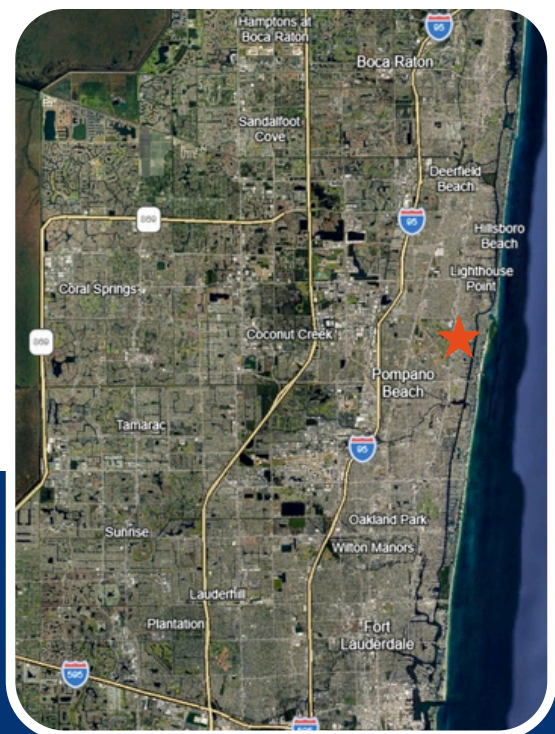


BELCREST PLAZA

RETAIL SPACE FOR LEASE



\$25/SF - \$40/SF
BASE RATE



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 between the Intracoastal and surrounding residential neighborhoods, and just minutes from the beach.

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.

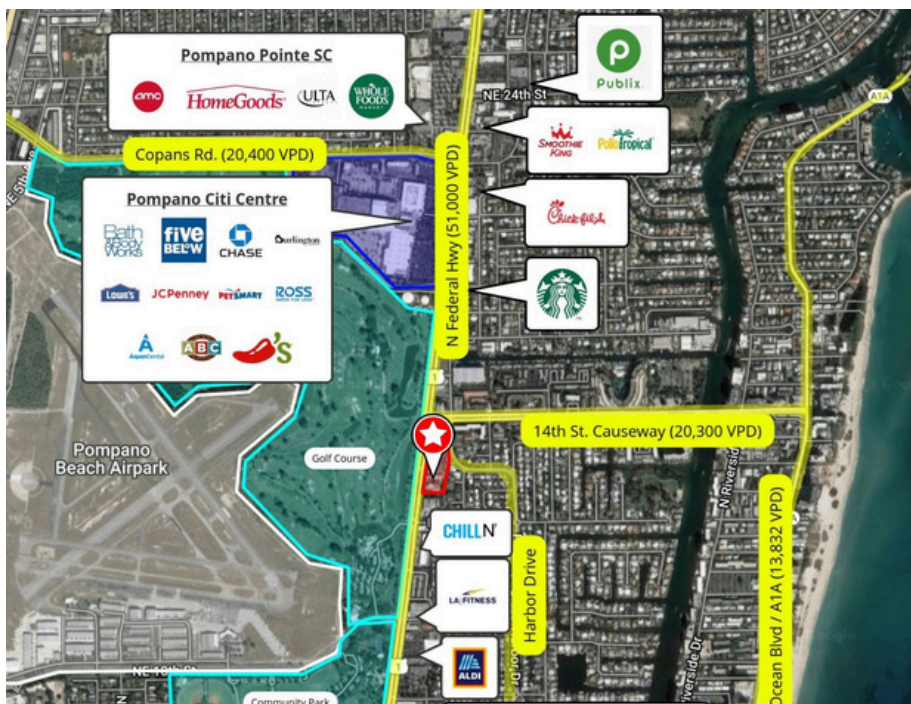


- 1 MILE TO THE BEACH
- 1 MILE TO POMPANO AIRPARK
- 4 MILES TO I-95
- 118,000 POPULATION
- \$130,000 AVG HH INCOME
- 42,000 TRAFFIC COUNT



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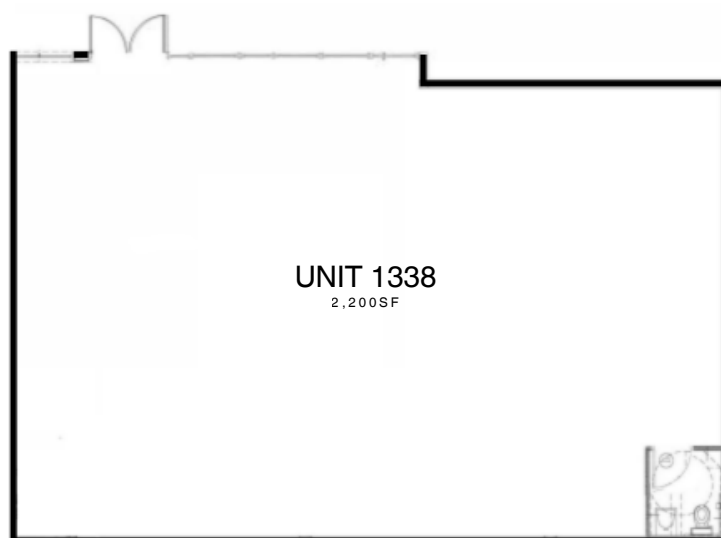
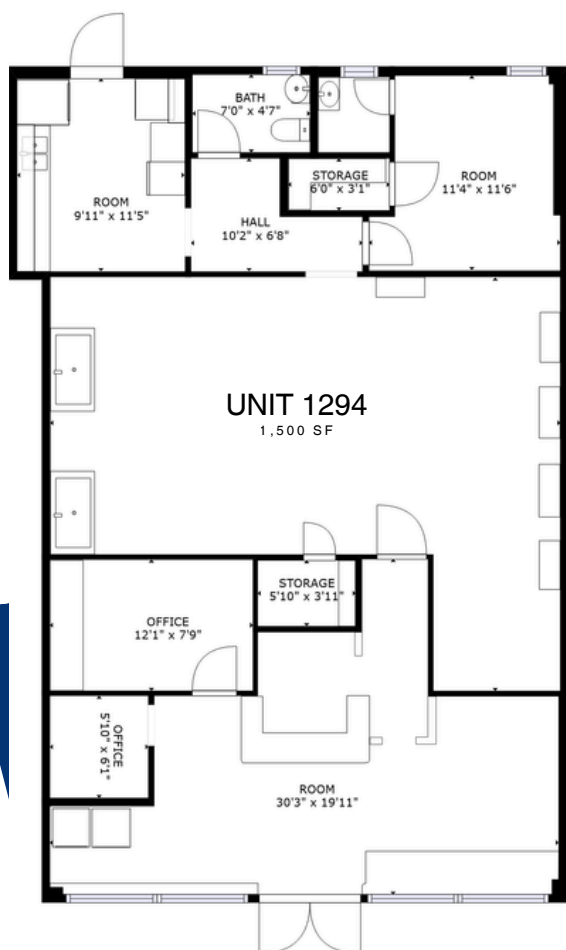
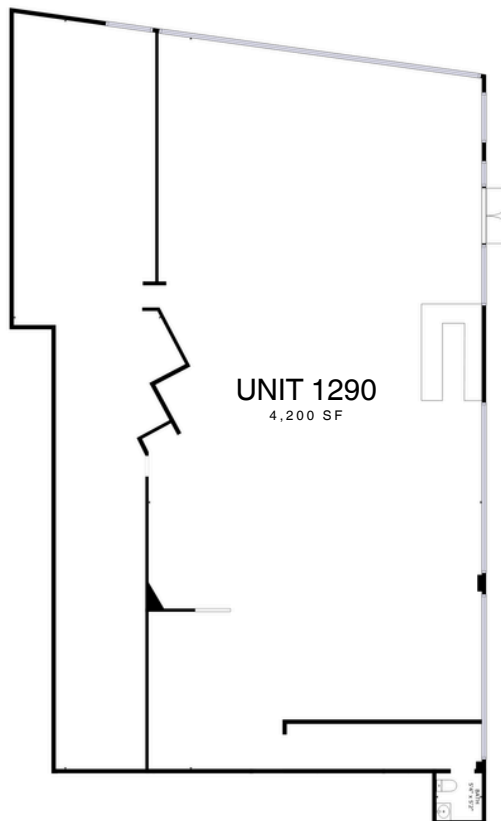


- BRAND NEW EXTERIOR RENOVATION
- HIGH VISIBILITY LOCATION
- 450 LINEAR FEET OF FRONTAGE
- WEEKEND & TOURISM TRAFFIC
- DENSE RETAIL & COMMERCIAL AREA

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Unit	Availability	Gross Rent (INCL. \$9.80/SF NNN)
1290	2,000 - 4,200 SF	\$8,300/m - \$17,430/m
1294	1,500 SF	\$4,350/m
1304	2,550 SF	\$8,458/m
1338	2,200 SF	\$7,115/m



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