

AVAILABLE FOR LEASE

200 NE 1ST AVENUE
POMPANO BEACH, FL 33060

Old Town Square

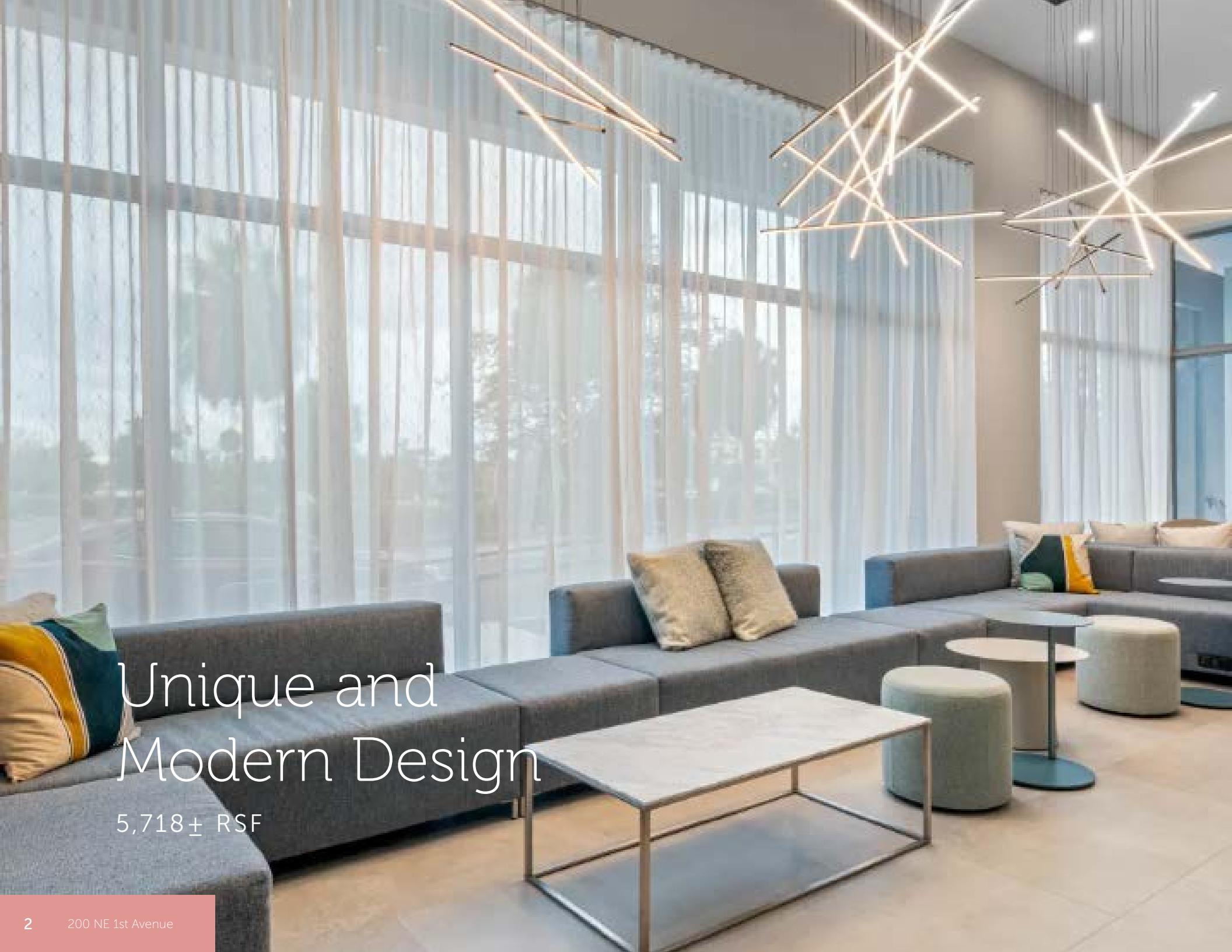


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Unique and
Modern Design

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± Total SF
- 10' Floor-to-Ceiling Glass Windows
- Open concept suitable for a variety of retail/restaurant uses
- 3,980± 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.



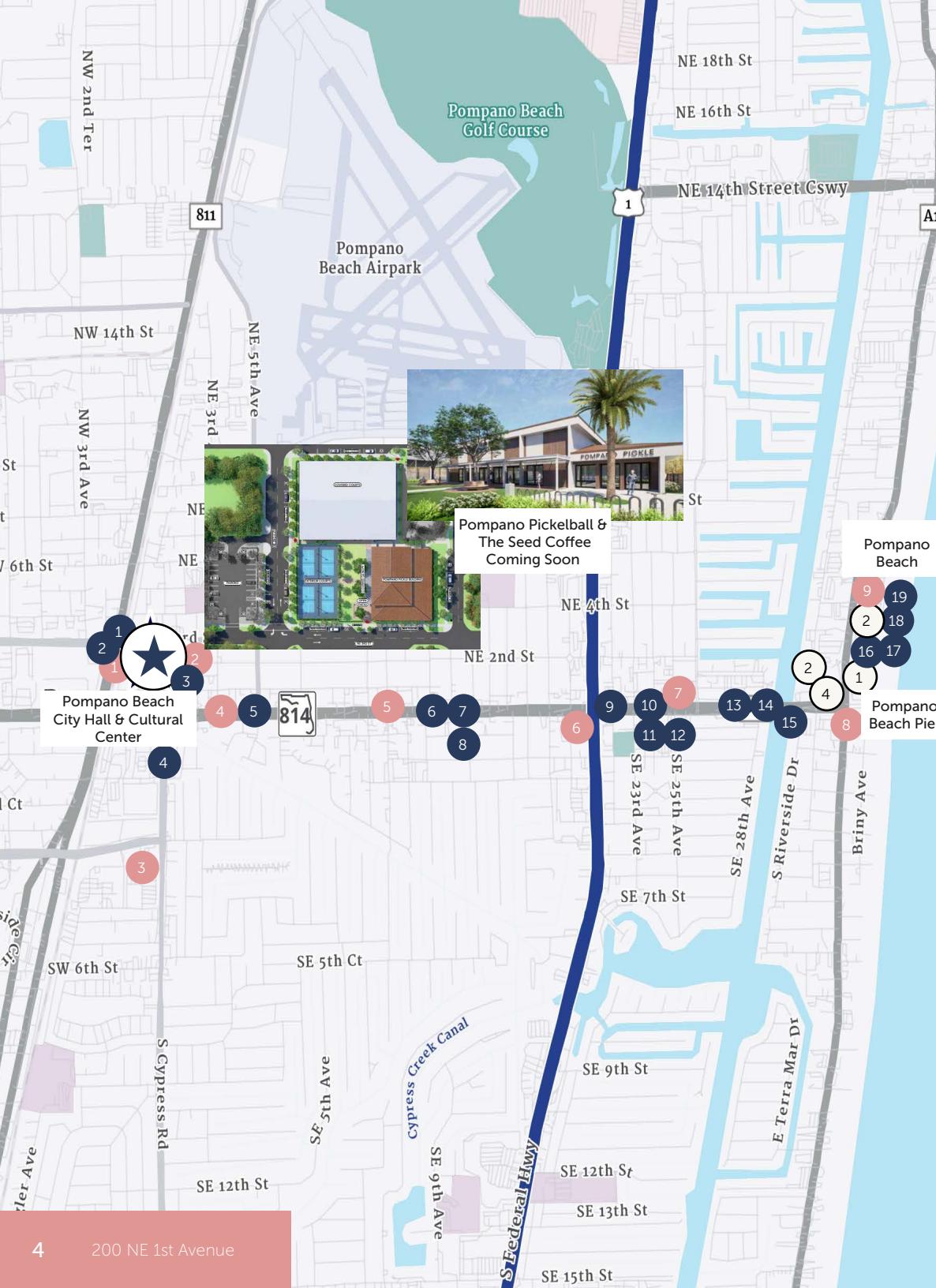
281 residential units in a 10-story building with ground floor commercial space.



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

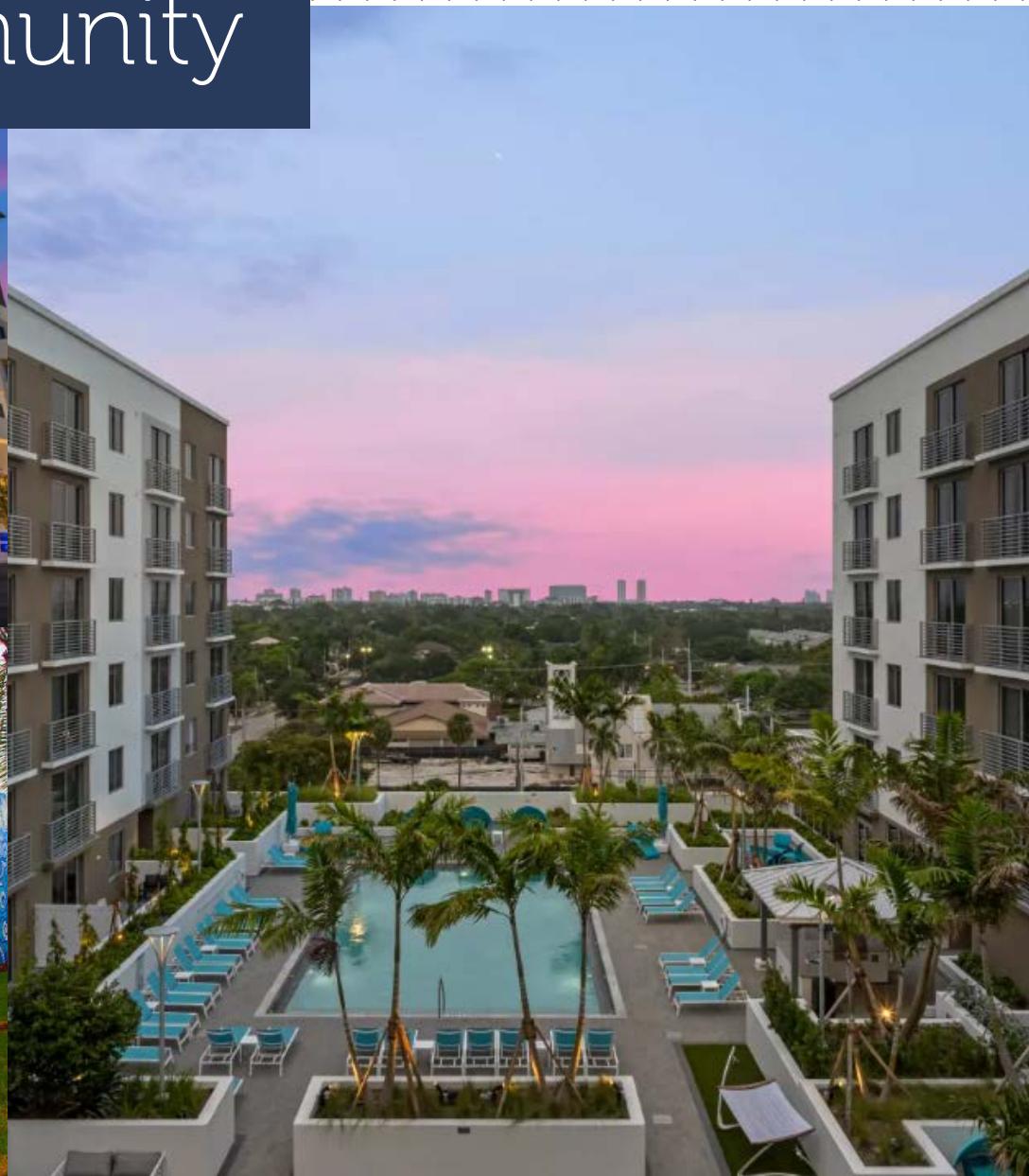
LODGING

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

RETAIL

- 1 Soulful Steep
- 2 Pompano Pickleball
- 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

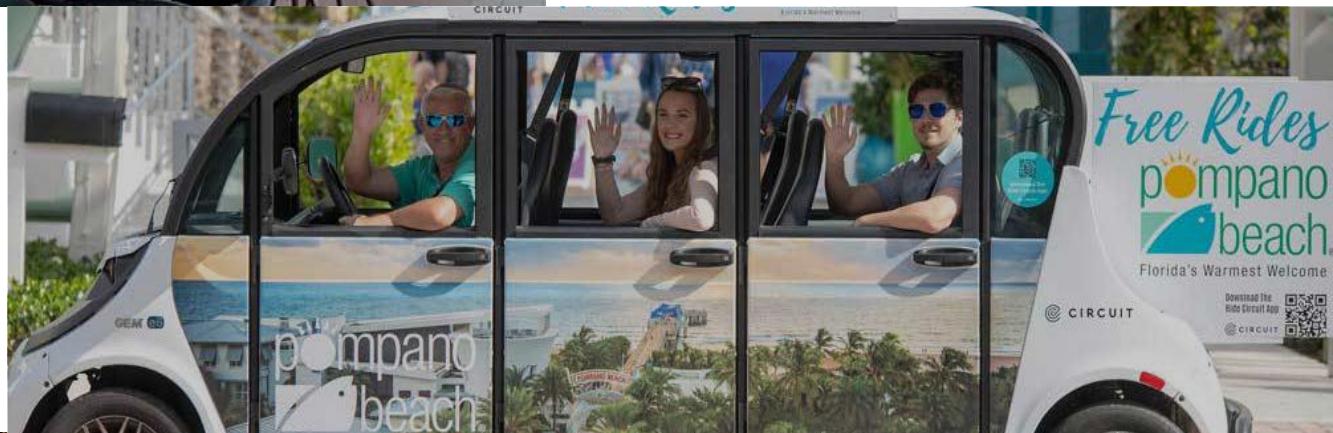


Location Highlights



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.



NEARBY RESTAURANTS

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

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.



OUTDOOR SPACES

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



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.

PARKING

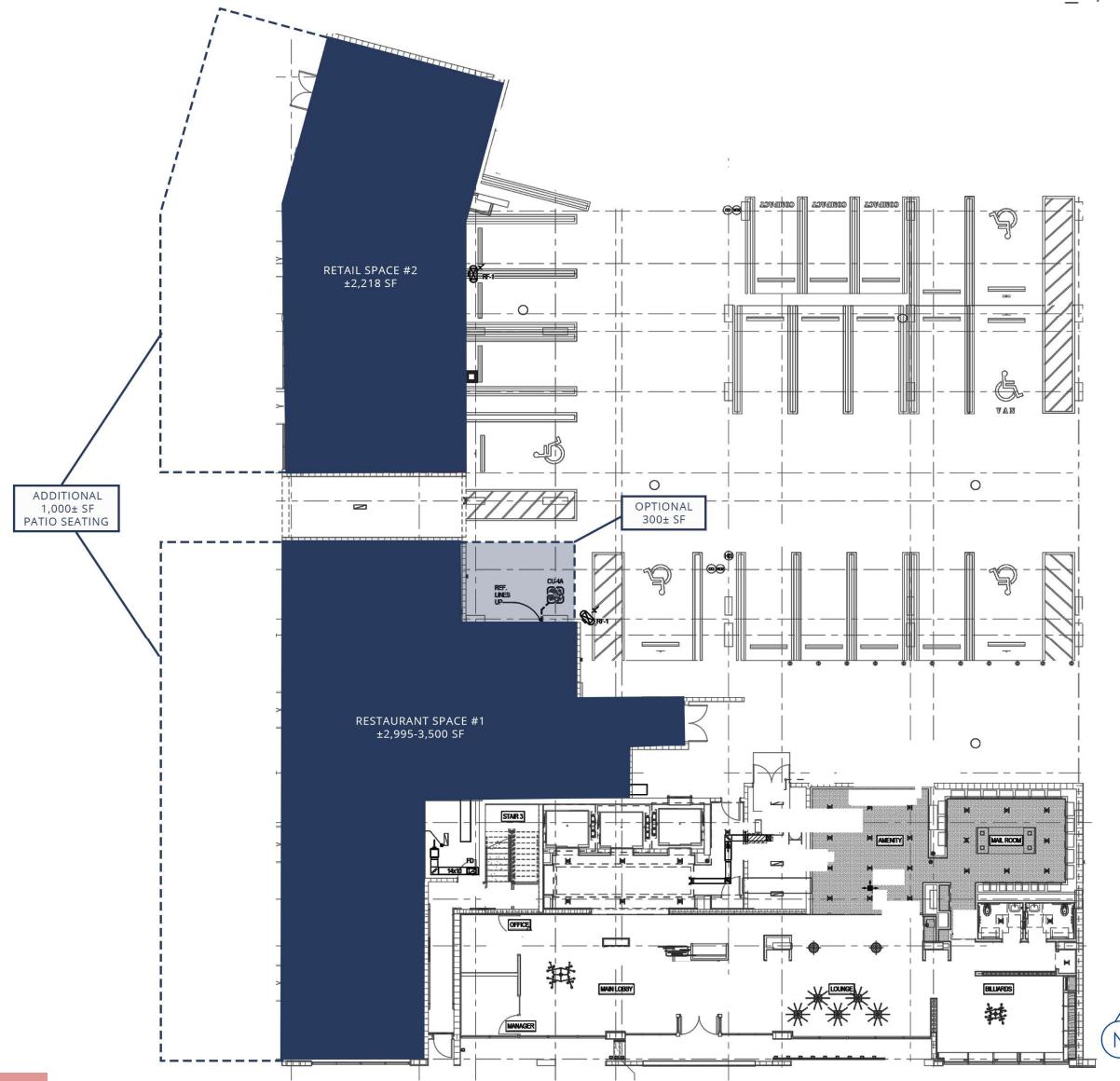
Pompano Untapped Lot: Located at 11 NE 1st St, this is another parking option with a focus on ease and accessibility. Sundays and holidays offer free parking on the street. Street parking is also free after 6 p.m. on other days. Also future plans for a parking garage nearby for additional parking.

Floorplans

RETAIL AND RESTAURANT SPACE AVAILABLE
IN THE HEARTBEAT OF THE CITY

FIRST FLOOR

$\pm 5,718$ RSF

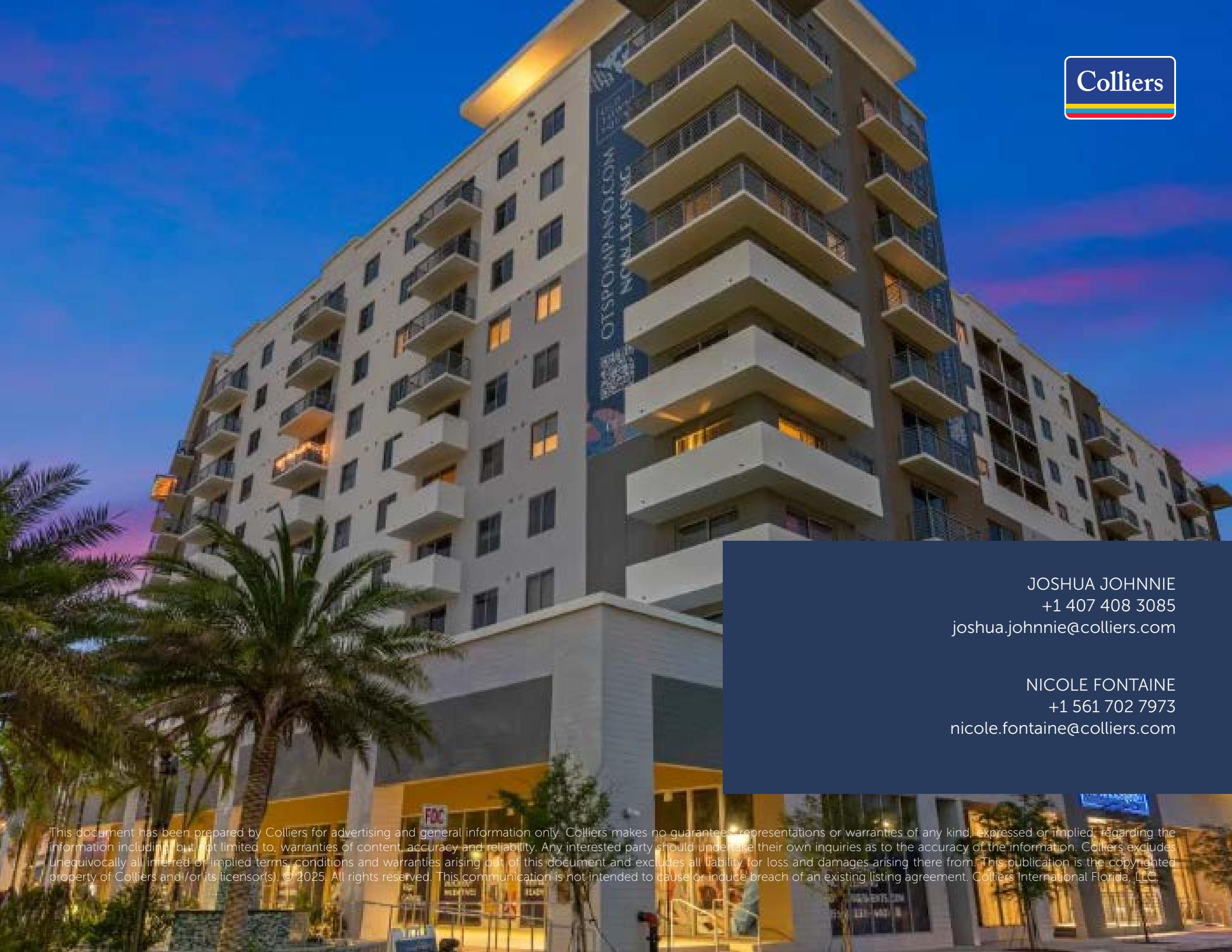


Vacancy Table

AVAILABILITIES

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





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