

Publix #0861 Hillsboro Square

150 S. Federal Highway
Deerfield Beach, FL 33441
26.315, -80.088

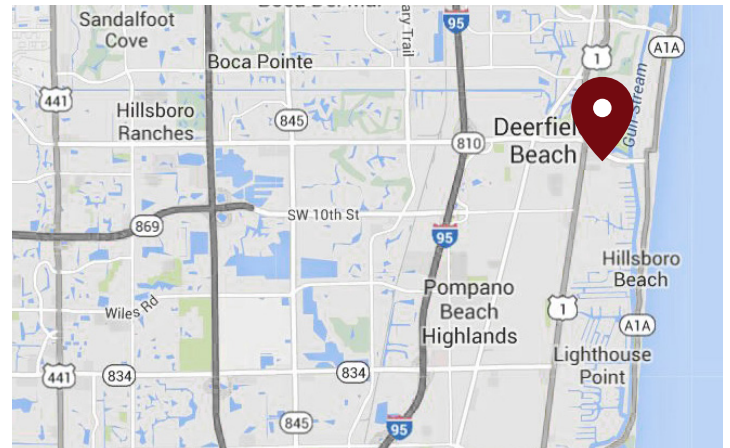
FOR LEASE



600 - 20,057 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Dominant Community Center in the Market
- Publix and Office Depot Anchored with LA Fitness and Chase as Shadow Anchors
- Major Tenants Include Tijuana Flats, Five Guys, Starbucks, Truist & Massage Envy
- Great Visibility from S. Federal Highway
- Combined Traffic Count: 63,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,167	96,006	227,650
Daytime Population	16,842	113,043	275,474
Total Households	7,495	44,397	99,878
Avg. HH Income	\$124,246	\$135,981	\$126,831

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Meredith Vogel

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980 North Federal Highway, Suite 434, Boca Raton, FL

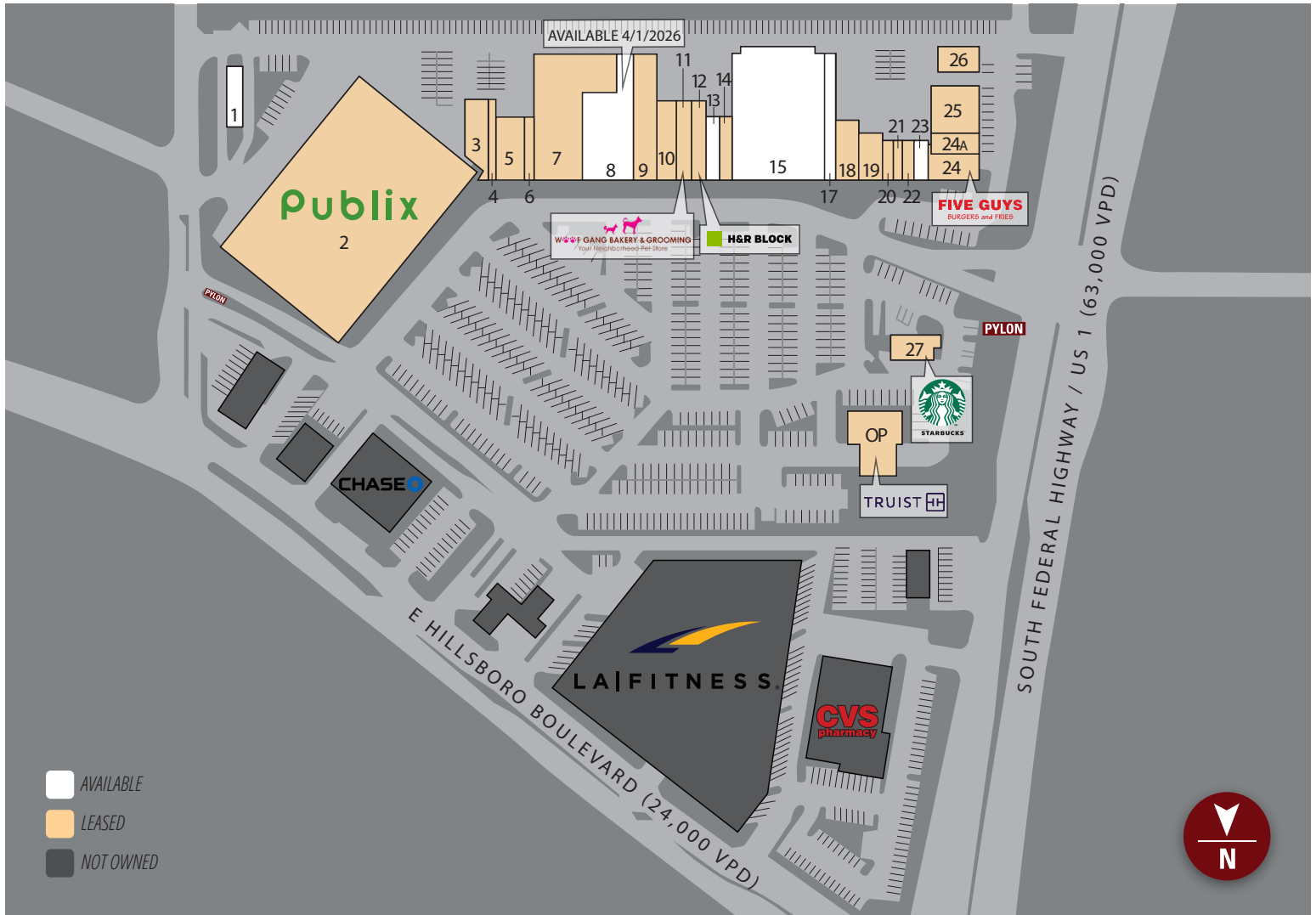
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
2	Publix	54,379	11	Woof Gang Bakery	2,000	22	Threading Diva	780
1	AVAILABLE	750	12	H&R Block	2,000	23	AVAILABLE	600
3	Massage Envy	2,662	13	AVAILABLE	1,200	24	Five Guys Burger and Fries	2,580
4	To Dye For Salon	1,400	14	General Nutrition Center	1,120	24A	AVAC Dentistry	1,605
5	Thick & Thin Pizza	2,400	15	AVAILABLE	20,057	25	Crown Wine & Spirits	3,600
6	Nail Salon	1,200	17	AVAILABLE	2,156	26	Japanese Restaurant Masamune	1,500
7	Adega Gaucha Steakhouse	10,803	18	Tijuana Flats	2,180	27	Starbucks Coffee	1,638
8	AVAILABLE (4/1/2026)	9,200	19	European Wax Center	2,000	OP	Truist	8,760
9	Medallion Decorating Center	5,000	20	Touch by Milena	700	TOTAL 136,610		
10	Sweat	2,500	21	Hillsboro Square Barber & Styling Shop	600			

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **491,200**

EST. # OF VISITS ANNUALLY

 **3.1 Million**

AVG. VISITS / CUSTOMER

 **6.34**

AVG. LENGTH-OF-STAY / VISIT

 **38 MIN**

TOP 3 DAYS



Friday	472,397
Thursday	463,066
Wednesday	458,174

OF VISITS

TOP 3 HOURS

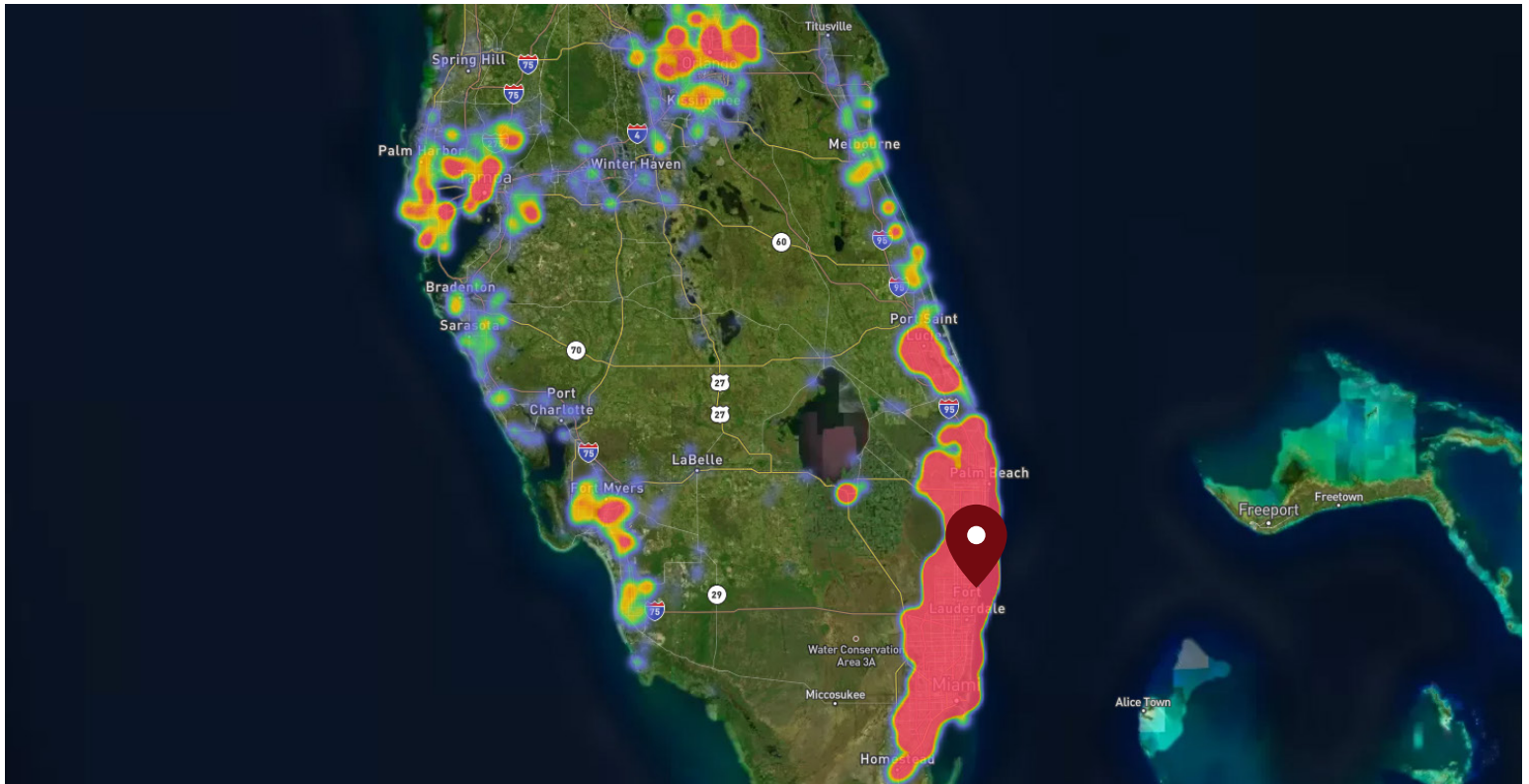


6-7 PM	440,792
12-1 PM	430,936
5-6 PM	413,956

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2024 - March 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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