



FOR LEASE

FREESTANDING RETAIL BUILDING

**505 N FEDERAL HWY
POMPANO BEACH, FL**

FOR LEASE:

505 N FEDERAL HWY
POMPANO BEACH, FL

PRICE: \$6,000/MO NNN + \$1,176/MO CAM

PROPERTY OVERVIEW:

Prime Opportunity! This freestanding retail building offers approximately 2,352 square feet of functional space on bustling Federal Highway in Pompano Beach. Positioned along a high-traffic corridor with over 41,000 vehicles passing daily, this location provides excellent visibility and signage potential. The building is currently built out as a medical office, featuring three restrooms, a reception area, waiting room, breakroom, and lounge area. With over 10 dedicated parking spaces and close proximity to major roadways including I-95, this property is ideal for medical, professional office, or retail users seeking a well-located, move-in ready space in South Florida.

PROPERTY HIGHLIGHTS:

- A+ Location in Pompano Beach, FL
- High Traffic Counts with 41k Cars Daily!
- Freestanding Retail Building
- Building Size: 2,352 SF
- Built-Out as Medical Office
- 3 Restrooms, Reception, Waiting, Storage, Kitchen and Lounge area
- Parking: 10+ Spaces

THE DEMARCO REAL ESTATE GROUP™

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PHOTOS:

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