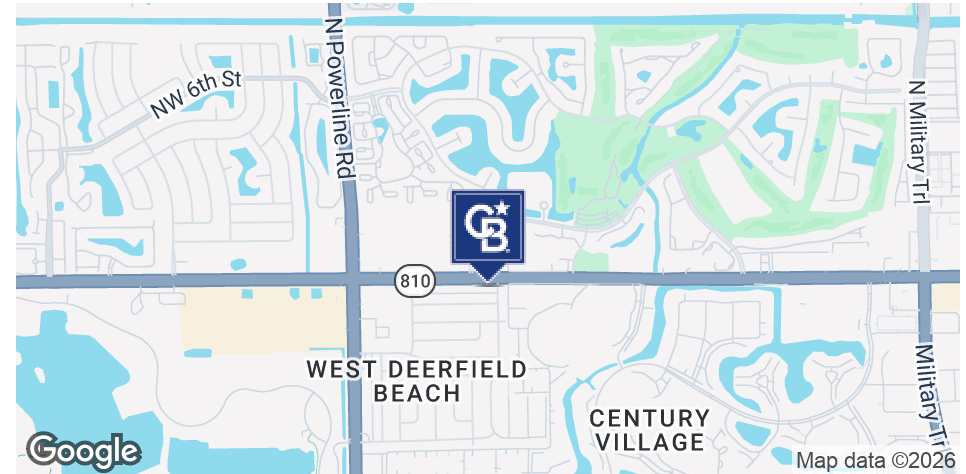


LEASE

DEER RUN II

3200-3226 West Hillsboro Boulevard Deerfield Beach, FL 33442



OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Building Size:	12,576 SF
Available SF:	4,025 SF
Lot Size:	32,727 Acres
Number of Units:	6
Price / SF:	\$0.00
Cap Rate:	0%
NOI:	\$0
Year Built:	1986

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present a prime leasing opportunity at 3200–3226 West Hillsboro Boulevard, Deerfield Beach, FL 34422. This high-visibility neighborhood center offers a versatile layout suitable for a wide range of businesses. Ownership is actively pursuing a synergistic tenant mix that will increase foot traffic and enhance the customer experience throughout the plaza. Ideal uses include: Med Spa / IV Therapy, Cell Phone Repair & Electronics, Chiropractor, Physical Therapy, Small Urgent Care / Medical Clinic, Vitamin & Supplement Store, Liquidation / Dollar-Style Retail Concept, Small-Format Resale Store, Household Goods & Convenience Retail. The property features ample parking for both customers and employees, a modern building design with attractive curb appeal, and excellent access to major roadways and transportation hubs.

Strategically located with frontage alongside national retailers including Jersey Mike's, Chipotle Mexican Grill, Starbucks, Target, and Petco, this location benefits from an average daily traffic count of 44,850 vehicles per day—offering outstanding exposure for your business.

Elvis A Amor, PA MSIRE
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Ricardo Carrera
(954) 829-5702



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PROPERTY DESCRIPTION

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Don't miss your chance to lease in one of Deerfield Beach's most sought-after retail corridors. Convenience, visibility, and growth potential await.

LOCATION DESCRIPTION

Welcome to the vibrant Deerfield Beach, FL! Situated in the heart of South Florida, Deer Run II offers an attractive location for Retail and Community Center tenants. This bustling area boasts a diverse mix of retail, dining, and entertainment options, making it an ideal destination for businesses looking to capture the attention of local residents and tourists alike. The close proximity to major thoroughfares and well-known attractions such as Quiet Waters Park, Deerfield Island Park, and the beautiful beaches, ensures a steady flow of foot traffic and potential customers. Embrace the energy and opportunities of this dynamic South Florida location at Deer Run II.

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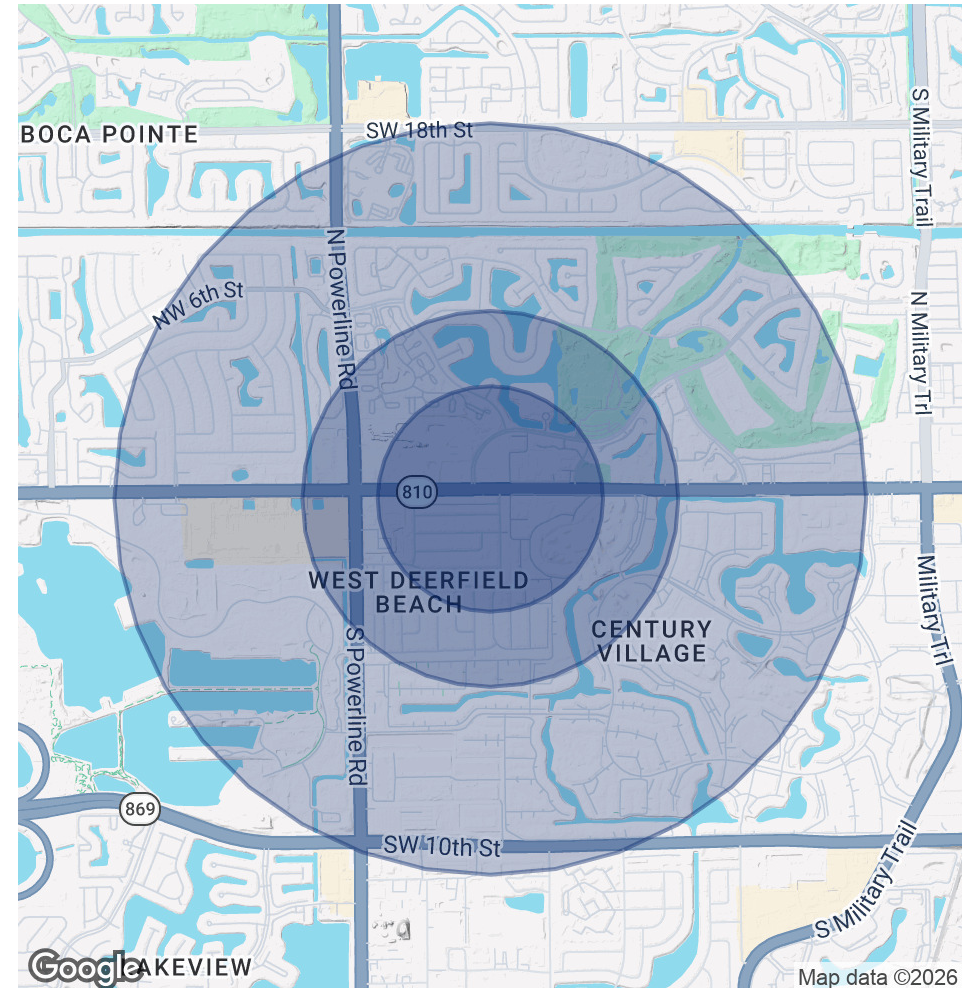
DEER RUN II

3200-3226 West Hillsboro Boulevard Deerfield Beach, FL 33442

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,649	4,890	15,838
Average Age	49	52	57
Average Age (Male)	48	51	55
Average Age (Female)	50	53	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	2,309	8,132
# of Persons per HH	2.3	2.1	1.9
Average HH Income	\$90,496	\$85,481	\$87,577
Average House Value	\$213,437	\$198,069	\$300,230

2020 American Community Survey (ACS)



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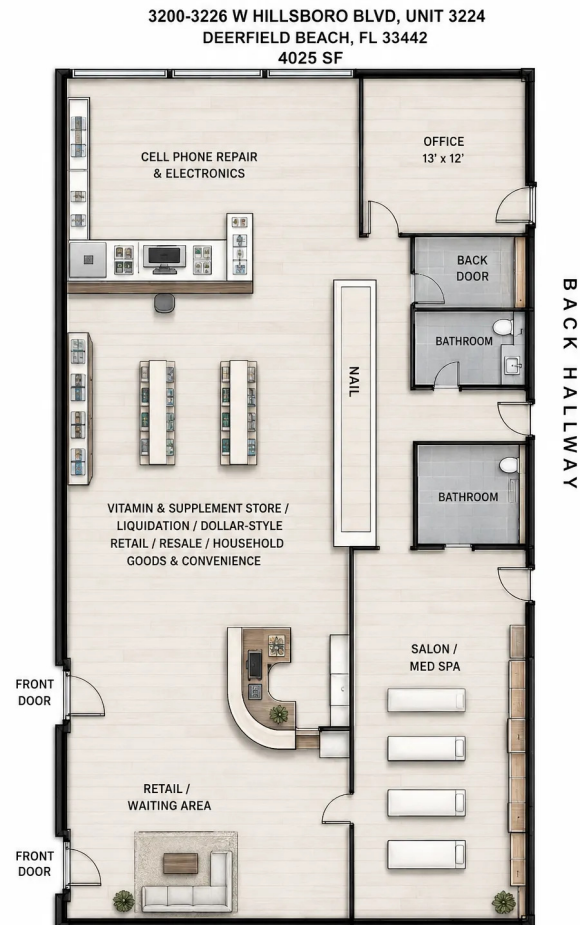
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All measurements, dimensions, and proposed layouts are subject to field verification by the architect.

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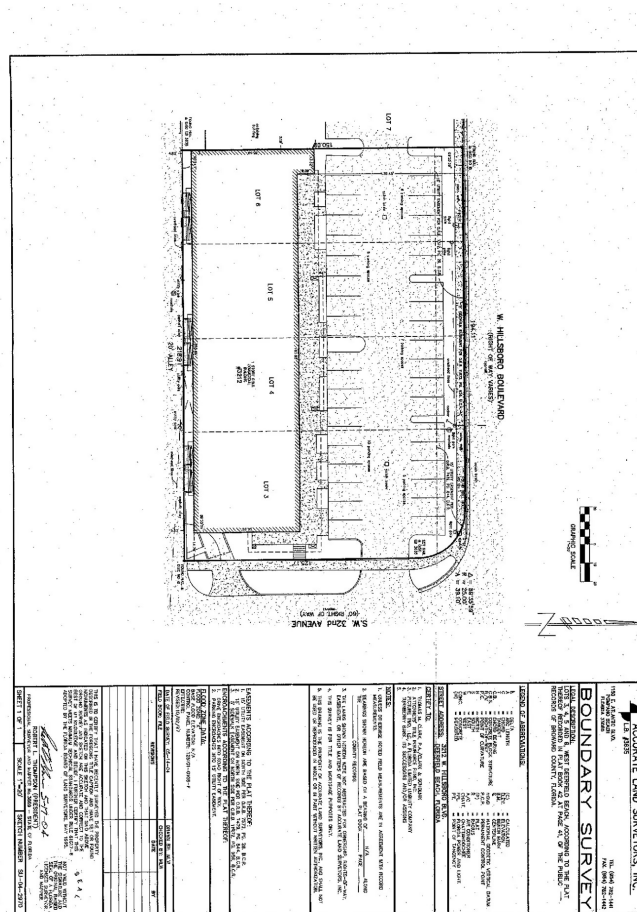


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