

AVAILABLE FOR LEASE

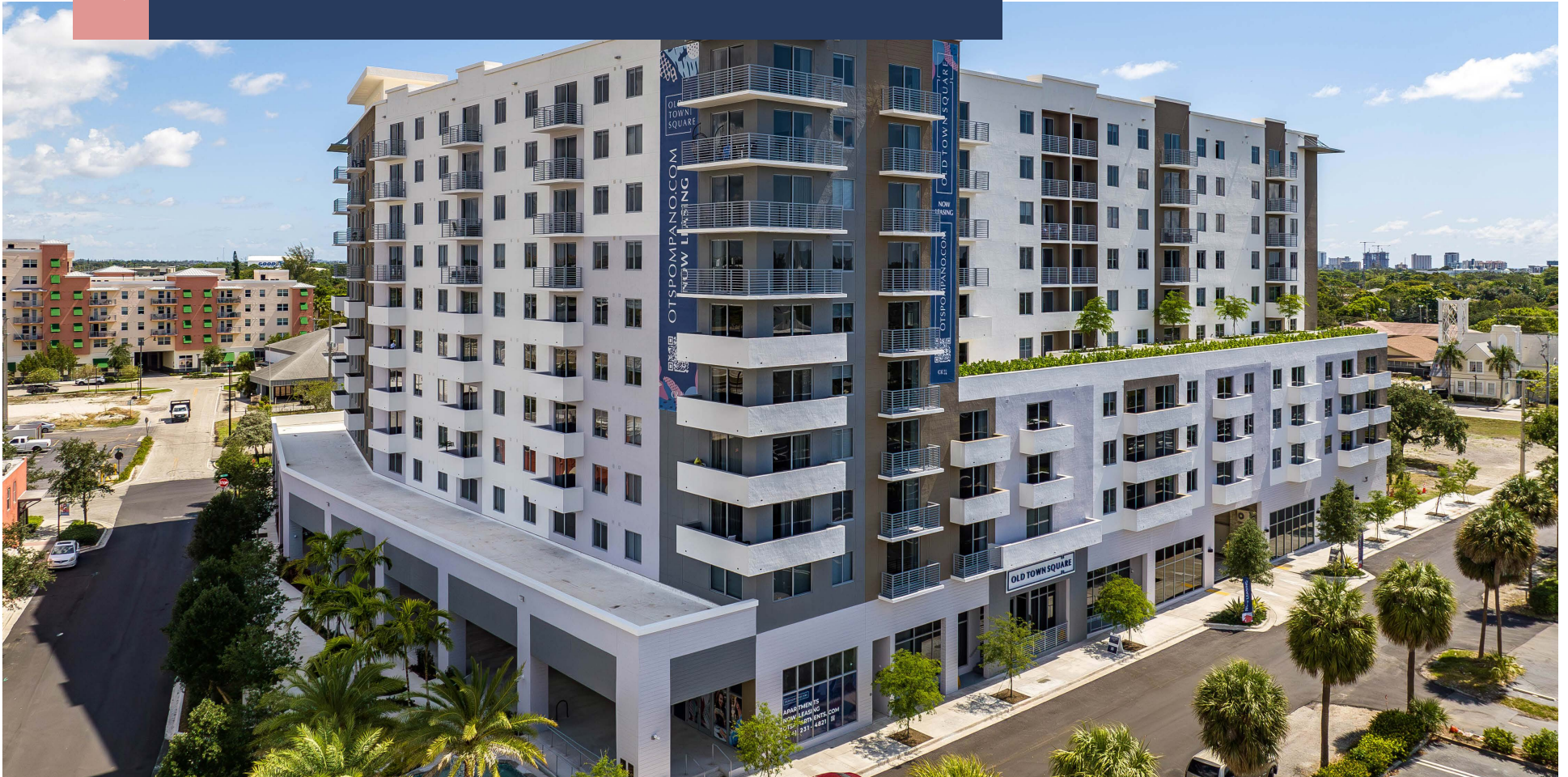
200 NE 1ST AVENUE
POMPANO BEACH, FL 33060

Old Town Square

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Unique and Modern Design

5,718± RSF

BECOME PART OF THE BEST COMMUNITY AROUND

At Old Town Square, there's a modern and vibrant neighborhood that seamlessly blends the artistic elements of downtown Pompano Beach with the local beach elements to create a captivating atmosphere. This colorful district, characterized by its contemporary architecture and lively murals, showcases the creative spirit of the community.

Retail opportunities include:

- 5,718 \pm Total SF
- 10' Floor-to-Ceiling Glass Windows
- Open concept suitable for a variety of retail/restaurant uses
- 3,980 \pm SF retail in Phase II



RENDERING OF PHASE II

PROPERTY FEATURES



2,995 sf - 3,500 sf restaurant space with grease trap access and 2,218 sf retail space.



The designs include modern features like floor-to-ceiling glass storefronts for a contemporary look.



281 residential units in a 10-story building with ground floor commercial space.



Streetscape and public art: The district's streets have been updated with wider sidewalks, pedestrian-friendly lighting, and murals from local artists, giving the area an artistic, urban vibe.



Old Town II has been fully approved for 309 additional residential units. A 5-story parking garage with 369 spaces will be in the center of the two towers with a connecting skybridge. As well as 3,980 sf retail coming 2028.

The New Downtown

STEP INTO OLD TOWN
POMPANO'S REVITALIZED
DOWNTOWN

RESTAURANTS

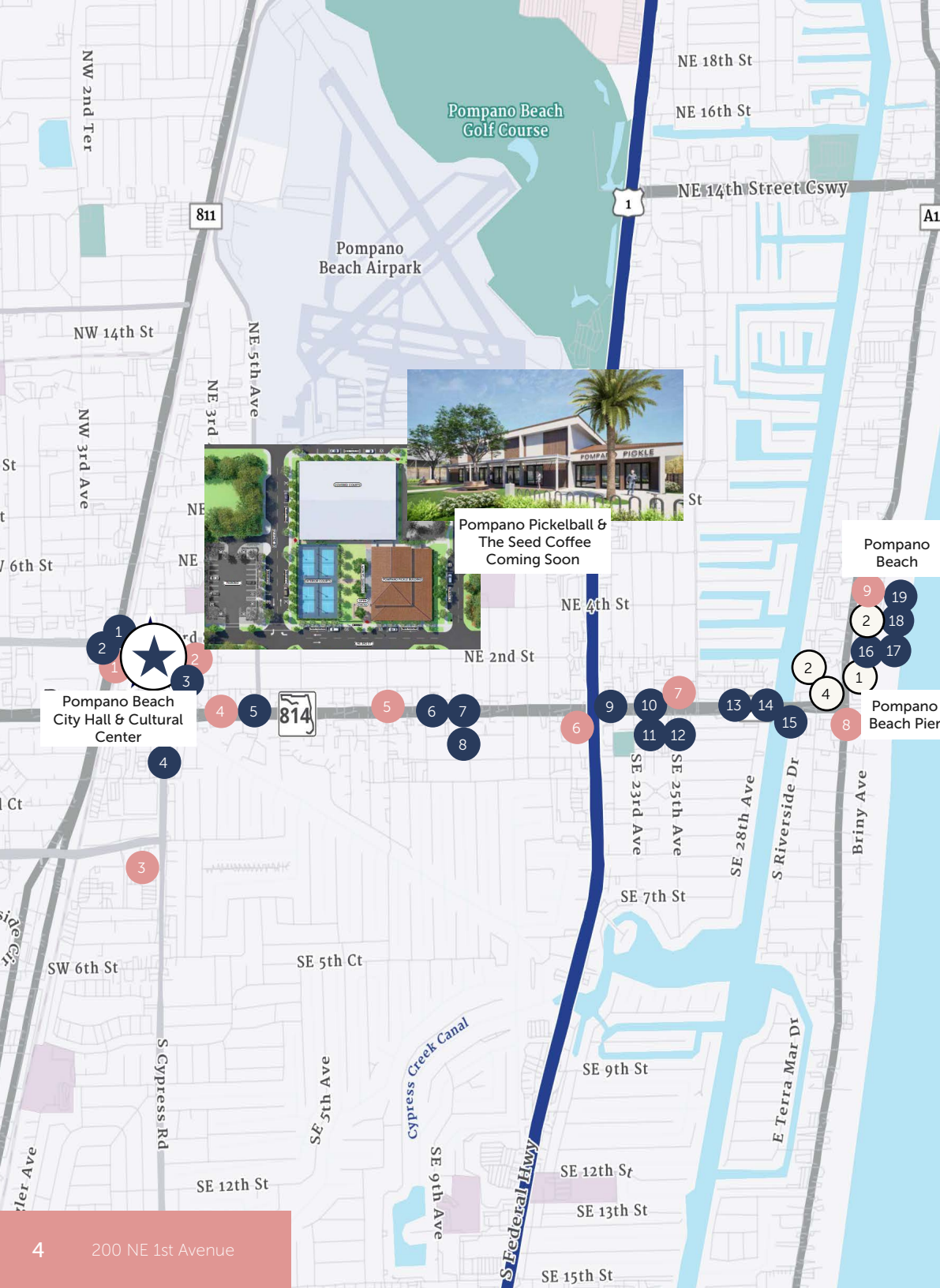
- 1 South Kitchen & Bar
- 2 The Vault Bar & Restaurant
- 3 The Seed Coffee & Juice Bar
- 4 Spanx the Hog BBQ
- 5 Gianni's old-world Italian
- 6 Di Farina Italian
- 7 Lester's Diner
- 8 La Veranda Italian
- 9 Checkers Old Muchen
- 10 Flanigans
- 11 26 Degrees Brewery
- 12 The Foundry
- 13 Houston's
- 14 Marragio's Italian
- 15 Baresco
- 16 Lucky Fish
- 17 Oceanic
- 18 Beach House

LODGING

- 1 Home 2 Suites
- 2 Tru by Hilton
- 3 Sands Harbor Resort
- 4 W Hotel (coming 2028)

RETAIL

- 1 Soulful Steep
- 2 Pompano Pickelball
- 3 Publix
- 4 Boulder Bloc Gym
- 5 Walgreens
- 6 CVS
- 7 Publix
- 8 Miami Blues
- 9 Alvin's Island



A Vibrant Blend of Culture and Community



Location Highlights



NEARBY RESTAURANTS

Situated directly across from popular dining spots, including South Bar & Kitchen and The Vault speakeasy.

TRANSPORTATION

Pompano Circuit: This is a free, on-demand electric shuttle service that operates in key areas, including the beach, pier, and downtown shopping/restaurant districts.



AREA FOOT TRAFFIC

The Old Town Pompano area is an intentionally developed, pedestrian-friendly district designed to encourage significant foot traffic, especially during evenings and events.



CULTURAL EVENTS

Old Town Untapped: A monthly block party from October to May featuring live music, art galleries, and food trucks.

Soulful Sundays: An event at the Ali Cultural Center celebrating African-American culture with live music genres like R&B, soul, and jazz.

OUTDOOR SPACES

The creation of gathering spots like “Old Town’s Backyard” facilitates outdoor dining and various public events, which draw crowds.



PARKING

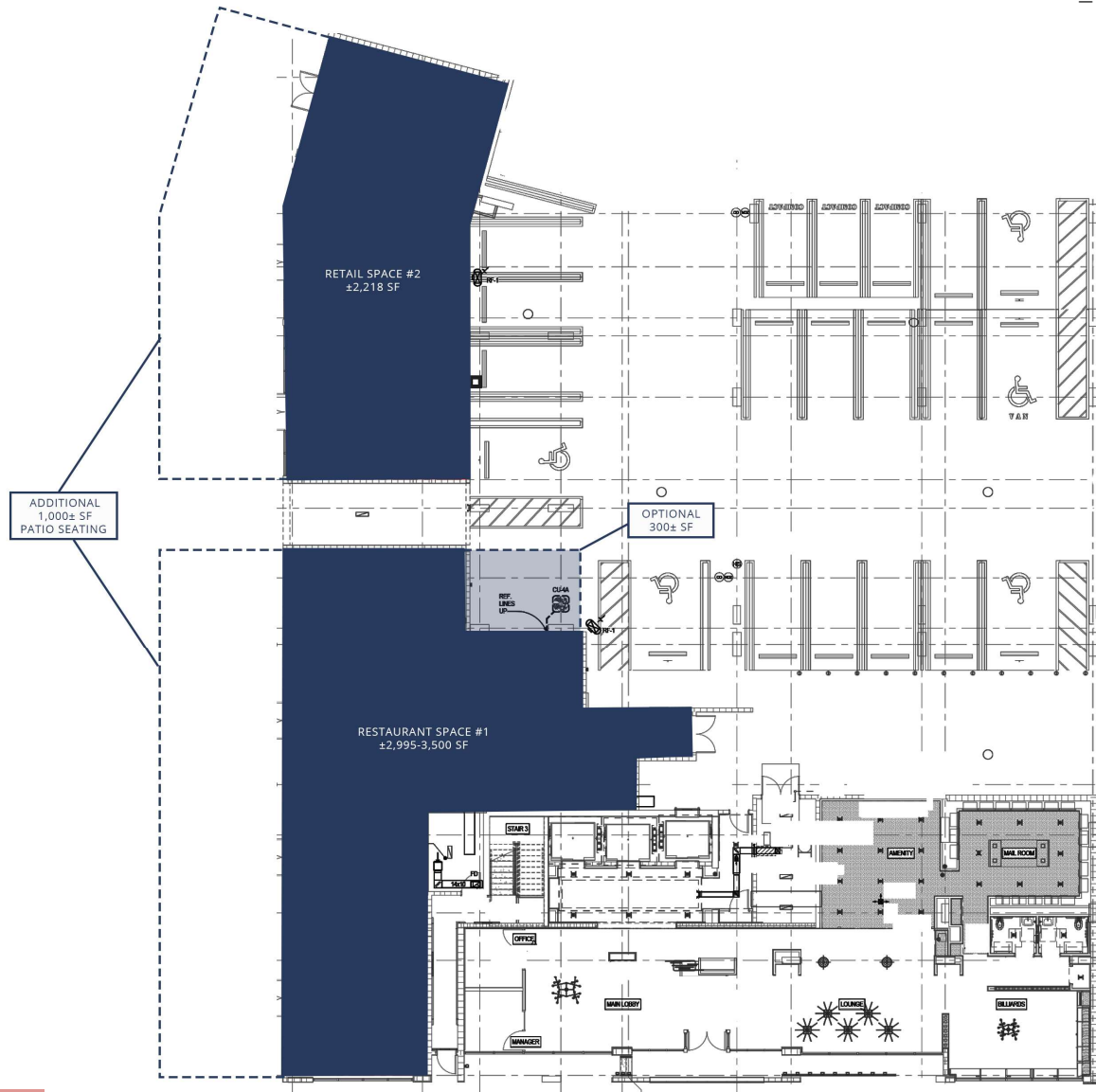
Pompano Untapped Lot: Located at 11 NE 1st St, this is another parking option with a focus on ease and accessibility. Sundays and holidays offer free parking on the street. Street parking is also free after 6 p.m. on other days. Also future plans for a parking garage nearby for additional parking.

Floorplans

RETAIL AND RESTAURANT SPACE AVAILABLE IN THE HEARTBEAT OF THE CITY

FIRST FLOOR

$\pm 5,718$ RSF



Vacancy Table

AVAILABILITIES

Space	Size
Food & beverage Space 1	2,995-3,500
Retail Space 2	2,218
Total	5,718





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