

DEERFIELD'S FIRST BREWERY

1500 S.E. 3RD COURT, DEERFIELD BEACH, FL 33441

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

JUST LISTED

Suite 103	1,150 SF
2nd Floor	9,000 SF (can be divided)

Typical Uses:

Yoga	Surf Shop
Billiards	Fitness
Office	Retail
Gallery/Art Studio	Bike Shop
Pastry/Dessert	

PROPERTY OVERVIEW

Join Deerfield Beach's first and only Brewery, **COVE BREWERY** and unique dining experience **KCBHCAFE**, at the "locals come first" iconic beach town of Deerfield Beach, Florida. Nestled between Ft. Lauderdale and West Palm Beach, Deerfield Beach's Cove neighborhood is a great local neighborhood against the backdrop of all the amazing things the ocean life has to offer.

Development includes over 100 linear feet of outdoor patio space. Seating can include In-Brewery dining. Coming soon, **PILAR** Coffee and Iced Treats leaving only one space left on the ground floor. Second floor has opportunity for office or retail such as fitness, lifestyle, art gallery

The development offers a great signage opportunity to tenants seeking exposure for their business. This entertainment district sits on the inter-coastal waterway at Hillsboro Blvd. and is only a short walk over the bridge to the beach. Become part of the Cove's evolution in this redesigned, reimagined retail building situated perfectly for your business within a great community.

PRESENTED BY:

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President

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JAY WHELCHEL
Principal

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EXECUTIVE
SUMMARY

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LOCATION OVERVIEW

The property is located in the long standing entertainment district of The Cove Center on Hillsboro Blvd and the Intercoastal Waterway in Deerfield Beach, FL.

LEASE HIGHLIGHTS

- Redevelopment Completed
- Outdoor Seating
- Vibrant and Active Shopping Center
- Walk to the Beach
- Inter-coastal Access

POTENTIAL USES

- Lifestyle Brands
- Restaurant/Cafe
- Retail Use - Bike Shop, Coffee Shop
- Fitness Use - Yoga, Spin
- Office - Executive, Co-working

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OVERVIEW

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**ADDITIONAL
PHOTOS**

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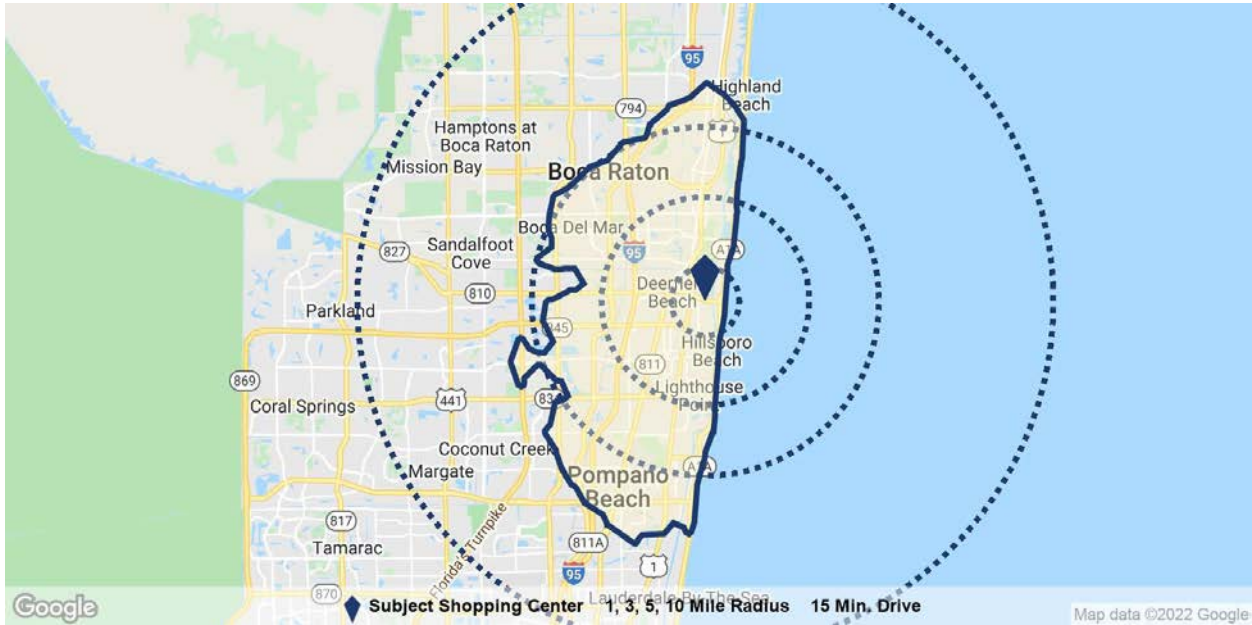
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**RETAIL
MAP**

DEERFIELD'S FIRST BREWERY

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RETAIL PROPERTY FOR LEASE



	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population					
Population	13,341	91,758	212,602	697,989	250,835
5 Yr Growth	4.1%	4.1%	3.3%	3.4%	3.4%
Median Age	53	48	47	47	47
5 Yr Forecast	54	48	47	47	48
White / Black / Hispanic	90% / 5% / 12%	76% / 20% / 17%	76% / 19% / 19%	76% / 18% / 20%	75% / 21% / 18%
5 Yr Forecast	89% / 6% / 13%	75% / 20% / 18%	76% / 19% / 20%	75% / 19% / 22%	74% / 21% / 20%
Employment	7,685	68,367	154,396	438,665	117,214
Buying Power	\$450.5M	\$2.7B	\$5.5B	\$19.8B	\$6.2B
5 Yr Growth	6.5%	7.7%	5.4%	6.3%	5.2%
College Graduates	42.2%	36.1%	34.6%	35.8%	41.1%
Household					
Households	6,675	40,663	93,743	301,017	110,657
5 Yr Growth	3.5%	3.8%	3.0%	3.1%	3.1%
Median Household Income	\$67,487	\$67,061	\$58,818	\$65,616	\$55,825
5 Yr Forecast	\$69,446	\$69,604	\$60,210	\$67,652	\$56,961
Average Household Income	\$105,806	\$102,881	\$90,216	\$96,019	\$85,162
5 Yr Forecast	\$108,896	\$106,089	\$92,787	\$98,715	\$87,301
% High Income (>\$75K)	45%	45%	40%	44%	38%
Housing					
Median Home Value	\$387,267	\$388,066	\$317,848	\$329,927	\$317,383
Median Year Built	1970	1974	1976	1980	1975
Owner / Renter Occupied	71% / 29%	66% / 34%	65% / 35%	70% / 30%	65% / 35%

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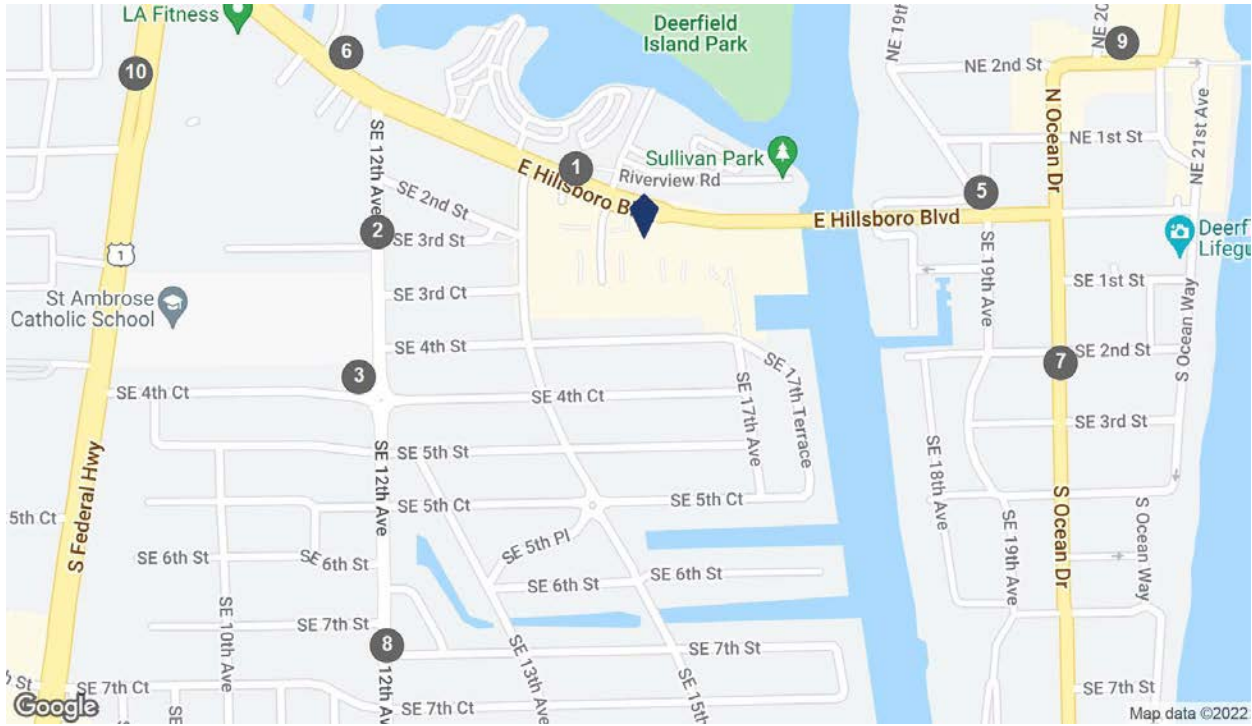
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POPULATION

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COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 East Hillsboro Boulevard	E Hillsboro Blvd - NW	19,886	2020	0.08 mi
2 Southeast 12th Avenue	SE 3rd St - N	10,545	2020	0.24 mi
3 SE 4th Ct	SE 12th Ave - E	5,215	2020	0.29 mi
4 E Hillsboro Blvd	SE 19th Ave - E	24,291	2020	0.30 mi
5 E Hillsboro Blvd	SE 19th Ave - E	34,665	2018	0.30 mi
6 E Hillsboro Blvd	SE 12th Ave - SE	27,837	2020	0.31 mi
7 SE 20th Ave	SE 2nd St - N	14,050	2020	0.39 mi
8 Southeast 12th Avenue	SE 7th St - N	10,545	2020	0.44 mi
9 NE 2nd St	NE 20th Ave - W	10,331	2020	0.46 mi
10 S Federal Hwy	E Hillsboro Blvd - N	43,930	2020	0.48 mi

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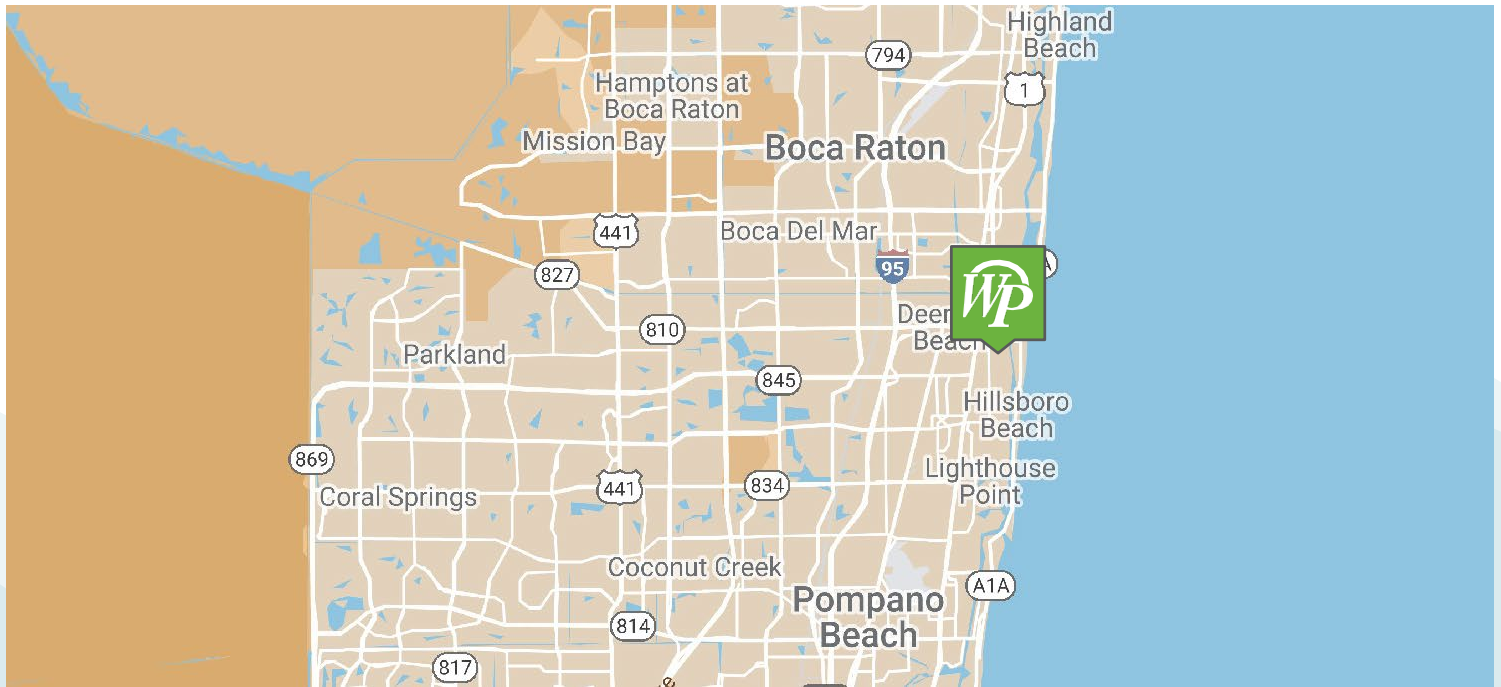
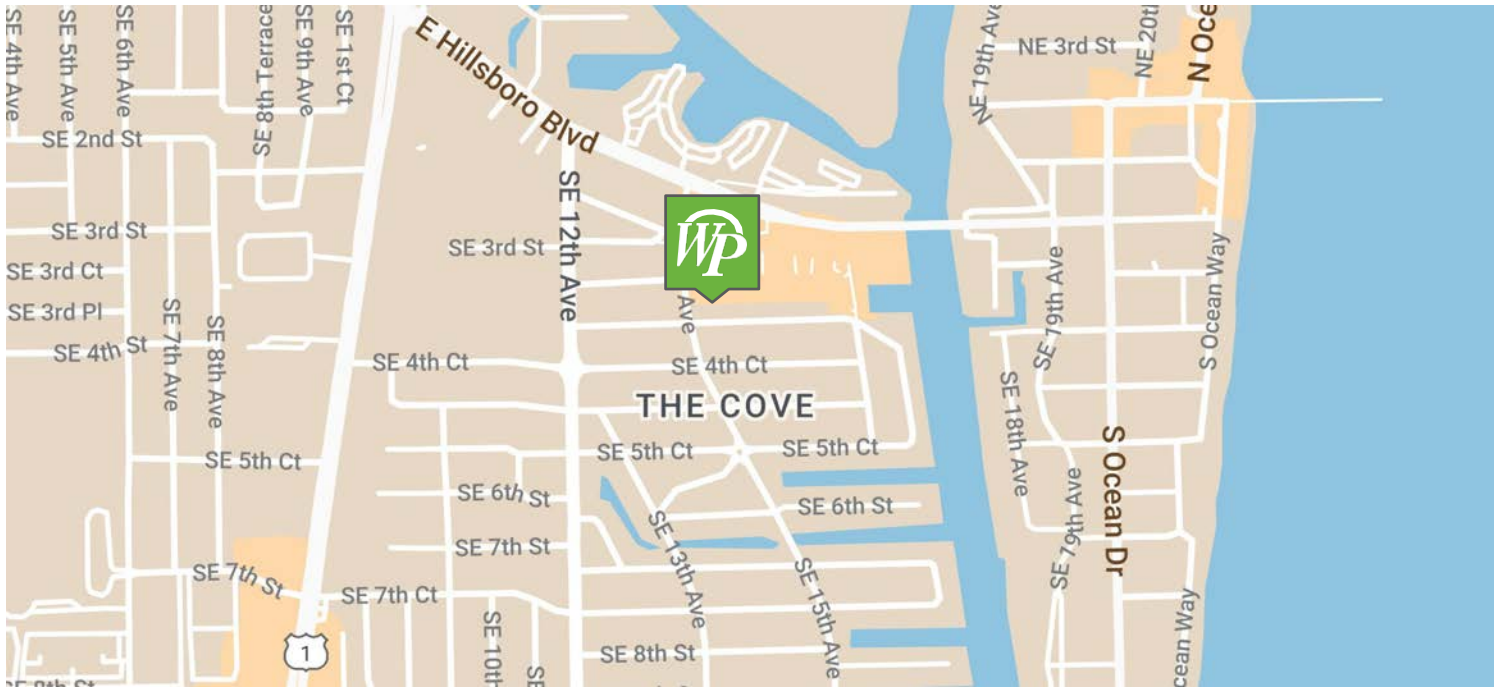
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TRAFFIC
COUNT

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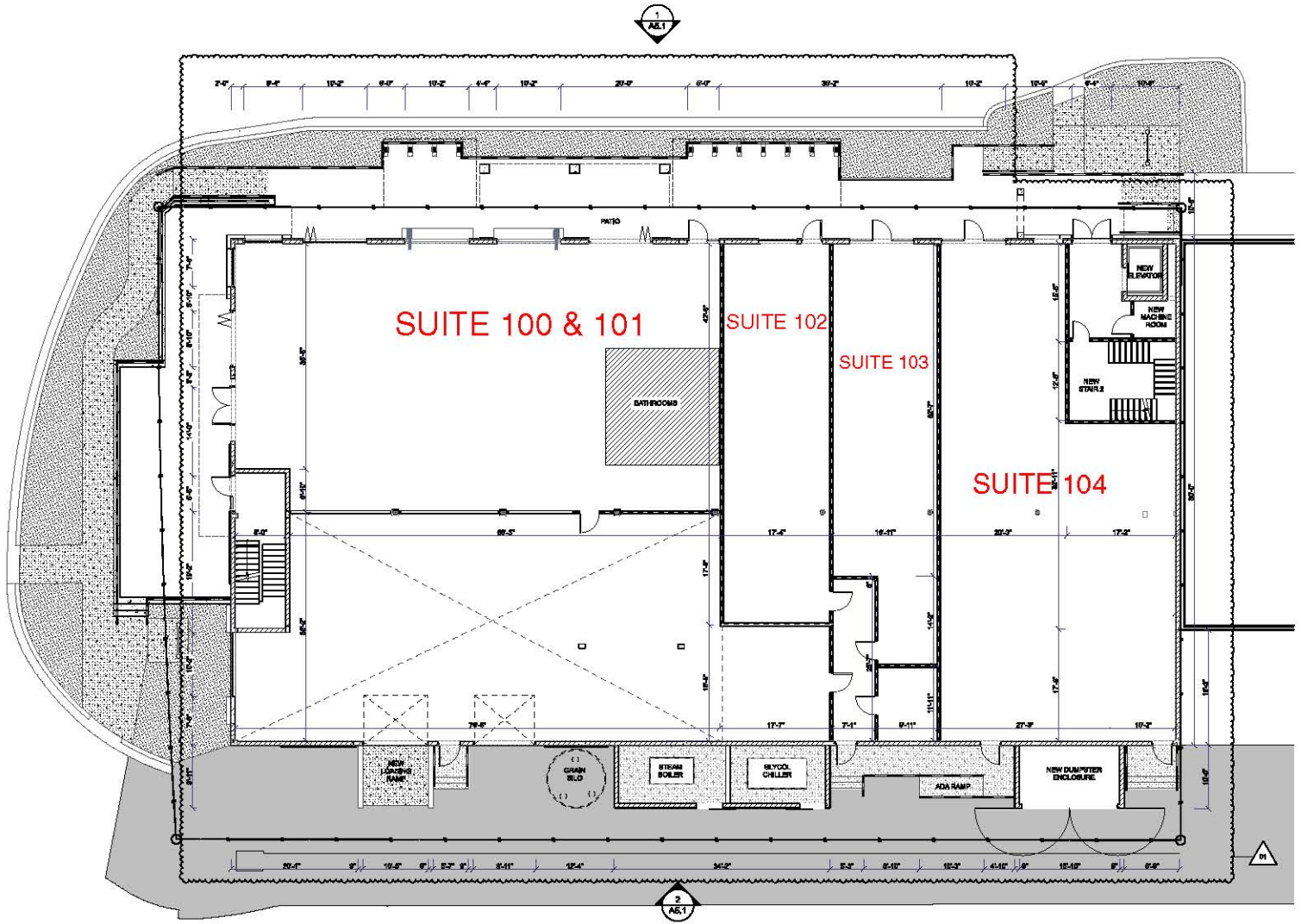
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MAP

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1 Proposed Ground Floor Plan
SCALE: 1/8" = 1'-0"

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