

# 1803 W Hillsboro Blvd #1803

DEERFIELD BEACH, FL 33442-1442



ONE COMMERCIAL  
REAL ESTATE



For those  
ready for  
what's next



\$4,000

PRICE



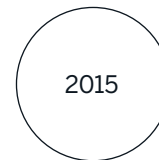
18,750

LOT SQFT



Retail  
Space

TYPE OF  
BUILDING



2015

YEAR BUILT



1,600

MAXIMUM  
LEASABLE SQFT

## Retail Leasing Opportunity

This offering presents a prime opportunity to lease a ±1,600 SF retail space located at Trail Plaza on Hillsboro Boulevard, within a well-established commercial corridor featuring strong visibility, consistent foot traffic, and ample on-site parking.

The space is fully built out and currently configured as an educational and tutoring center, with areas designed for instructional use, arts and crafts, and wellness activities. The flexible layout allows for a wide range of retail and service-oriented uses, including education, boutique retail, fitness, wellness, medical, and specialty concepts.

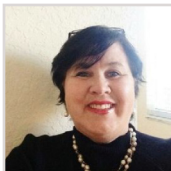
## Lease structure:

- Available via lease assignment with approximately 18 months remaining
- Includes one (1) three-year renewal option
- Landlord is open to offering a new lease for a qualified tenant

Furniture and equipment may be available for negotiation, offering a potential turnkey solution. This is an excellent opportunity for tenants seeking a move-in-ready retail space in a high-traffic Hillsboro Boulevard location.

## OFFICE LOCATION

3250 Mary Street, Suite 520  
Coconut Grove, FL 33133



## CAROLINA CARBONELL

BROKER ASSOCIATE,

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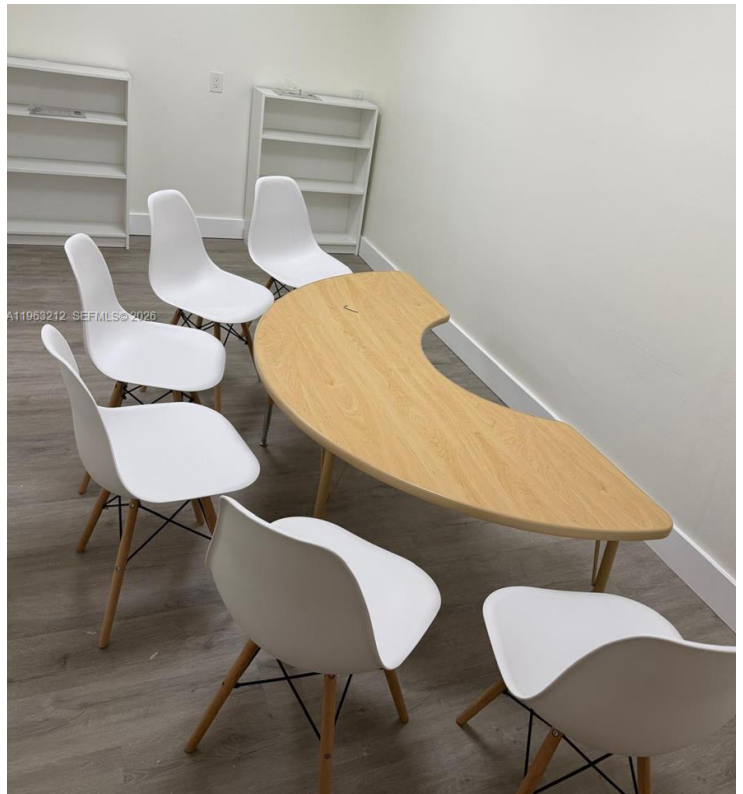
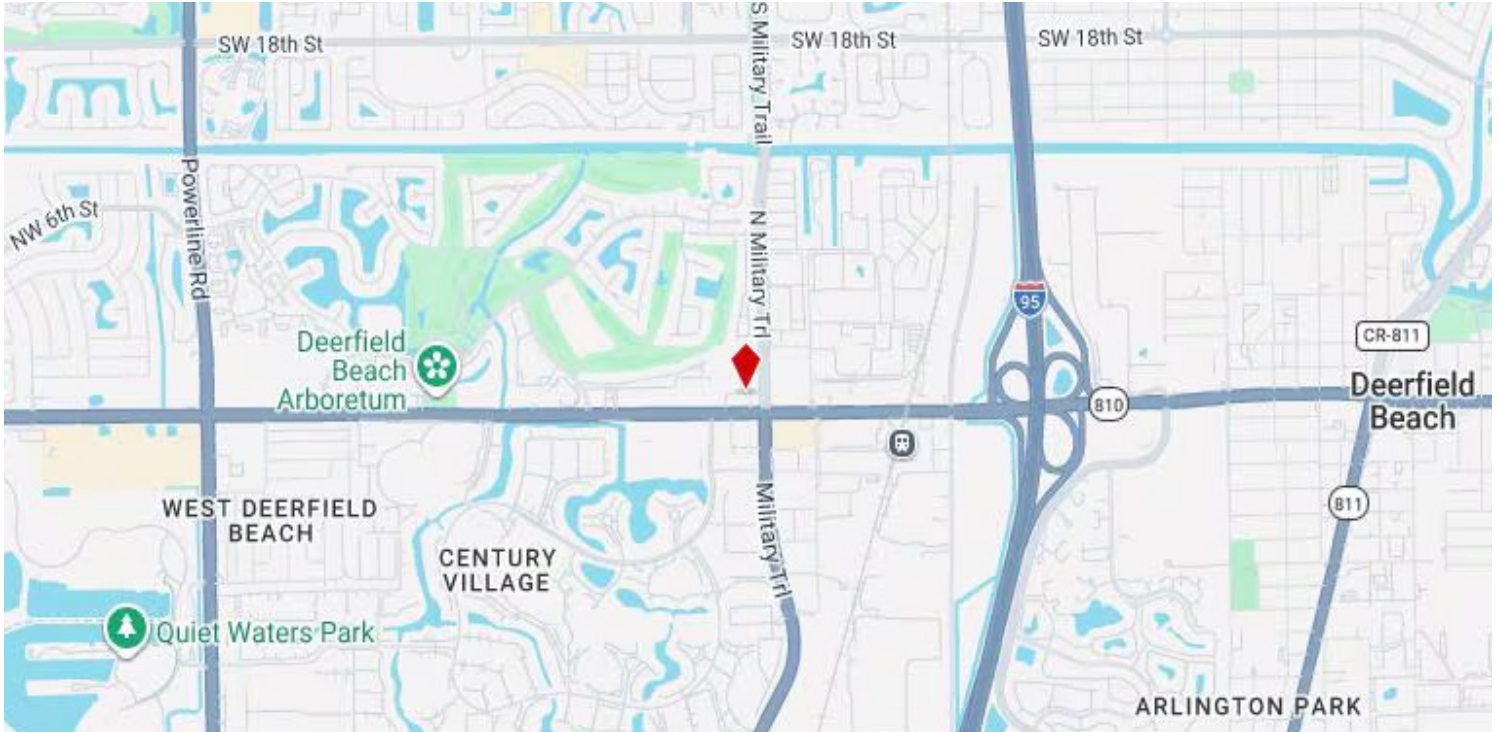
ONECommercialRE.com

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# We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL  
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## **CAPITAL MARKETS - DEBT & EQUITY**

Our analysis of opportunities can provide a variety of finance options.



## **DEVELOPMENT ASSISTANCE**

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## **TENANT REPRESENTATION**

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## **ASSET MANAGEMENT**

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.



## **INVESTMENT SALES & ACQUISITIONS**

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## **WEALTH MANAGEMENT ADVISORY**

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## **LANDLORD REPRESENTATION**

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.

# Are you ready for what's next?

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