

RETAIL SPACE FOR LEASE

# DEERFIELD BEACH GARAGE RETAIL

123 NE 20th Avenue, Deerfield Beach, FL 33441

±2,432 SF AVAILABLE  
RESTAURANT OPPORTUNITY  
PLUS A ±650SF OUTSIDE PATIO

±2,432 SF  
RESTAURANT OPPORTUNITY  
AVAILABLE WITH  
OUTDOOR SEATING

THE OYSTER BAR  
LM RESTAURANTS  
COMING SOON

PUBLIC PARKING →

NE 2ND STREET

CLOSE WALKING DISTANCE TO THE BEACH

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jennifer Houston

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# Property Overview

## HIGHLIGHTS

- Prime restaurant opportunity available with large outdoor patio for lease in the heart of Deerfield Beach's downtown Beach District. Existing grease trap and gas line brought to the Premises.
- Steps from the Intracoastal, Atlantic Ocean and the 976-foot Deerfield International Fishing Pier
- Heavy pedestrian and vehicular traffic year-round, day or night
- Popular destination for locals and tourists with several outdoor festivals each year ranging from parades, Fourth of July celebrations, fine arts shows, and holiday festivities
- ON-SITE parking garage
- Join high performing restaurants: **SUSHI SONG**  
PHENOMENAL SUSHI BAR



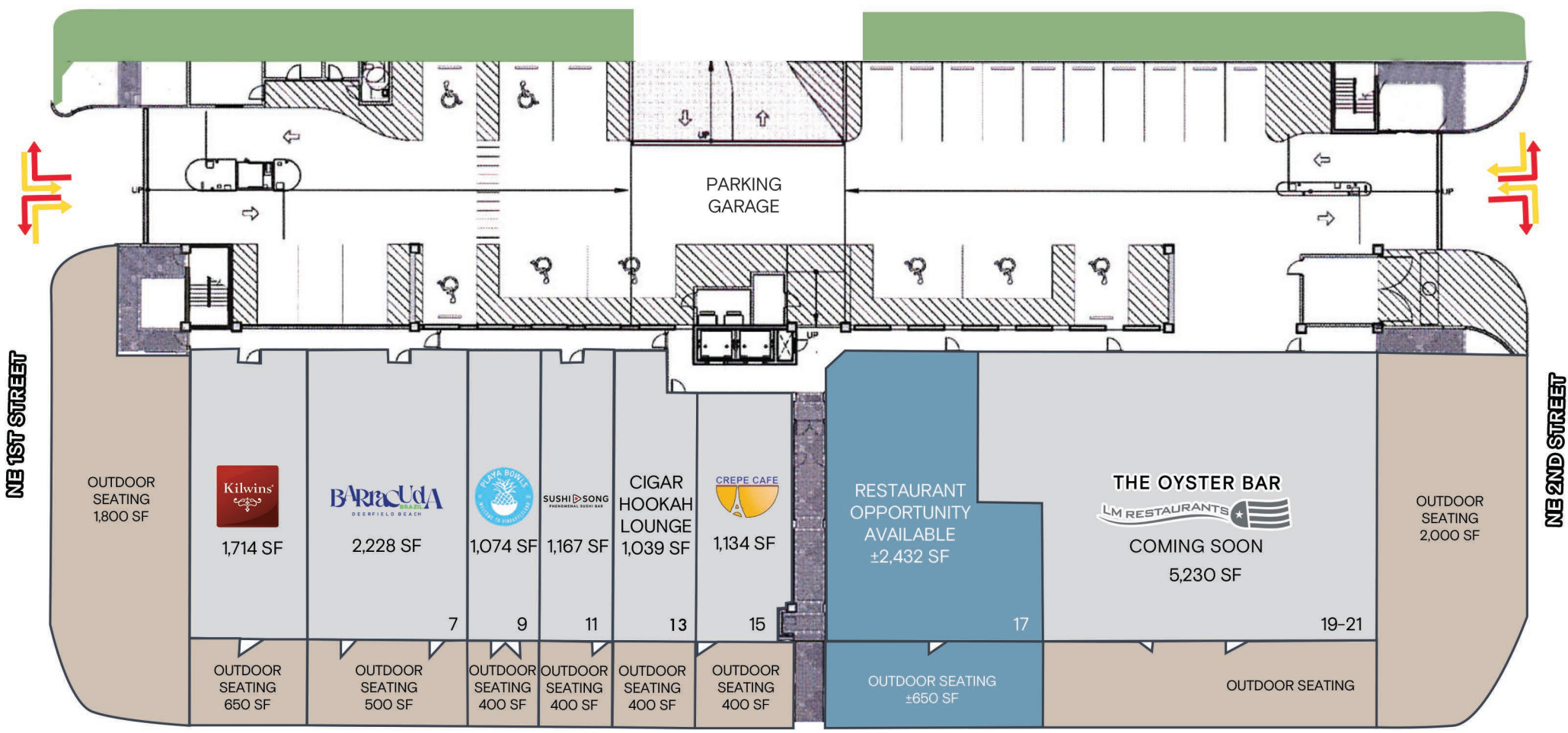
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,557	73,676	190,559
HOUSEHOLDS	4,646	33,827	85,740
EMPLOYEES	3,620	37,722	93,144
AVERAGE HH INCOME	\$136,165	\$118,596	\$100,813

## DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	24,906	107,526	229,261
HOUSEHOLDS	12,551	49,233	103,140
EMPLOYEES	11,704	53,651	111,554
AVERAGE HH INCOME	\$121,553	\$110,946	\$101,215

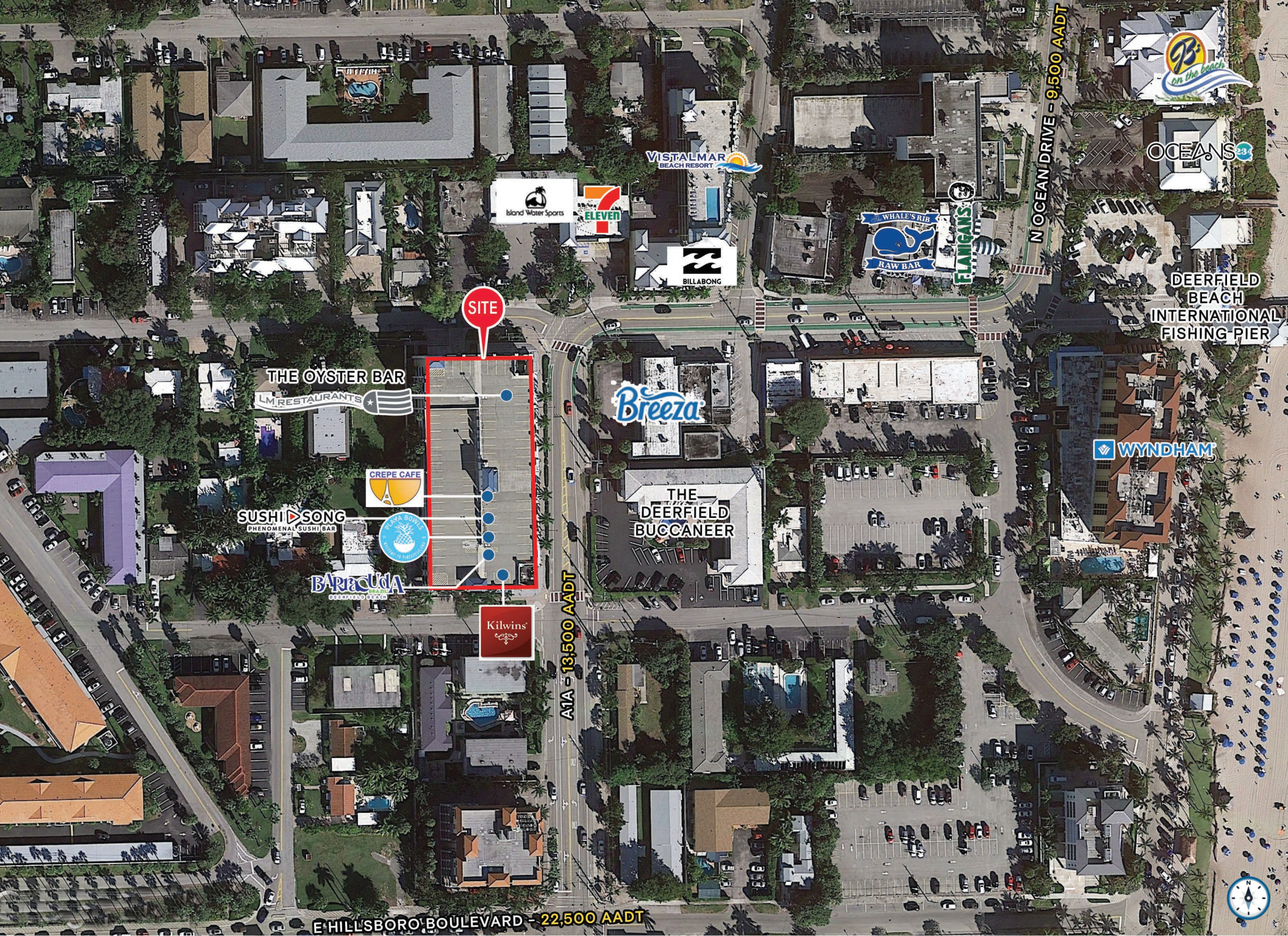




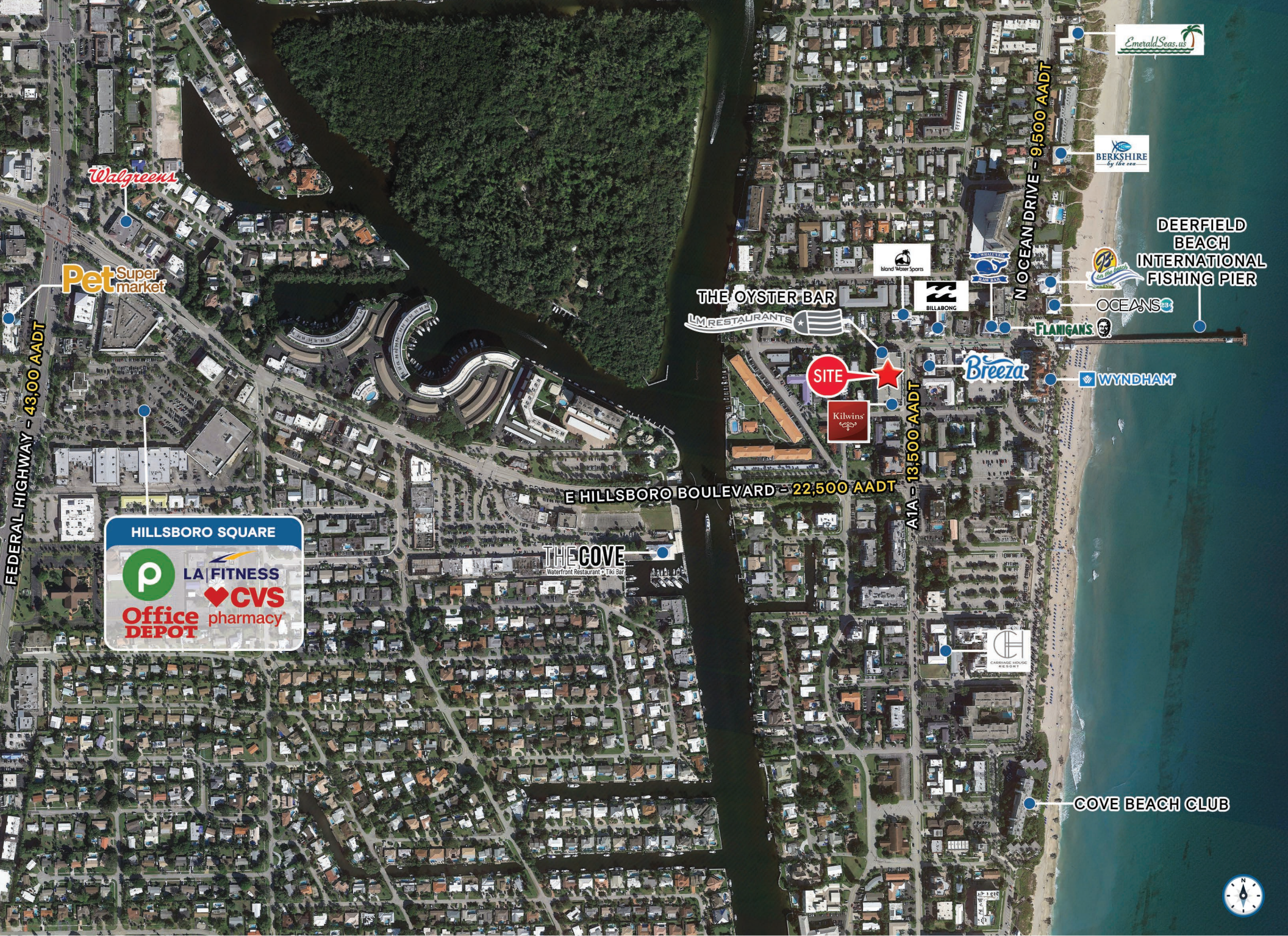
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EmeraldSeas.us

BERKSHIRE  
by the sea

DEERFIELD  
BEACH  
INTERNATIONAL  
FISHING PIER

OCEANS

OCEANS

FLANIGAN'S

WYNDHAM

Breeza

SITE

Kilwins

ATA - 13,500 AADT

E HILLSBORO BOULEVARD - 22,500 AADT

THE COVE  
Waterfront Restaurant • Tiki Bar

HILLSBORO SQUARE

LA FITNESS

CVS  
pharmacy

Office  
DEPOT

Pet Supermarket

Walgreens

FEDERAL HIGHWAY - 43,000 AADT

N OCEAN DRIVE - 9,500 AADT







# Contact Brokers

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[katzretail.com](http://katzretail.com)

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