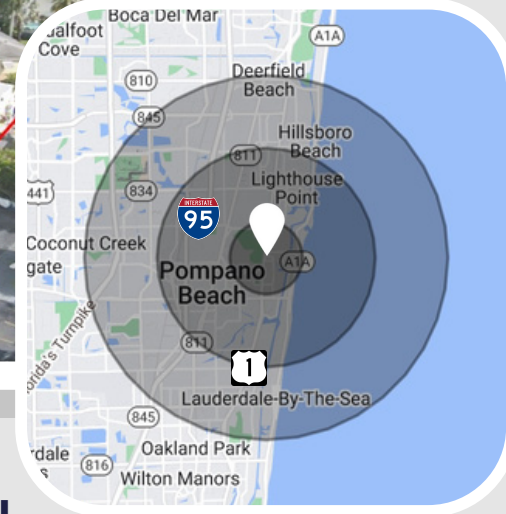


RETAIL FOR LEASE



1290-1340 N FEDERAL HWY, POMPAÑO BEACH 33062



BELCREST PLAZA

HIGHLIGHTS

- 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 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	± \$20-27PSF
Lease Type	NNN
Min Divisible	± 1,550 SF
Max Contiguous	± 7,000 SF
Unit Type	Retail
Parking Ratio	3.55/1,000
Frontage	450 FT
Zoning	B-3

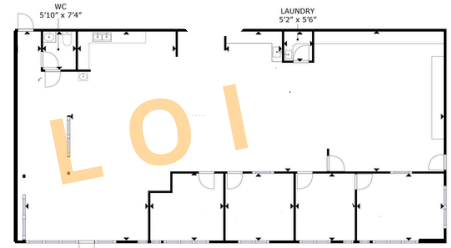


AVAILABLE SPACES



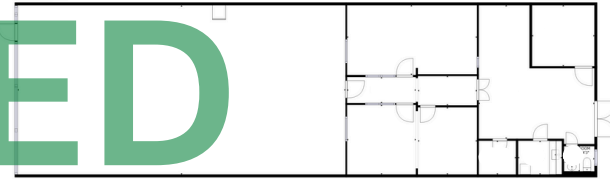
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Unit 1332 Retail or professional office space available. This unit contains several kitchenettes and restrooms, and two large, open areas.
±2,800 SF



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.
±2829 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.
±2319 SF



Unit 1300 Dry retail space in move-in ready condition. The 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



UPCOMING Two dry retail end cap spaces with 60 ft of frontage on Federal Hwy with glass front with option to absorb adjacent kitchen in 2025
±5,900 SF

UPCOMING Stand-alone dry retail building on the north side of the plaza with huge parapet signage and excellent visibility from both Federal Hwy and Harbor Bay Drive.
±2,000-7,000 SF



UPCOMING End cap space with prominent frontage to Federal Hwy. and direct access to left-turn in. Glass double-doors at front of suite. Currently occupied by month-to-month tenant.
±2,500 SF

(954) 372 -7280
info@levelrealty.com

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



PROPERTY LOCATION



📍 1290-1340 N FEDERAL HWY, POMPANO BEACH 33062



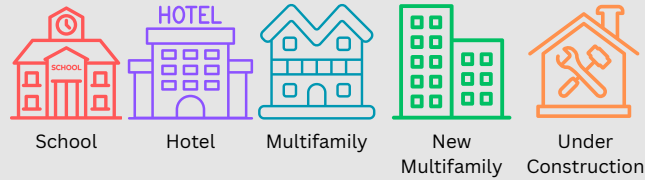
LOCATION

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.



SURROUNDING AREA

1290-1340 N FEDERAL HWY, POMPANO BEACH 33062



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