

Turnkey Federal Hwy. Medical Office Space

For Lease
\$4,000/ Sq. Ft. Gross
1600 N. Federal Hwy. Suite B
Pompano Beach, FL 33062



FOR LEASE	Suite B Approximately 1,381 Sq. Ft. Total Bldg. 2,739 Sq. Ft. on 16,972 Sq. Ft. Property												
DESCRIPTION	Turnkey medical office space prominently located on North Federal Hwy. with monument signage available across the street from the newly renovated Pompano Citi Centre in Pompano Beach. High Traffic Count of over 50,000 cars per day and 151' of frontage on Federal Hwy. Suite B is a former Urgent Care and Pediatrics office. Prominent features include 3 exam rooms, 2 restrooms, Pharmacy room, lab, large patient waiting area and volume ceilings. Join other Medical facilities like Broward Health and Holy-Cross Hospital. Other National Tenants Include Cano Health, MD Now, Centrum Health and LA Fitness. Liberal B-3 Zoning permitted uses include medical, dental office, veterinarian/ animal Hospital. Perfect for the tenant seeking high traffic exposure and income demographics.												
PROPERTY VIDEO	https://www.youtube.com/watch?v=9f3L73KBZts												
LOCATION	Located on Federal Hwy. 2 blocks north of 14 Street Causeway on East side of Federal Hwy.												
PARKING/ YEAR BUILT	6 Designated Parking Spaces 12 Total. Built in 2011.												
PRICING	Suite B is \$4000/ Month or \$34.76 /Sq. Ft.. Tenant pays utilities.												
TRAFFIC COUNT	50,378 Federal Hwy.												
ZONING/ FOLIO	B-3 Folio 4843-30-00-0481												
DEMOGRAPHICS 2024	<table> <thead> <tr> <th></th> <th>2 mile</th> <th>5 mile</th> <th>10 mile</th> </tr> </thead> <tbody> <tr> <td>HH Population:</td> <td>53,239</td> <td>252,767</td> <td>963,510</td> </tr> <tr> <td>Average HH Income:</td> <td>\$90,987</td> <td>\$83,194</td> <td>\$90,947</td> </tr> </tbody> </table>		2 mile	5 mile	10 mile	HH Population:	53,239	252,767	963,510	Average HH Income:	\$90,987	\$83,194	\$90,947
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Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

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954.427.8686 T.
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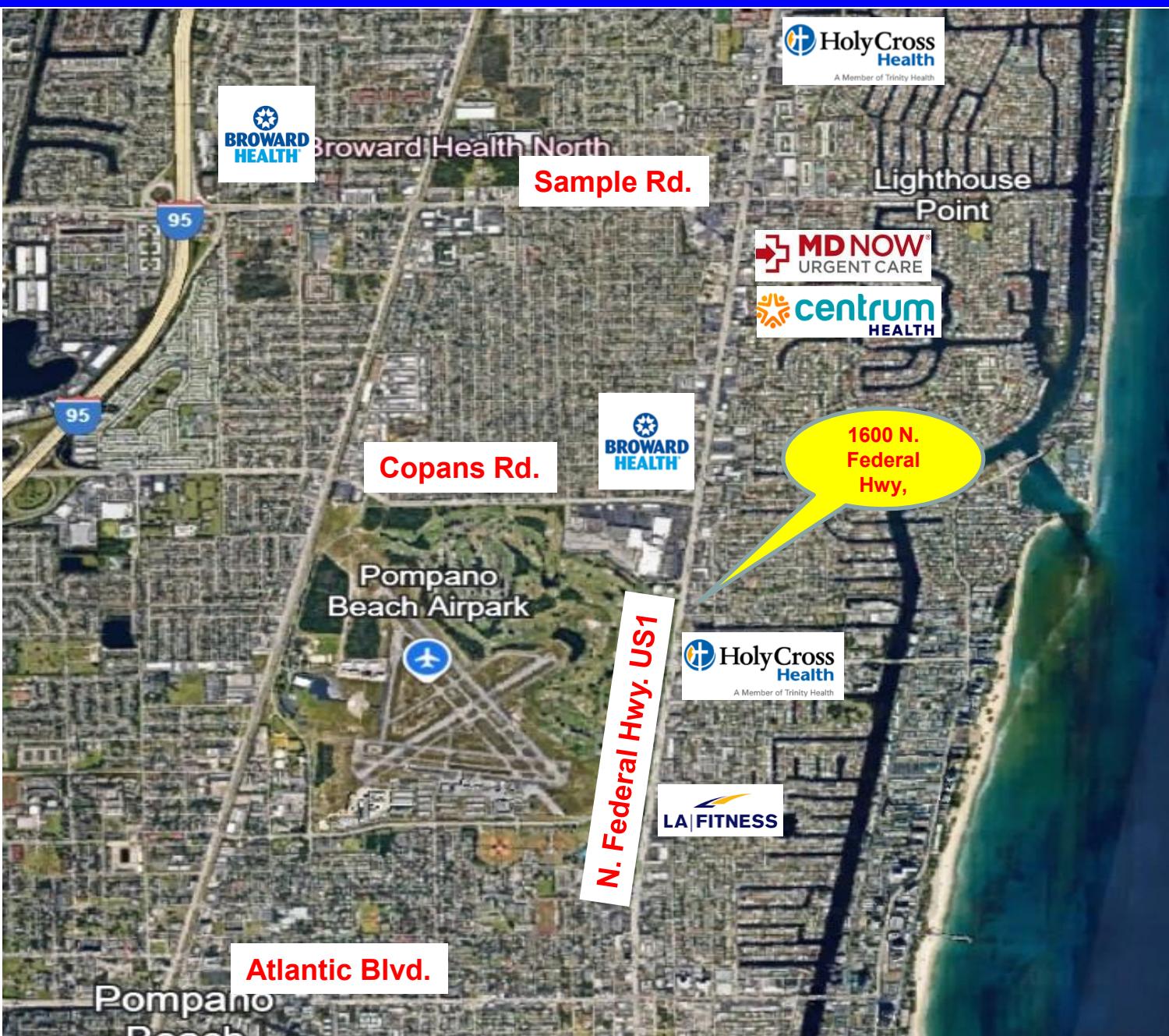
Location Map

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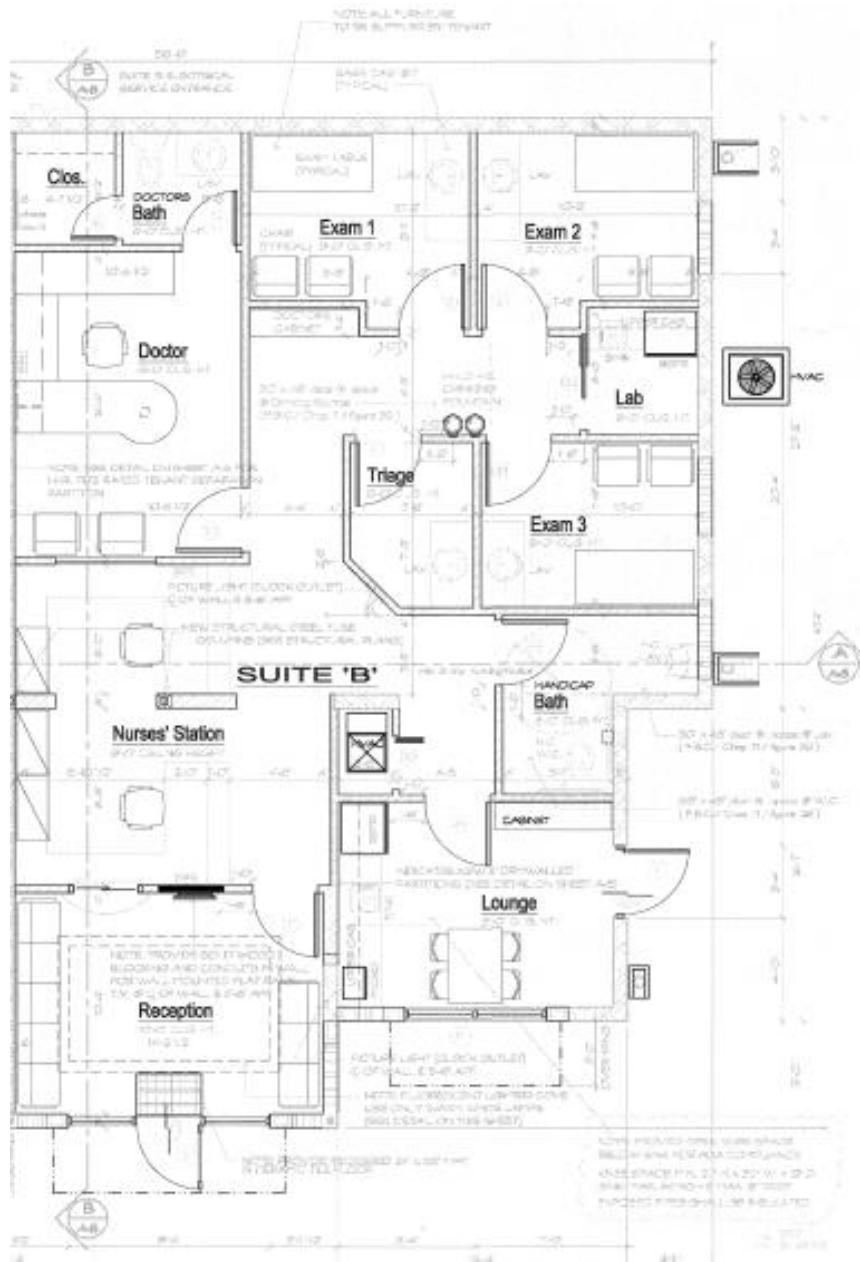
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Floorplan Suite B

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Suite B 1,371 Sq. Ft.



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Site Plan

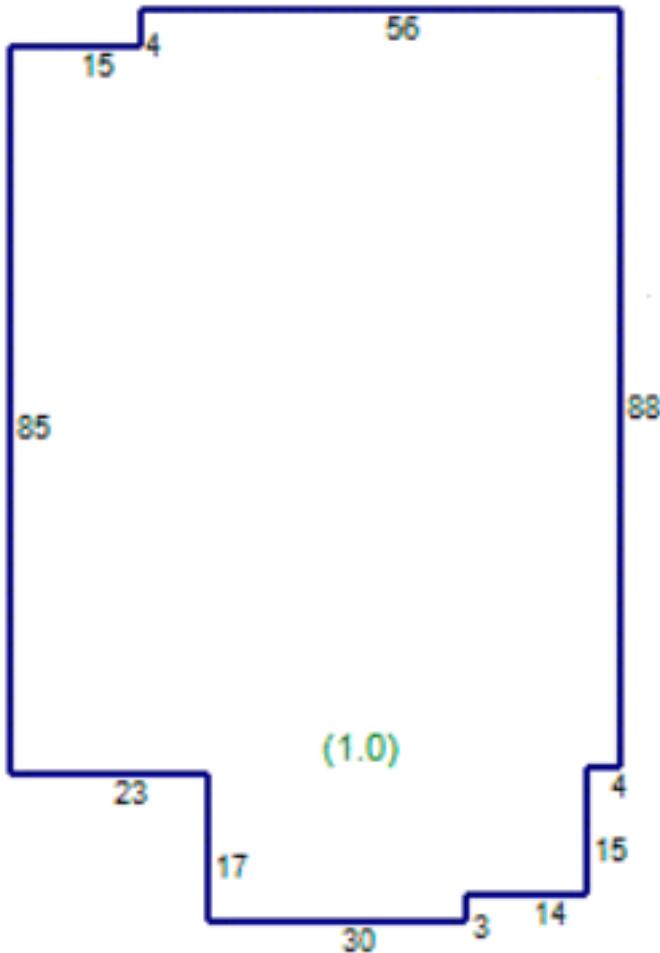
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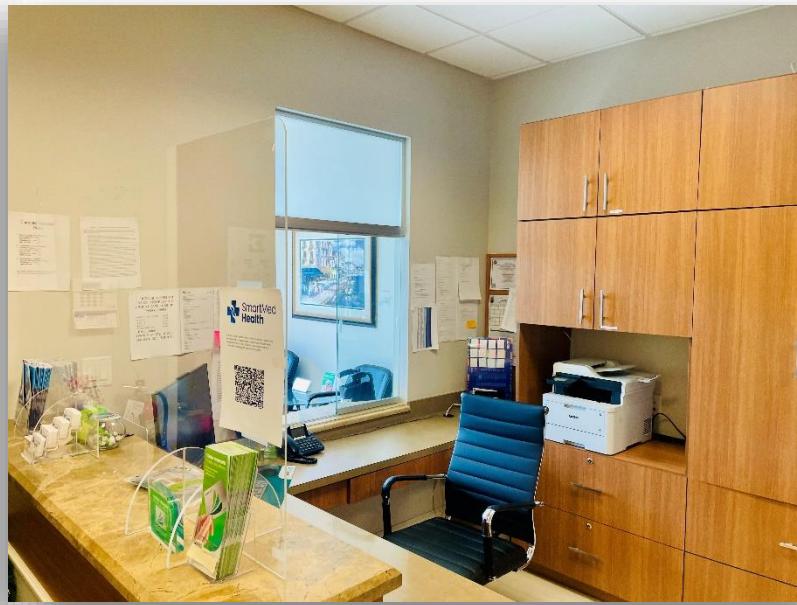
Additional Photos

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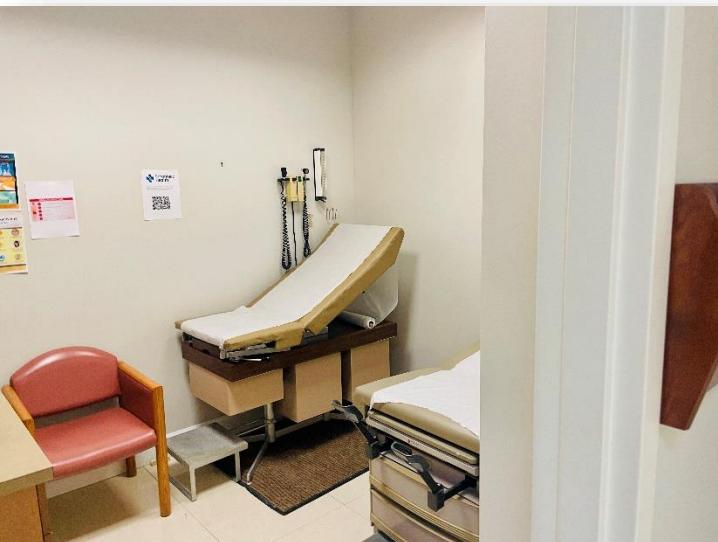
Aerial



Work Station/ Waiting Area



Exam Room



Street Signage



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