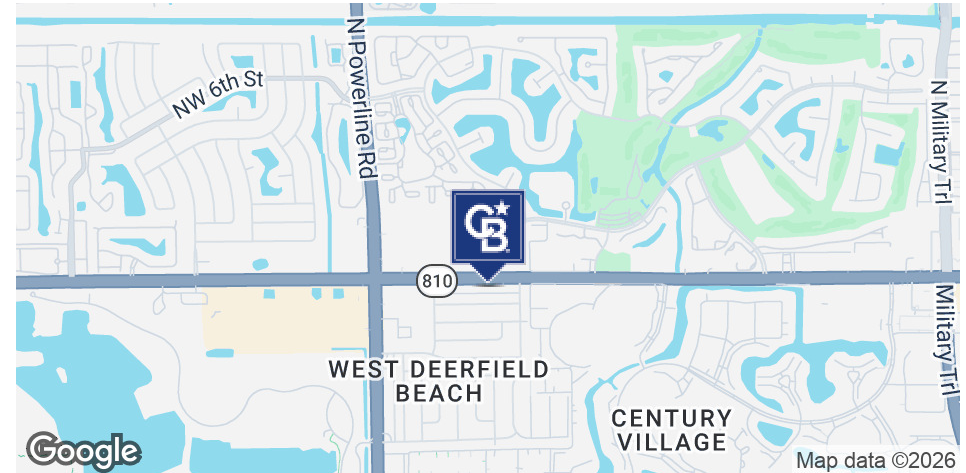


LEASE

DEER RUN

3256-3264 West Hillsboro Boulevard Deerfield Beach, FL 33442



OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Building Size:	6,386 SF
Available SF:	1,250 SF
Lot Size:	15,015 SF
Number of Units:	5
Year Built:	1988
Renovated:	1989
Zoning:	B-1
Market:	South Florida

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present an outstanding retail leasing opportunity at 3256-3264 W. Hillsboro Boulevard, Unit 3256, Deerfield Beach, Florida. This 1,250-square-foot retail space is available for immediate occupancy and offers an exceptional location for retailers, service providers, and boutique businesses seeking strong visibility and customer exposure.

The space was home to a S3 Kitchens & Floors, demonstrating the property's long-term viability and established customer recognition. Most recently, the suite operated as a Brazilian salon, making it an excellent opportunity for Med Spa / IV Therapy, Cell Phone Repair & Electronics, Chiropractor, Physical Therapy, Small Urgent Care / Medical Clinic financial services, wellness studio, boutique retailer, or other complementary retail use.

Strategically positioned along the highly traveled W. Hillsboro Boulevard corridor, the property enjoys outstanding accessibility from Powerline Road and Interstate 95, providing convenient access for customers throughout Deerfield Beach and the surrounding communities. The corridor experiences an average daily traffic count of approximately

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to present an outstanding retail leasing opportunity at 3256-3264 W. Hillsboro Boulevard, Unit 3256, Deerfield Beach, Florida. This 1,250-square-foot retail space is available for immediate occupancy and offers an exceptional location for retailers, service providers, and boutique businesses seeking strong visibility and customer exposure.

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Strategically positioned along the highly traveled W. Hillsboro Boulevard corridor, the property enjoys outstanding accessibility from Powerline Road and Interstate 95, providing convenient access for customers throughout Deerfield Beach and the surrounding communities. The corridor experiences an average daily traffic count of approximately 39,005 vehicles, delivering exceptional exposure and brand visibility.

The shopping center is surrounded by a strong mix of nationally recognized retailers and restaurants, including Chipotle, Panda Express, Jimmy John's, Target, PDQ, and Walgreens, creating consistent customer traffic and a vibrant retail environment that benefits neighboring businesses.

The surrounding trade area is supported by strong demographics, with an average household income of approximately \$87,079, providing access to a well-established consumer base with solid purchasing power.

Whether you are expanding your business, relocating, or launching a new concept, this is an excellent opportunity to lease space in one of Deerfield Beach's most active

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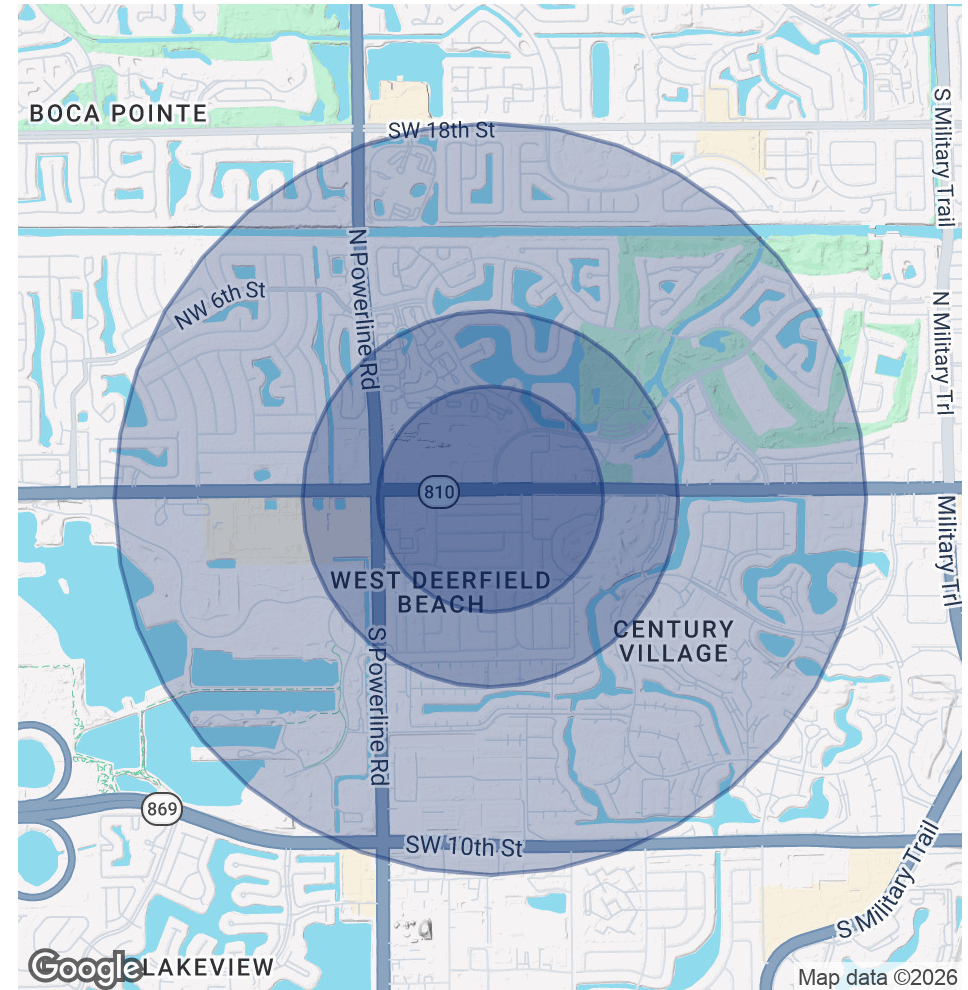
DEER RUN

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,050	4,728	15,864
Average Age	48	50	56
Average Age (Male)	47	49	55
Average Age (Female)	49	51	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	893	2,135	8,013
# of Persons per HH	2.3	2.2	2
Average HH Income	\$89,351	\$88,245	\$89,165
Average House Value	\$193,266	\$212,386	\$309,337

2020 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real

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