

FOR LEASE

Atlantic Tower

225 NORTH FEDERAL HIGHWAY, POMPAÑO BEACH, FL 33062

RETAIL

NOW AVAILABLE GROUND FLOOR RETAIL



Spec rendering



PROPERTY INFO

- + 8 story Building with 6,365 RSF of the ground floor restaurant space
- + Additional 1,959 SF of mezzanine area
- + Featuring 4,355 SF of outside patio area
- + Building brow restaurant signage available
- + Magnificent natural light with 20' tall window line
- + Separate entrance from Office Building
- + Venue offers ideal opportunity with easy access to downtown Pompano Beach patrons
- + Rental Rate: \$28.00/SF, NNN
- + 8.8/1,000 parking ratio

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AERIAL

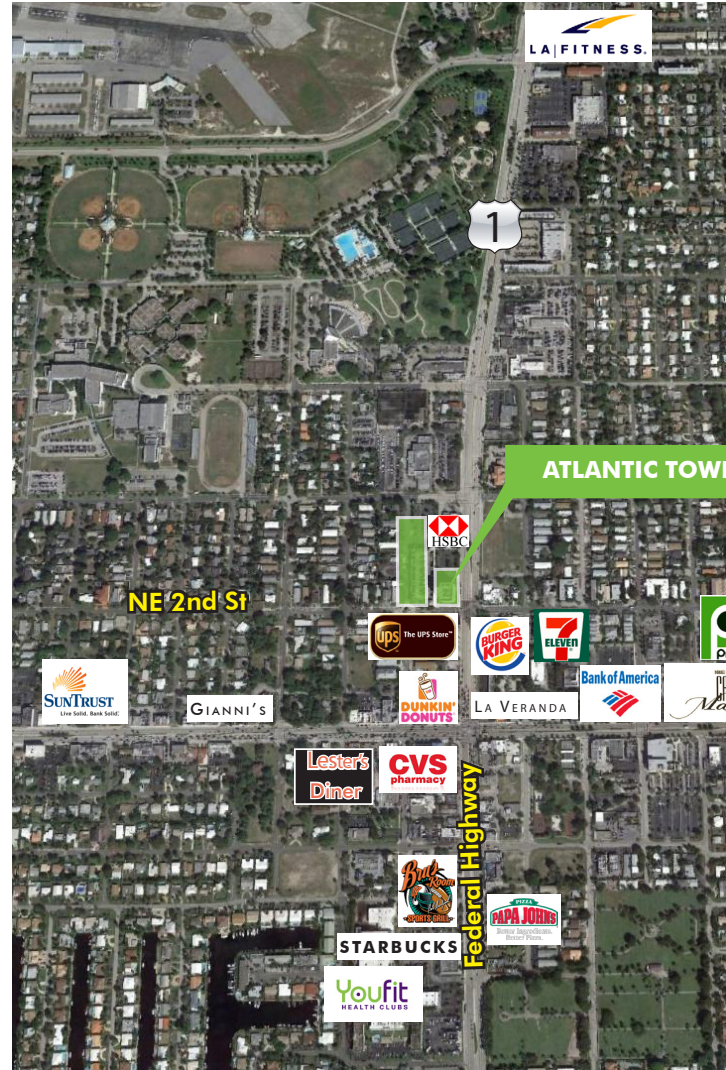


AREA AMENITIES

POMPANO BEACH

The property is easily identified as it is the tallest office building in Downtown Pompano Beach. It is located on the northwest corner of North Federal Highway and NE 2nd Street one block north of east Atlantic Boulevard.

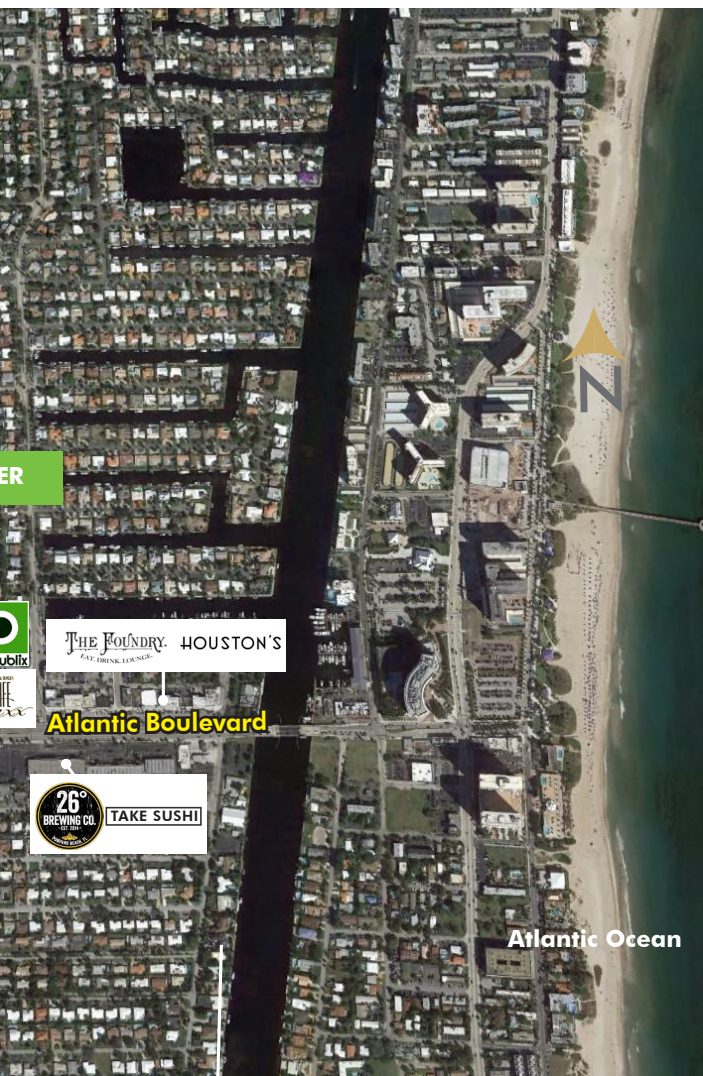
- + Surface parking as well as a 4 story parking garage conveniently located on the property both provide ample parking for Restaurant Tenants at a ratio of 8.8/1,000



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Demographics

	1 mile	3 miles	5 miles
Population 2015	16,873	103,906	216,257
Average Household Income	\$75,601	\$56,797	\$61,465
Average Age	45	43	46
Traffic Count VPD: Federal Highway	39,500		

CONTACT US

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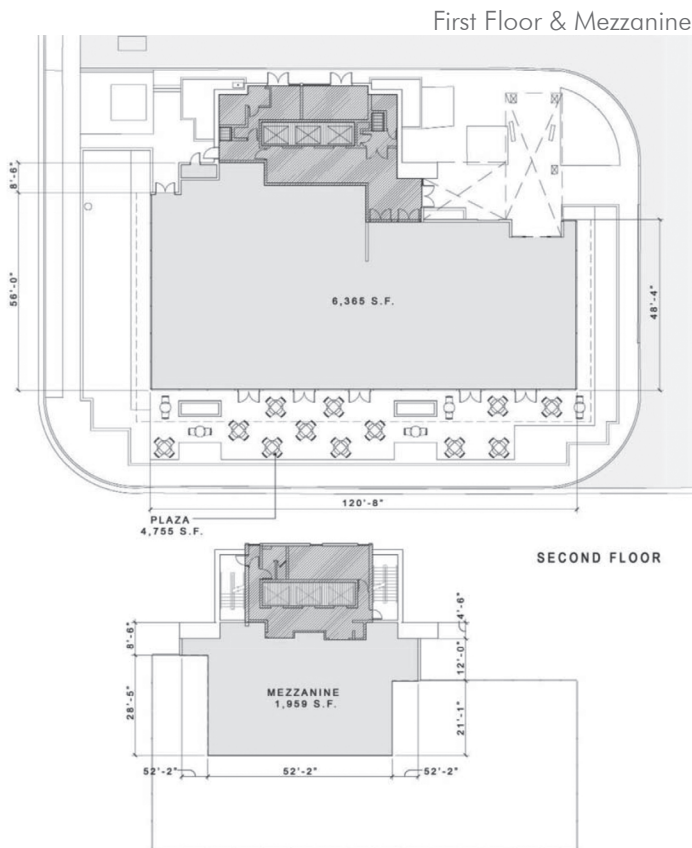
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FLOOR PLAN & PROPERTY PHOTOS

Existing Plan



Spec Plan



Interior Spec rendering

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