



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:

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OFFERING SUMMARY

Available SF: 1,150 - 14,100 SF

Lease Rate: \$14.00 SF/yr (NNN)

Lot Size: 5.16 Acres

Year Built: 1986

Building Size: 46,879

Zoning: B-3

Traffic Count: 70,000



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

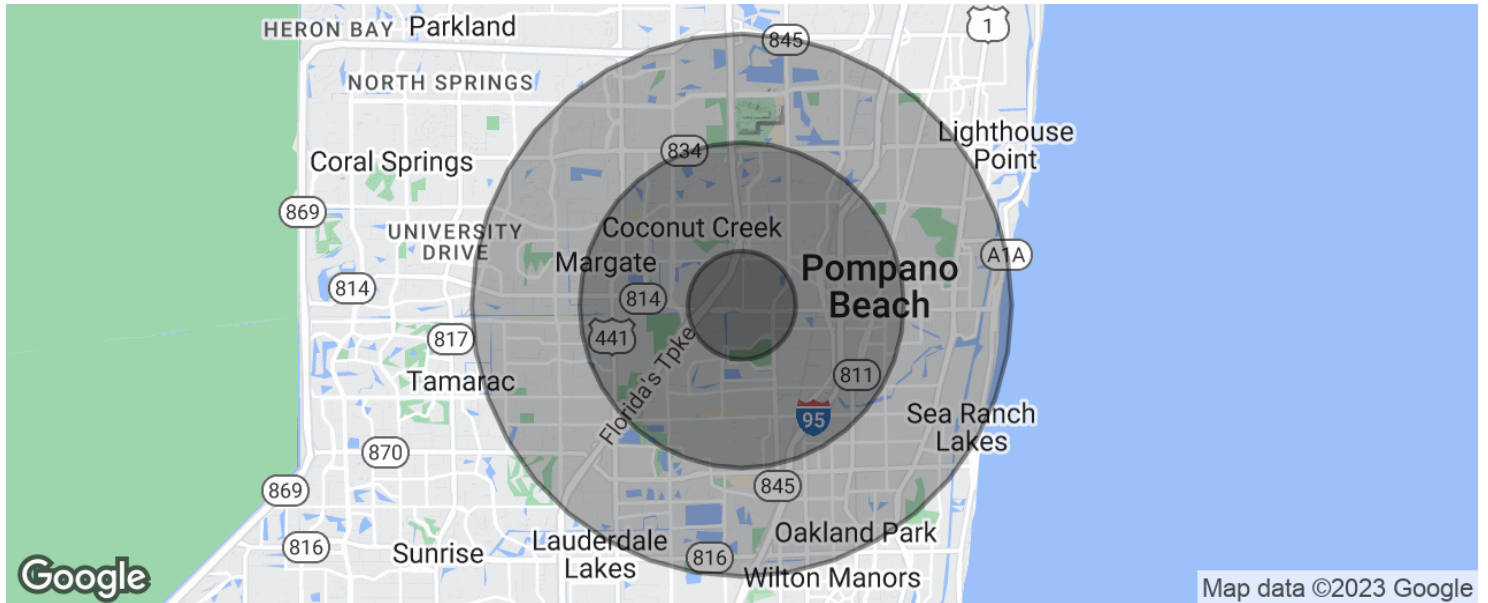
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POPULATION

	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 2020 ACS - US Census



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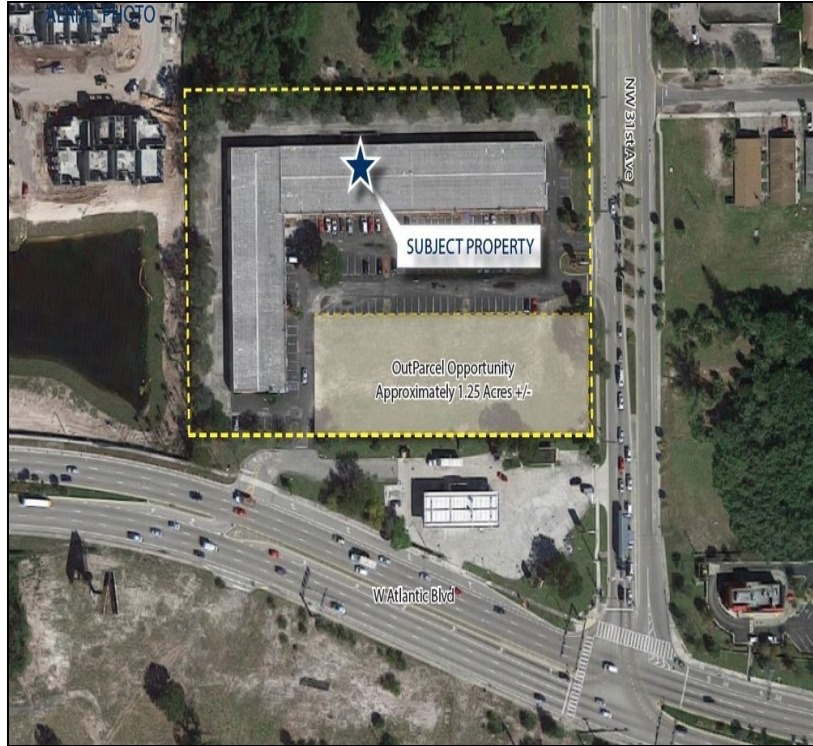
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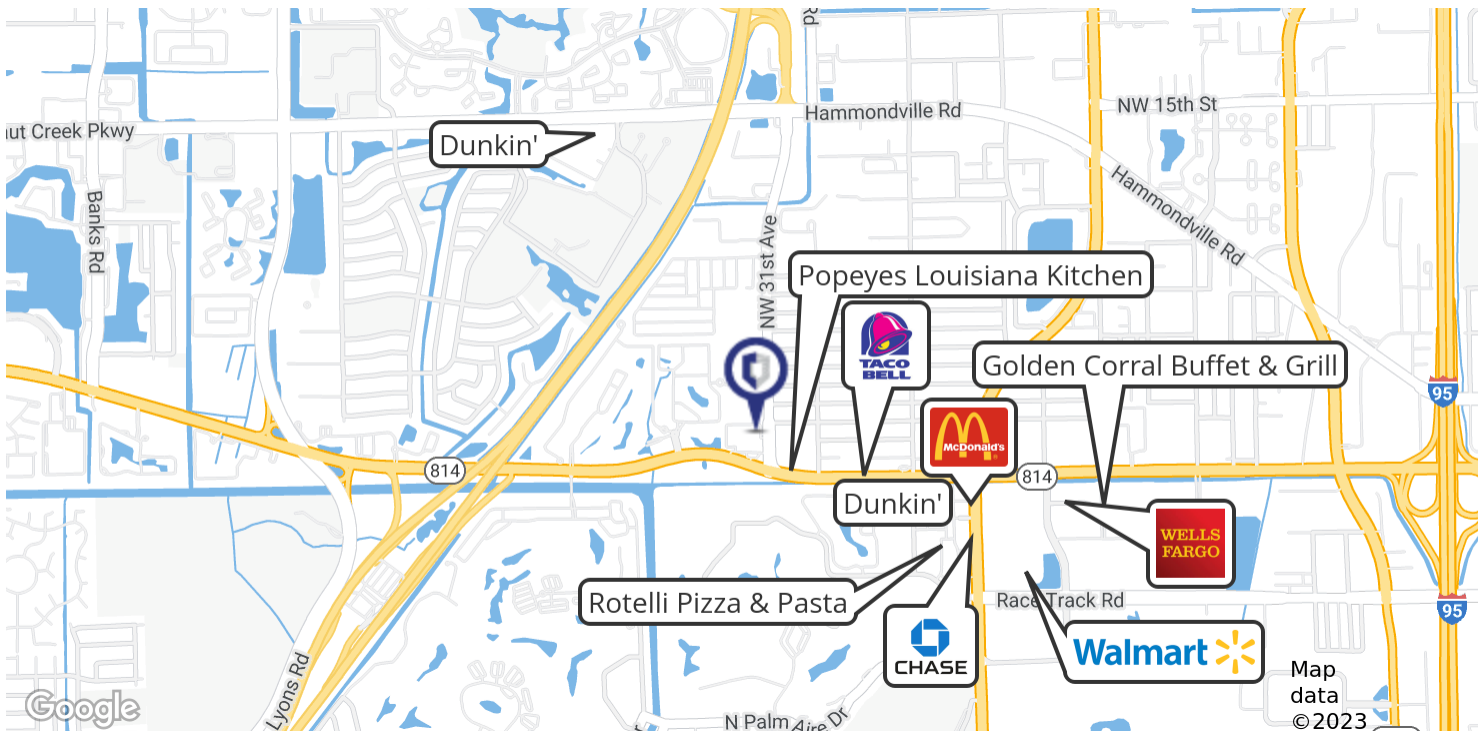
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LEASE RATE:	\$14.00 SF/YR	TOTAL SPACE:	1,150 - 14,100 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
3179-81 West Atlantic Blvd	Strip Center	\$14.00 SF/yr	NNN	2,300 - 19,279 SF	Wide open spacious space available for lease. This space contains 2 double door exist doors, two single glass door entries, a front office and back office, high ceilings and 2 restrooms. Plenty of parking. Can expand to 4,600 SF.



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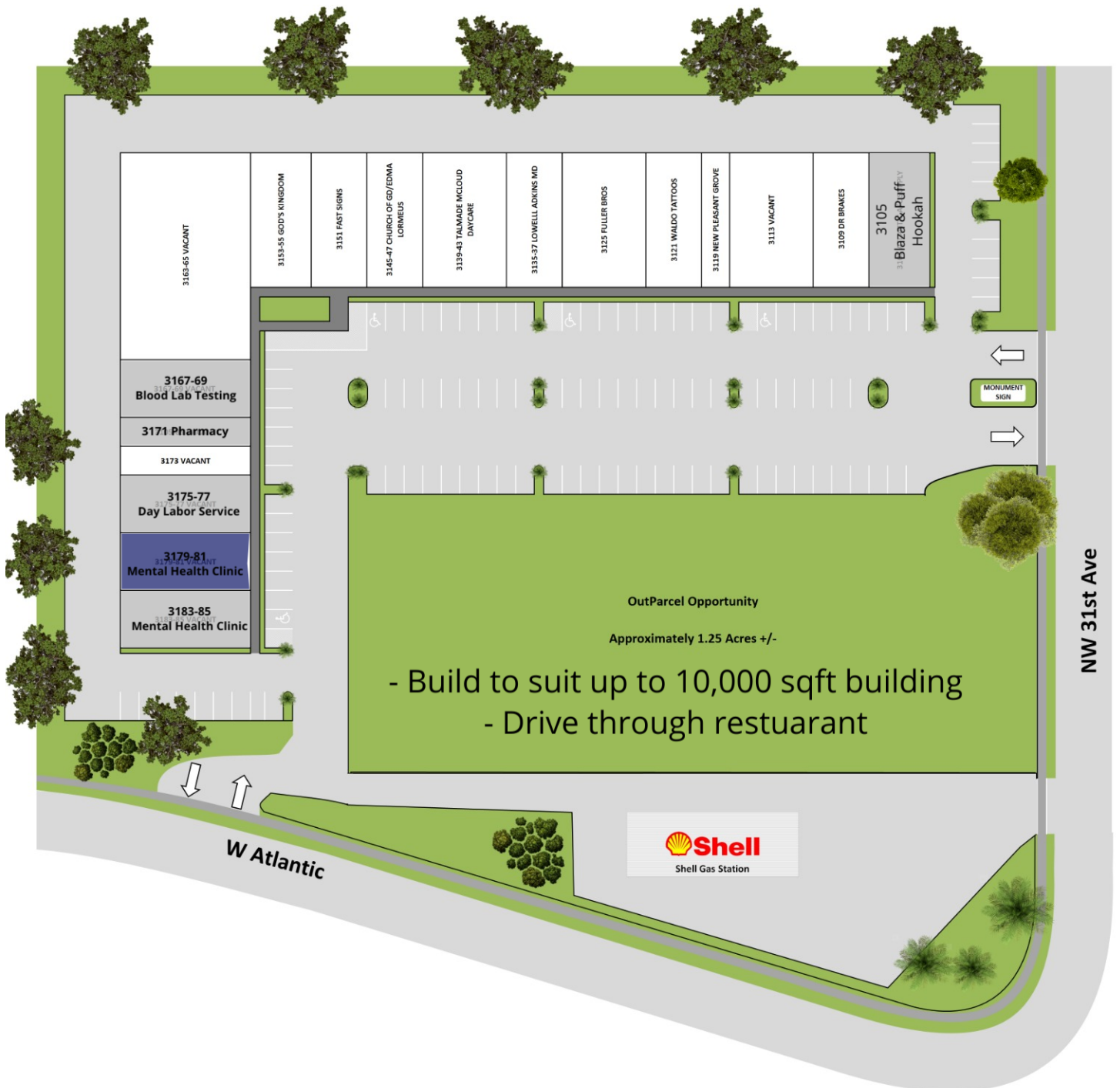
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