



**RETAIL/OFFICE
ON OCEAN BLVD
1323 S OCEAN BLVD**

Pompano Beach, FL 33062

For Lease By

NATIVE
REALTY[®]



PROPERTY DESCRIPTION

Native Realty is proud to present this ground floor unit for lease in the vibrant Pompano Beach submarket. The property is located in a brand new construction building and features direct frontage on A1A, on-site parking, and benefits from 204 apartments and 7 townhouses on-site for a built in clientele. The site is steps from the beach and close to several drivers in the market, including the Pompano Beach Pier, and Atlantic Blvd. The site is well suited for retail or creative office uses and is available immediately.

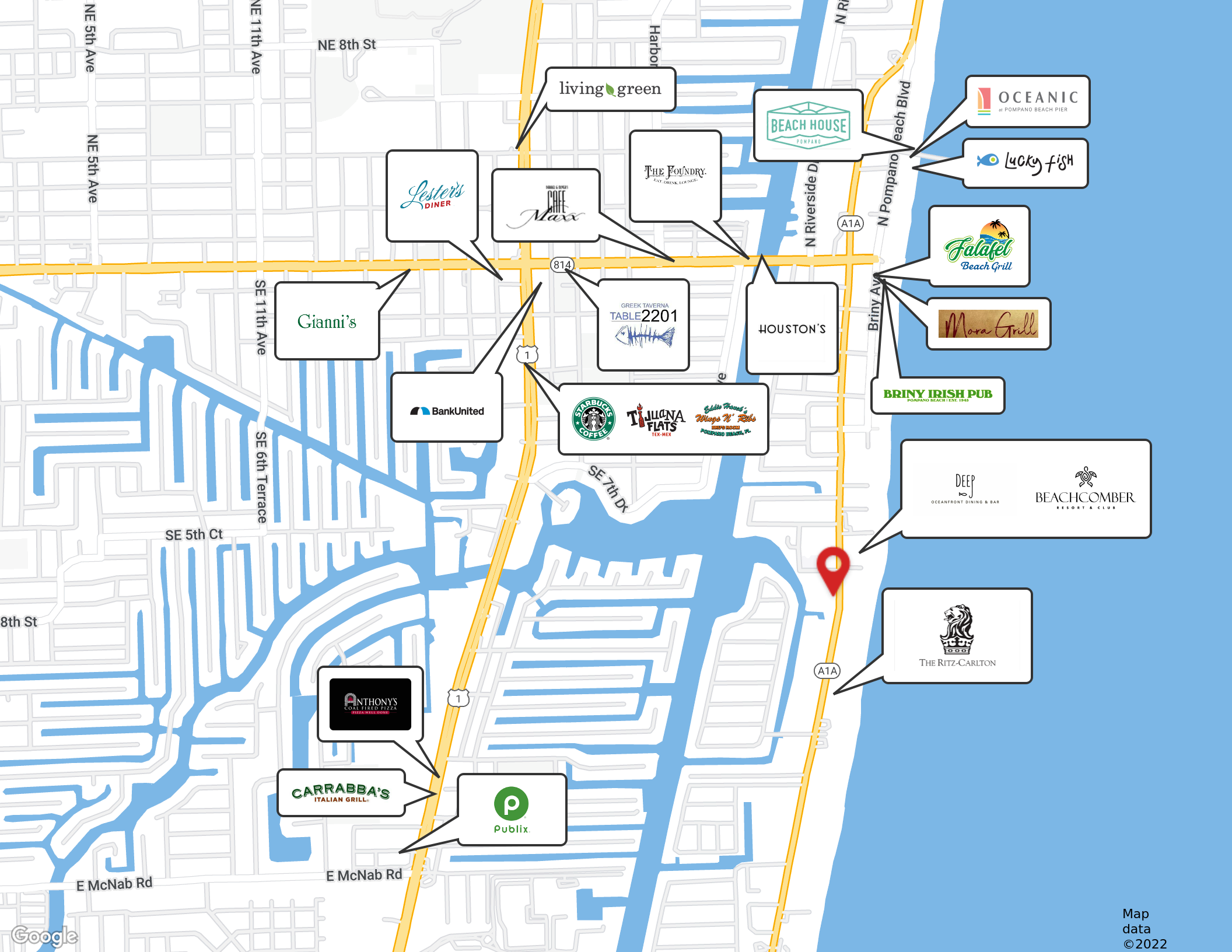
PROPERTY HIGHLIGHTS

- Prime Visibility fronting Ocean Blvd
- Within Steps from the Beach
- Covered Parking for Guests
- Large Courtyard for Tenant's Use

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (MG)
Available SF:	1,378 SF
Building Size:	1,378 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,476	22,987	41,949
Total Population	15,460	44,099	87,283
Average HH Income	\$101,720	\$95,907	\$92,584



living green

BEACH HOUSE
POMPANO

OCEANIC
at POMPANO BEACH PIER

lucky fish

THE FOUNDRY
EAT DRINK LOUNGE

Lester's
DINER

CAFE
Maxx

Falafel
Beach Grill

Mora Grill

Gianni's

GREEK TAVERNA
TABLE 2201

HOUSTON'S

BRINY IRISH PUB
POMPANO BEACH EST. 1948

BankUnited

STARBUCKS COFFEE
TIJUANA FLATS
Wings N' Rebs
POMPANO BEACH, FL

DEEP
OCEANFRONT DINING & BAR
BEACHCOMBER
RESORT & CLUB

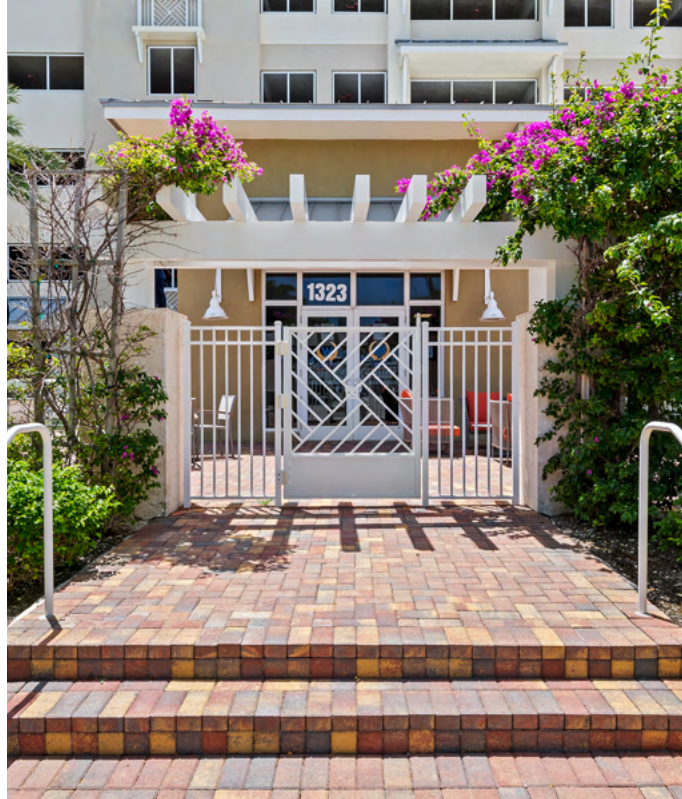
SE 5th Ct

ANTHONY'S
LOCAL PIZZA
PIZZERIA

CARRABBA'S
ITALIAN GRILL

Publix

THE RITZ-CARLTON



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,460	44,099	87,283
Average Age	60.2	55.1	50.0
Average Age (Male)	61.3	55.5	49.9
Average Age (Female)	57.7	53.9	49.7

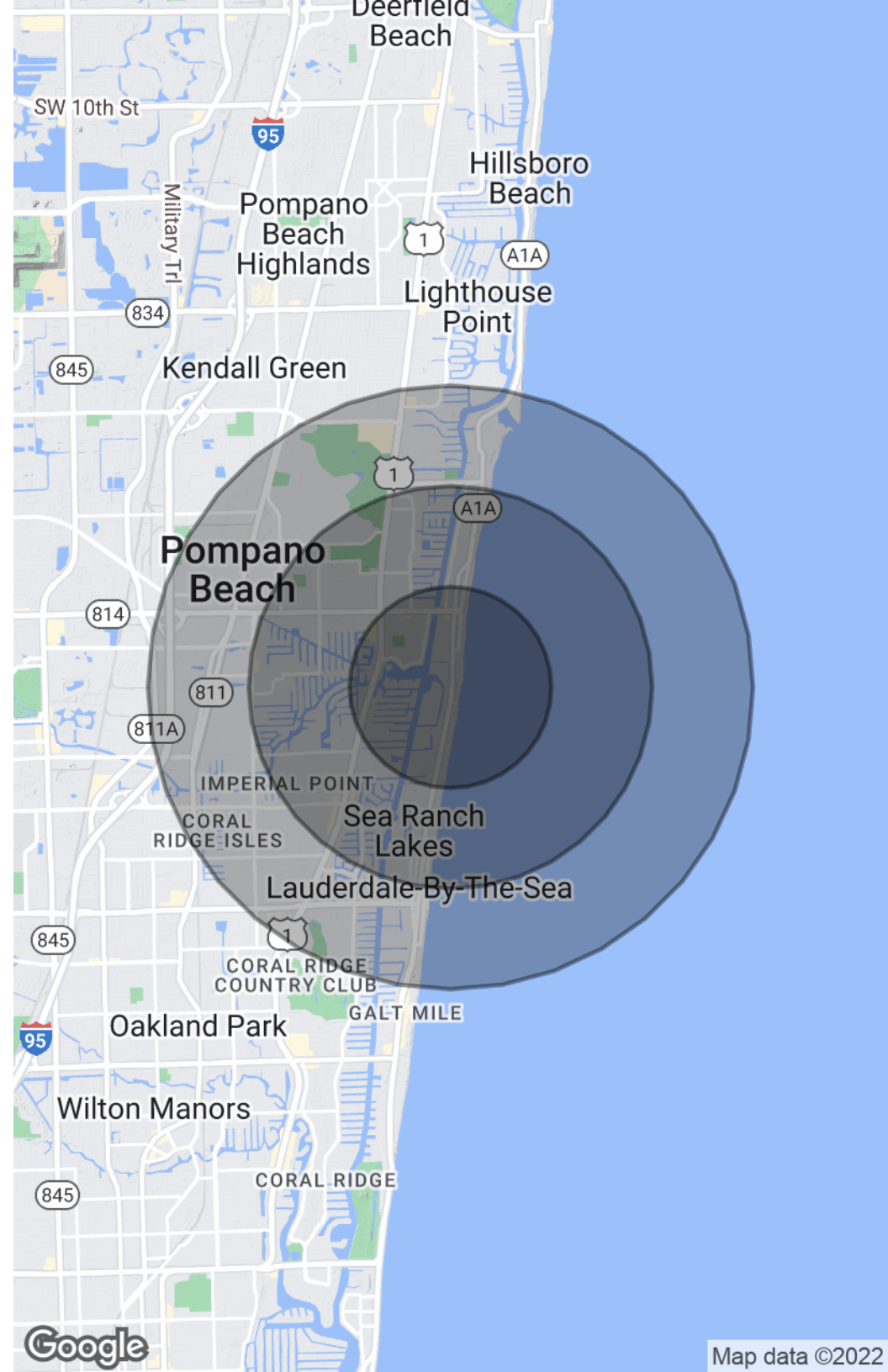
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	8,476	22,987	41,949
# of Persons per HH	1.1	1.3	1.5
Average HH Income	\$101,720	\$95,907	\$92,584
Average House Value	\$463,444	\$397,483	\$374,939

TRAFFIC COUNTS

17,300/day

* Demographic data derived from 2020 ACS - US Census



NATIVE REALTY®

JAIME STURGIS

954.595.2999

JS@NativeRealty.com

Nativerealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304