

# 2,832 SF RESTAURANT FOR LEASE

AT THE COVE SHOPPING CENTER

REDUCED RENT

# YOUR NAME HERE

**1576-78 SE 3RD COURT, DEERFIELD BEACH, FL**

This fully built-out, turnkey restaurant space is located in the well-known and iconic Cove Shopping Center, located just east of US 1 (aka Federal Highway) and Hillsboro Blvd. in Deerfield Beach. This second-generation restaurant space, with a 30+ year operating history, is available immediately. Numerous and well-known restaurants and retailers are located at this property, including The Cove Restaurant, John the Baker, The Cove Brewery, and many others.

The iconic Cove Shopping Center was built in 1959 and renovated in 2019. It has numerous retail shops, restaurants, and bars, and 1,797 parking spaces. Asking rent reduced to \$39.75/sf NNN, plus \$7.35/sf for expenses. No key money.



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The Cove Shopping Center is a vibrant Deerfield Beach landmark property, located between U.S. 1 and the Intracoastal Waterway.

Tenants include The Cove Restaurant, John The Baker, Carmella Coffee, Wan Toms, and The Cove Brewery.

Buildout includes a freezer/walk-in cooler (affixed), a kitchen hood system (affixed), a grease trap, a surveillance system, 2 air conditioning units, and granite countertops. Available Immediately. Asking rent reduced to \$39.75/sf NNN plus \$7.35/sf for expenses. No key money.