



Office

Hillsboro Executive Park

For More Information

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FOR SALE

4851 West Hillsboro Boulevard, Suite 3A
Coconut Creek, FL 33063

Total Available: **1,407 SF**
Sale Price: **\$550,000.00**

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NAI Miami
Fort Lauderdale

Hillsboro Executive Park

4851 West Hillsboro Boulevard, Suite 3A | Coconut Creek, FL 33063



Property Features

- Located in Coconut Creek's Hillsboro Executive Park
- Built in 2006
- 1,407 SF of open floor plan
- Kitchen and restroom
- Exterior signage available

Location Features

- Parkland, Deerfield Beach, and Boca Raton are neighboring cities
- Easy access to Florida's Turnpike, SR-7, and I-95, all which lead into the Sawgrass Expressway

Traffic Count



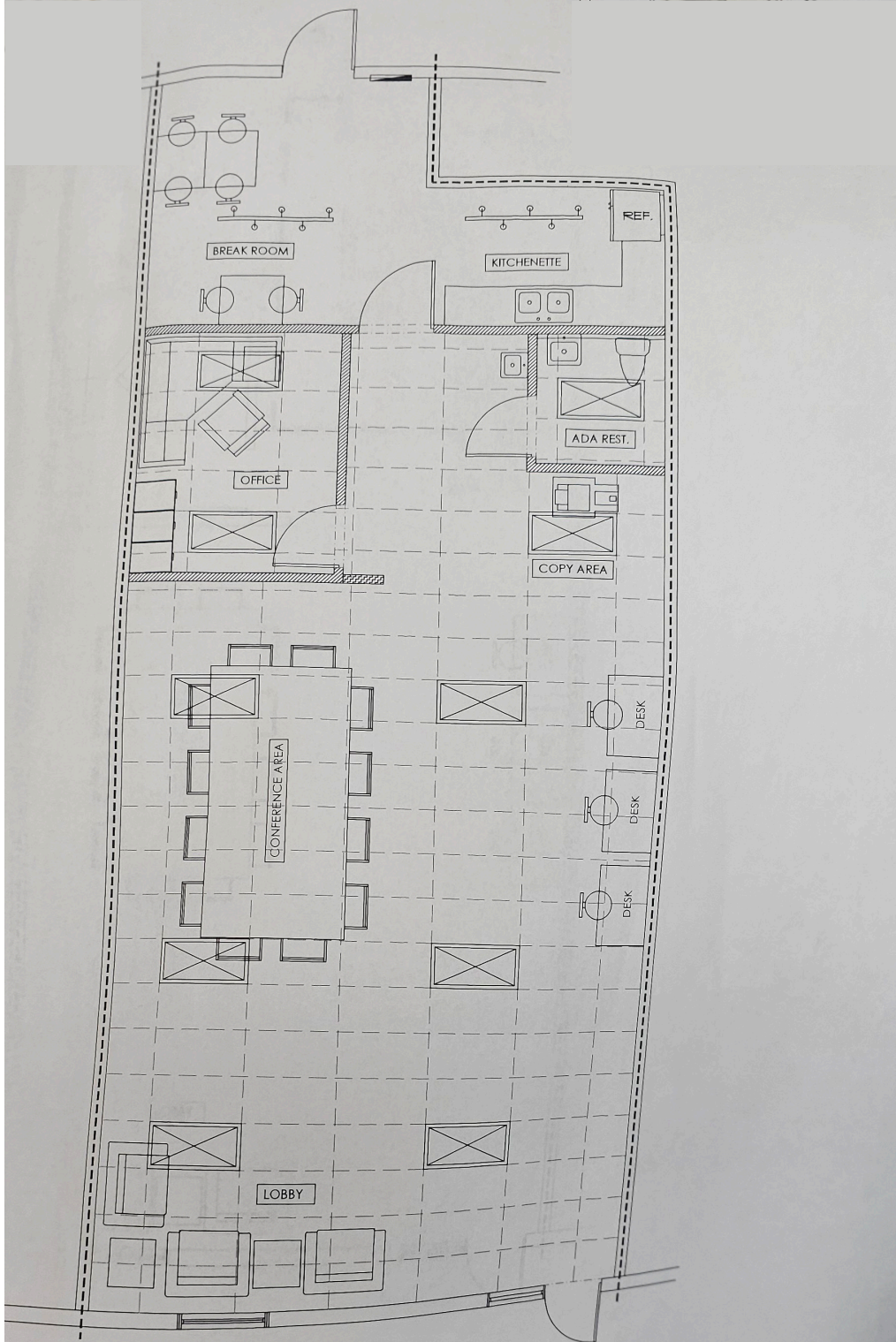
W Hillsboro Blvd	30,000
Lyons Road	37,000
Total	67,000



Floor Plan

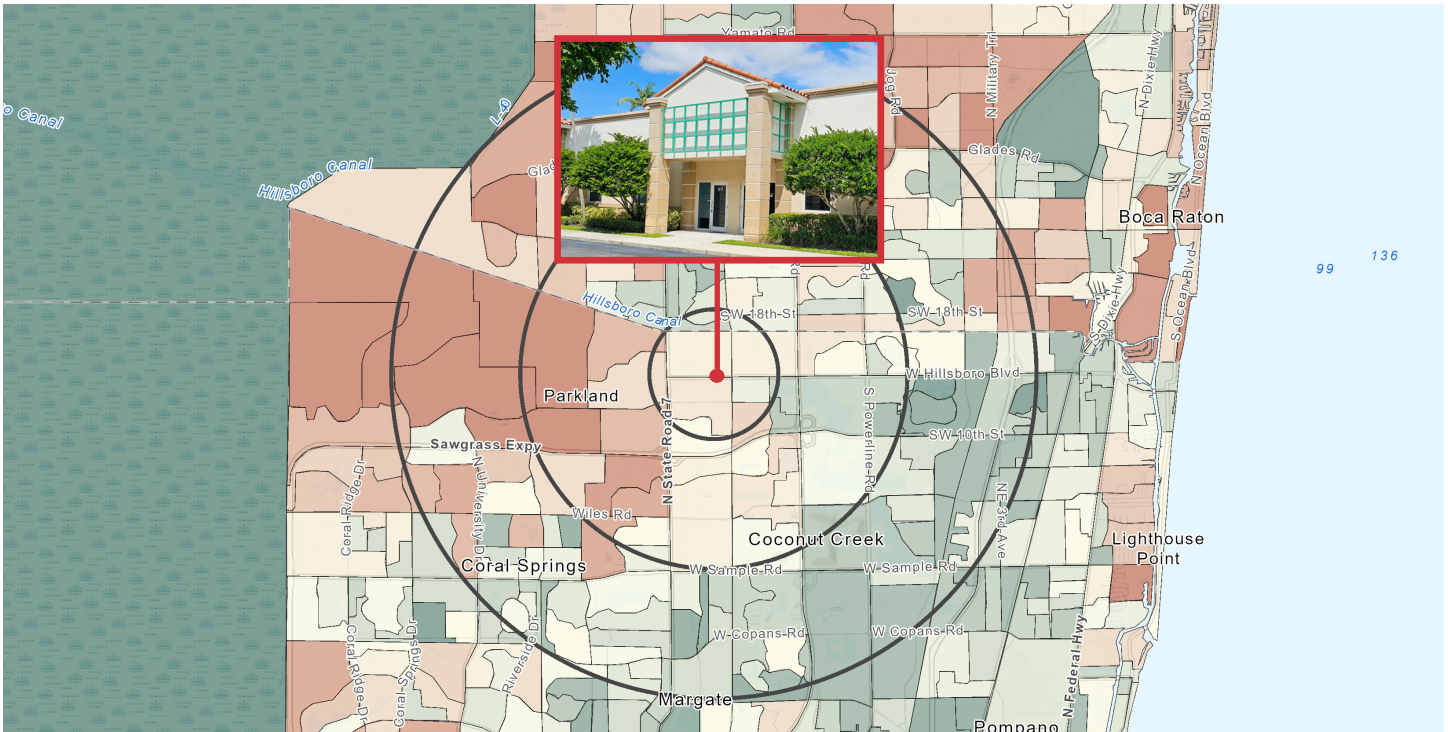
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Suite 3A - 1,407 SF



Demographics

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Demographic Summary



RADIUS

1 Mile 3 Miles 5 Miles

Population	14,284	121,066	329,199
Households	5,369	46,669	132,980
Families	3,728	31,801	84,572
Average Household Size	2.66	2.58	2.44
Median Age	41.0	42.6	44.1
Median Household Income	\$88,340	\$88,806	\$77,939
Average Household Income	\$117,854	\$126,660	\$116,747

Average Household Income



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