

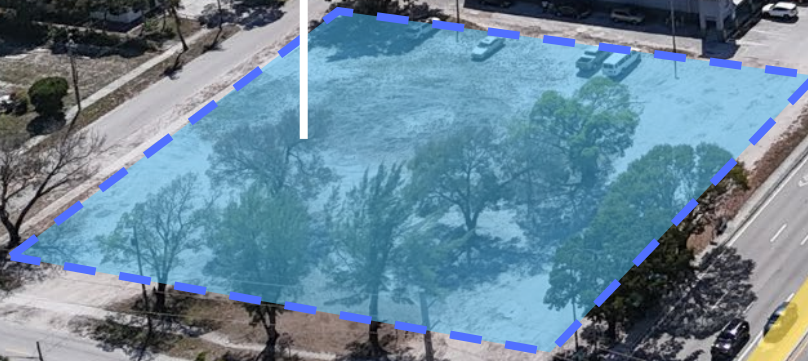


I-95
242,000
Daily Traffic Count



Hillsboro Boulevard
60,500
Daily Traffic Count

Subject Property
0.94 Acres
Zoned B-1, Community Business



Hillsboro Boulevard Ground Lease

180 West Hillsboro Boulevard
Deerfield Beach, FL 33441

Calder Alfano
Sales Associate
561-843-9204
calfano@bergercommercial.com

Joe Byrnes
Senior Vice President
954-652-2048
jbyrnes@bergercommercial.com

Jordan Beck
Senior Vice President
954-802-6031
jbeck@bergercommercial.com

0.94 Acre Ground Lease Opportunity
On Signalized Intersection

FLANIGAN'S

WYNDHAM
HOTELS & RESORTS

CVS
pharmacy

THE
COVE
Waterfront & Tiki Bar

BERGER
COMMERCIAL REALTY

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Federal Highway
39,000
Daily Traffic Count

Chick-fil&



LA | FITNESS

TIRE
KINGDOM

Dixie Highway
21,700
Daily Traffic Count

Hillsboro Boulevard
60,500
Daily Traffic Count

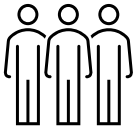
Subject Property
0.94 Acres
Zoned B-1, Community Business

ideal
Deerfield Beach

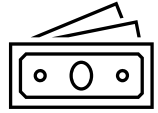
Location Highlights

This Hillsboro Boulevard Ground Lease opportunity is located in Deerfield Beach, just east of I-95 on Hillsboro Boulevard. This location provides immediate highway access as well as strong co-tenancy with an 18,000 SF grocer on a signalized intersection.

Demographics (3 Miles)



Total Population
126,183



Average Household Income
\$117,903



Average Home Value
\$555,885

Calder Alfano
Sales Associate
561-843-9204
calfano@bergercommercial.com

Joe Byrnes
Senior Vice President
954-652-2048
jbyrnes@bergercommercial.com

Jordan Beck
Senior Vice President
954-802-6031
jbeck@bergercommercial.com

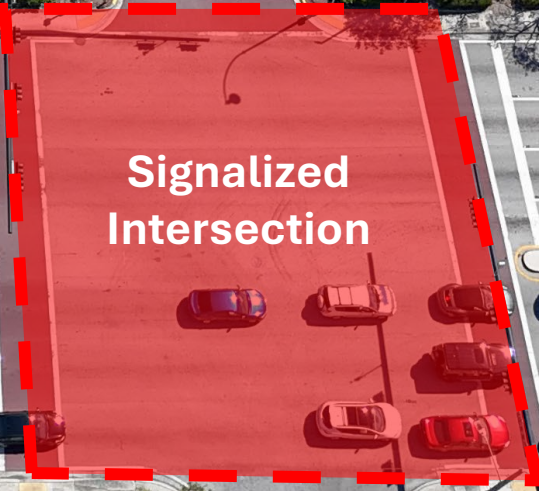
0.94 Acre Ground Lease Opportunity
On Signalized Intersection



Subject Property
0.94 Acres
Zoned B-1, Community Business



Hillsboro Boulevard
60,500
Daily Traffic Count



**Signalized
Intersection**

Calder Alfano
Sales Associate
561-843-9204
calfano@bergercommercial.com

Joe Byrnes
Senior Vice President
954-652-2048
jbyrnes@bergercommercial.com

Jordan Beck
Senior Vice President
954-802-6031
jbeck@bergercommercial.com

**0.94 Acre Ground Lease Opportunity
On Signalized Intersection**