



CURRENT CAPITAL
REAL ESTATE GROUP

RETAIL PROPERTY FOR LEASE

LINCOLN PARK NORTH PLAZA

3105 W ATLANTIC BLVD, POMPANO BEACH, FL 33069

For Additional Information Please Contact:

STEVEN RAFAILOVITC
561.316.8444
STEVEN@CC-REG.COM

CURRENT CAPITAL GROUP
954.966.8181
CURRENTCAPITALGROUP.COM



RETAIL PROPERTY FOR LEASE
LINCOLN PARK NORTH PLAZA

3105 W ATLANTIC BLVD
POMPANO BEACH, FL 33069



OFFERING SUMMARY

Available SF:	1,150 - 7,779 SF
Lease Rate:	\$16.00 SF/yr (MG)
Lot Size:	5.16 Acres
Year Built:	1986
Building Size:	46,879
Zoning:	B-3
Traffic Count:	52,000



PROPERTY OVERVIEW

Prime retail redevelopment opportunity situated on 5.16 acres with existing 46,879 sq. ft. shopping center within rapidly expanding city of Pompano Beach. Property is located at the high traffic count intersection of West Atlantic Blvd and NW 31 Ave and in close proximity to numerous national retailers.



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

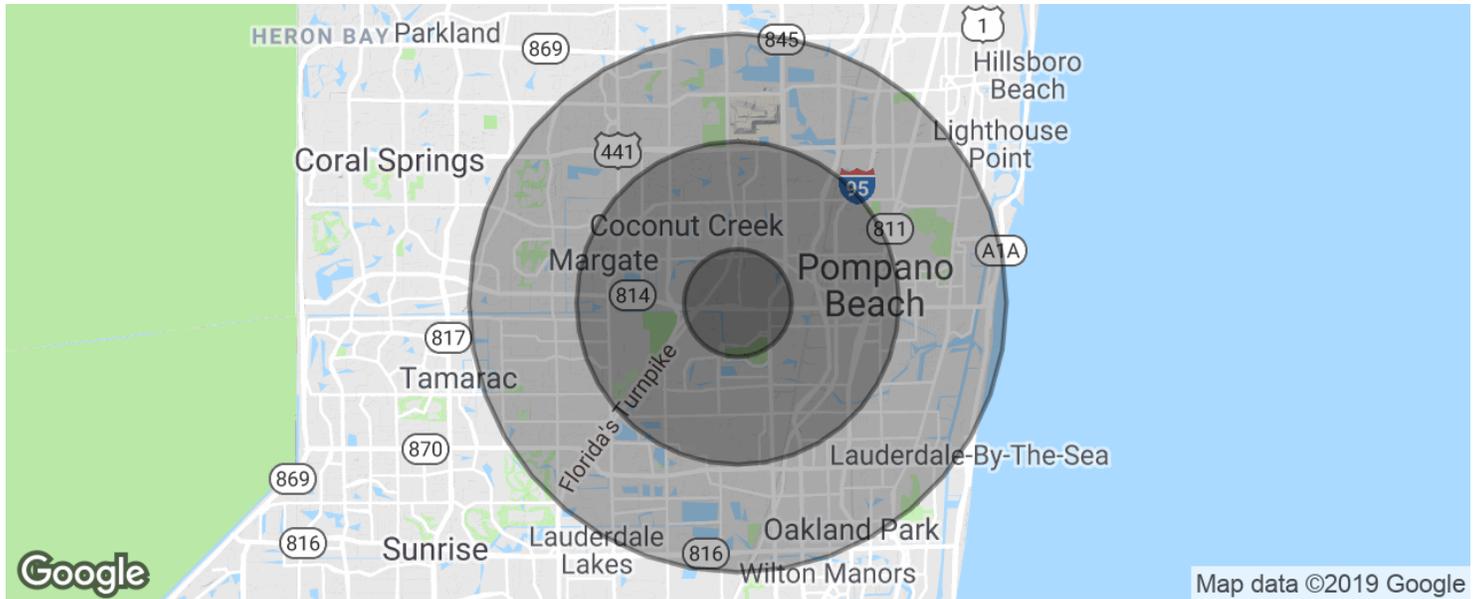
561.316.8444

STEVEN RAFILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
LINCOLN PARK NORTH PLAZA

3105 W ATLANTIC BLVD
 POMPAÑO BEACH, FL 33069



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,049	103,958	359,811
Median age	47.5	41.0	40.2
Median age (Male)	45.9	39.5	39.3
Median age (Female)	50.2	43.5	41.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,478	42,395	143,650
# of persons per HH	2.2	2.5	2.5
Average HH income	\$49,996	\$51,457	\$58,575
Average house value	\$174,650	\$198,932	\$244,017

* Demographic data derived from 2010 US Census



561.316.8444

STEVEN RAFILOVITC
 VP OF SALES & LEASING
 STEVEN@CC-REG.COM

INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

4000 HOLLYWOOD BLVD, 765-S
 HOLLYWOOD, FL 33021 | 954.966.8181
 WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
LINCOLN PARK NORTH PLAZA

3105 W ATLANTIC BLVD
POMPANO BEACH, FL 33069



CURRENT CAPITAL
REAL ESTATE GROUP

INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

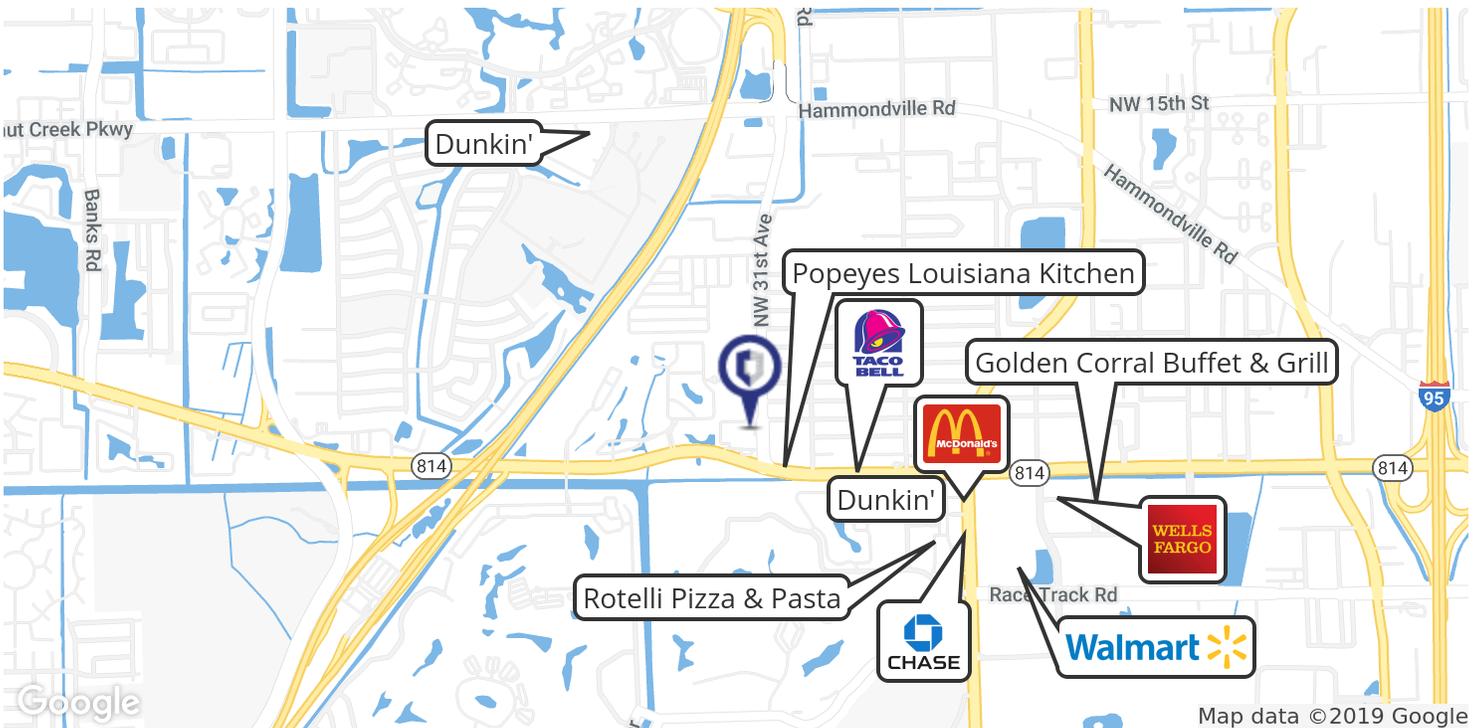
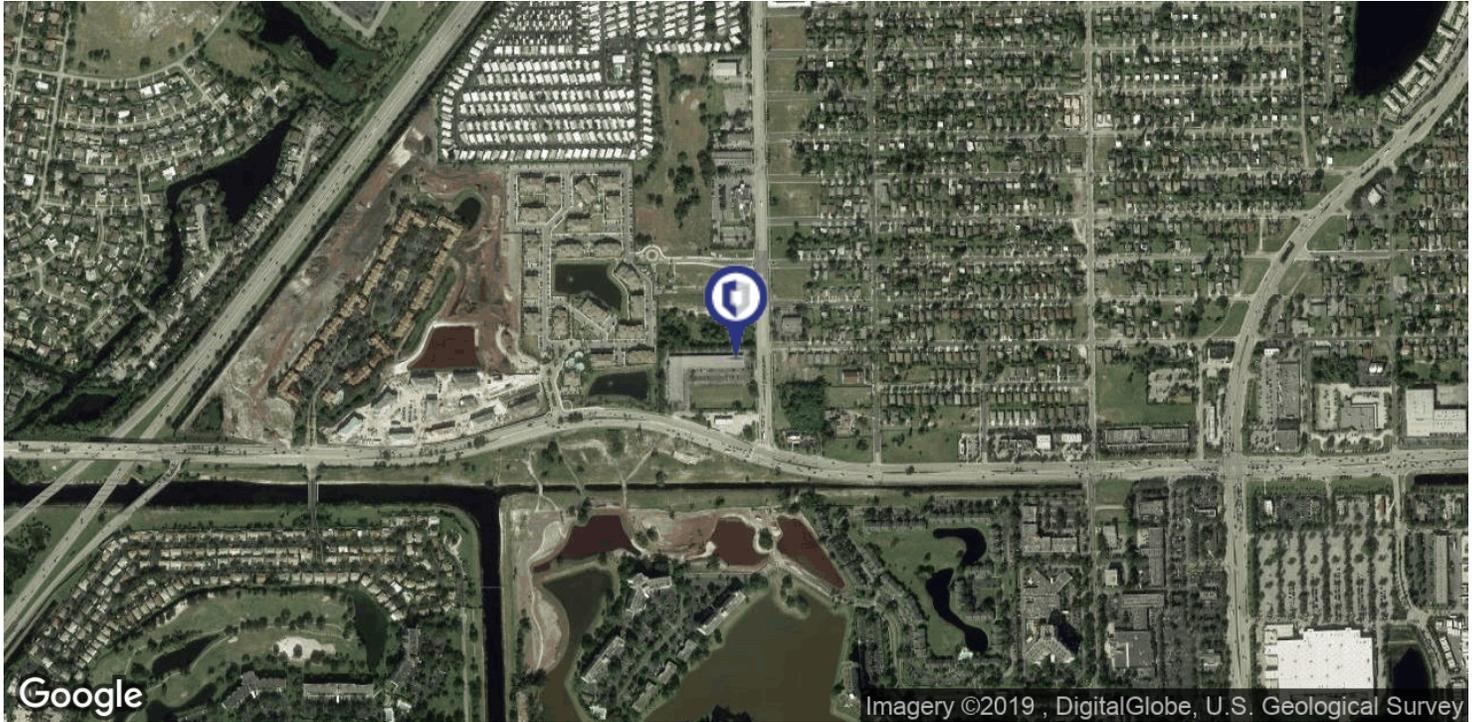
561.316.8444

STEVEN RAFILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

RETAIL PROPERTY FOR LEASE
LINCOLN PARK NORTH PLAZA

3105 W ATLANTIC BLVD
POMPANO BEACH, FL 33069



INVESTMENT • MANAGEMENT • DEVELOPMENT • BROKERAGE

561.316.8444

STEVEN RAFILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM