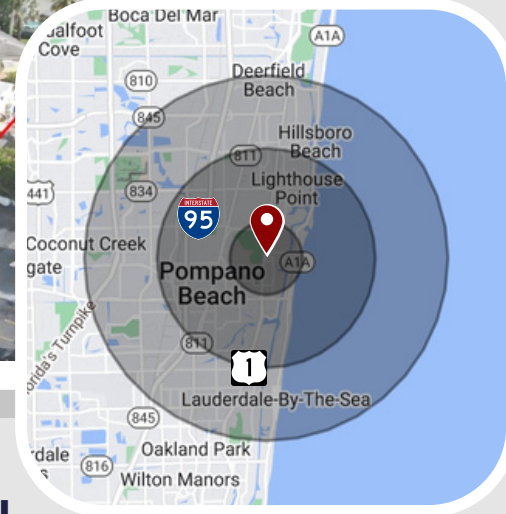


RETAIL FOR LEASE



1290-1340 N FEDERAL HWY, POMPAÑO BEACH 33062



BELCREST PLAZA

HIGHLIGHTS

- Located 3 miles East of I-95, 1 mile West of A1A
- Only A1A access between Hillsboro to Atlantic
- Connect to underserved retail market on barrier island via 14th St. Causeway
- Pull residents from booming Lighthouse Point & Pompano Beach
- Surrounded by many major retailers, economic drivers, and new construction.

DESCRIPTION

Belcrest Plaza is a Neighborhood Shopping Center in Pompano Beach. Recently under new ownership, Belcrest will be receiving new paint, landscaping, and several other improvements. New tenants can take advantage of the Pylon and parapet wall signage to maximize on the 450' of frontage and substantial visibility along N Federal Highway.

EXECUTIVE SUMMARY

Pricing Guidance	± \$24-30PSF
Lease Type	NNN
Min Divisible	± 2,319 SF
Max Contiguous	± 4,677 SF
Unit Type	Retail
Parking Ratio	3.55/1,000
Frontage	450 FT
Zoning	B-3



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AVAILABLE SPACES



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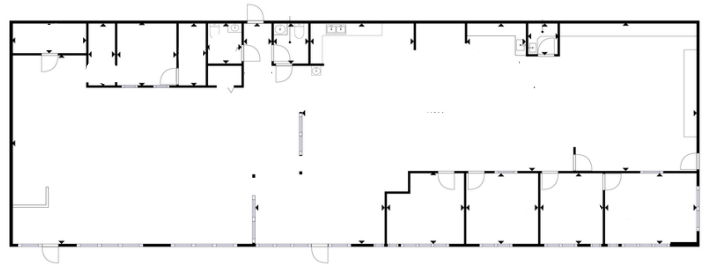


Unit 1332

Retail or professional office space available. This unit contains several kitchenettes and restrooms, and two large, open areas.

±4677 SF

Tour: <https://my.matterport.com/show/?m=oWrFoV3J93r>

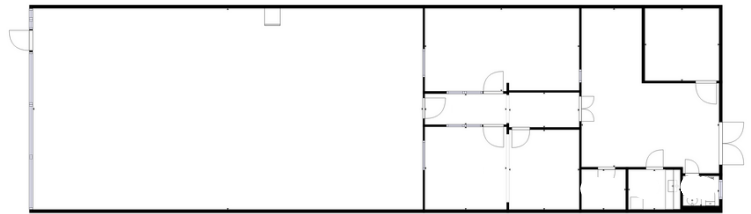


Unit 1310

Dry retail space in immaculate condition. This space is a mix of storefront, 2 large private rooms, and ample storage space in the back for products, including a restroom and small office.

±2829 SF

Tour: <https://my.matterport.com/show/?m=7diNyovtaGs>



Unit 1306

Dry retail space. Most recently this space was used to store goods and other products, and is currently laid out as a storefront with a small amount of storage and restroom in the back.

±2319 SF

Tour: <https://my.matterport.com/show/?m=nwWfX9MsHds>



Unit 1300

Dry retail space in move-in ready condition. This space is was previously a bait and tackle shop, with showroom and offices on one side of the premises. There are two private restrooms.

±2,518 SF

Tour: <https://my.matterport.com/show/?m=nwWfX9MsHds>



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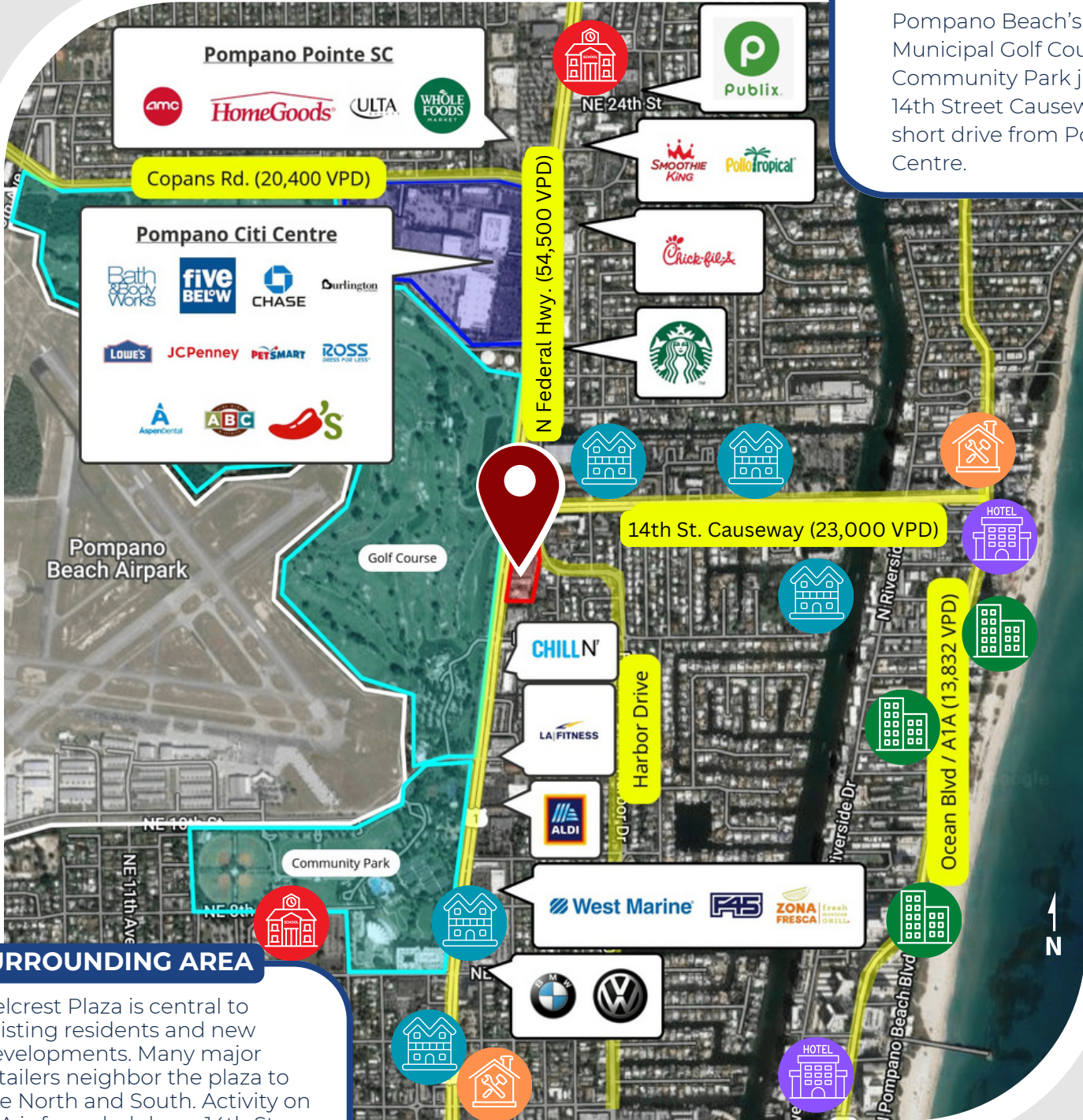
PROPERTY LOCATION

1290-1340 N FEDERAL HWY, POMPANO BEACH 33062



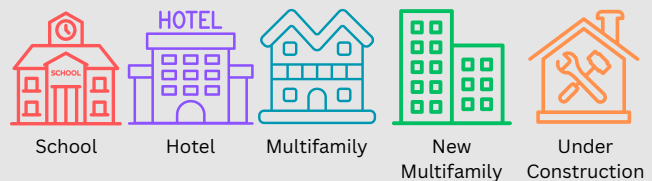
LOCATION

Belcrest Plaza sits on N Federal Highway with 450' of frontage across the street from Pompano Beach's Airpark, Municipal Golf Course, and Community Park just south of 14th Street Causeway and a short drive from Pompano Citi Centre.



SURROUNDING AREA

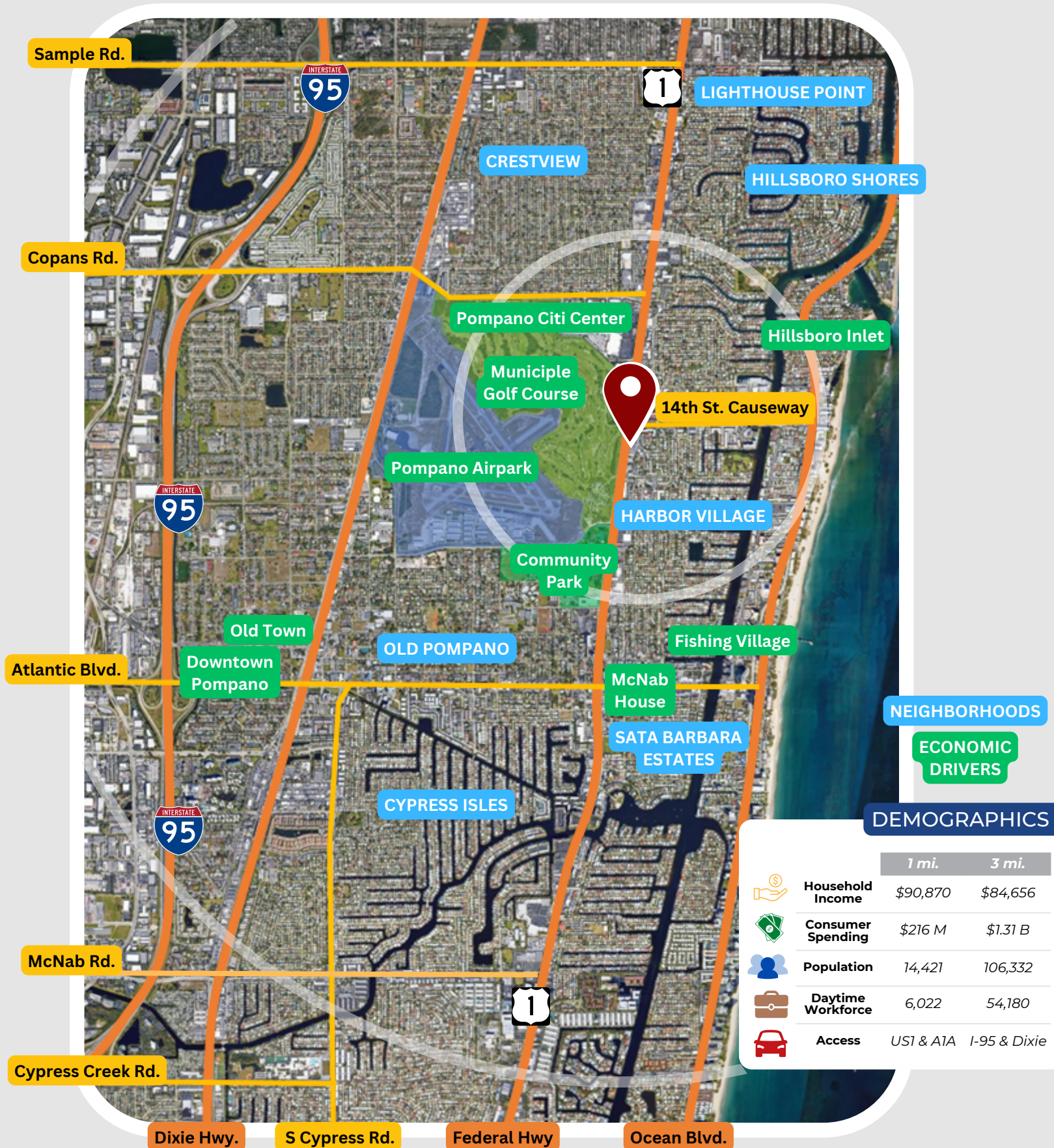
Belcrest Plaza is central to existing residents and new developments. Many major retailers neighbor the plaza to the North and South. Activity on A1A is funneled down 14th St. Causeway directly to Belcrest. The plaza is surrounded by several new construction and newly construction multifamily projects.



SURROUNDING AREA



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