

t2,200 SF
New Construction
Office/Medical Space



525 S Federal Highway Deerfield Beach, FL 33441

Property Features

- NEW OFFICE/MEDICAL CONSTRUCTION
- Join Helix Medical Urgent Care in a freestanding building
- Highly visible, coastal location
- Located on S Federal Highway, between Hillsboro Boulevard and SE 10th street
- Just 2 miles from I-95
- Easy drive to Broward Health North and Baptist Health Boca Raton
- Nearby retailers include Aldi, Publix, Walgreens, CVS, LA Fitness, Starbucks, Office Depot, and more

For more information:

Bruce Corn, Managing Director C: 561 371 7616 | bcorn@mhcreal.com

Key Features:



Great visibility with over 34,000 cars per day



New construction in freestanding medical building



Great demographics

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	16,111	107,313	231,628
Avg. HH Income	\$95,804	\$107,309	\$104,192
Households	7,640	48,521	100,931

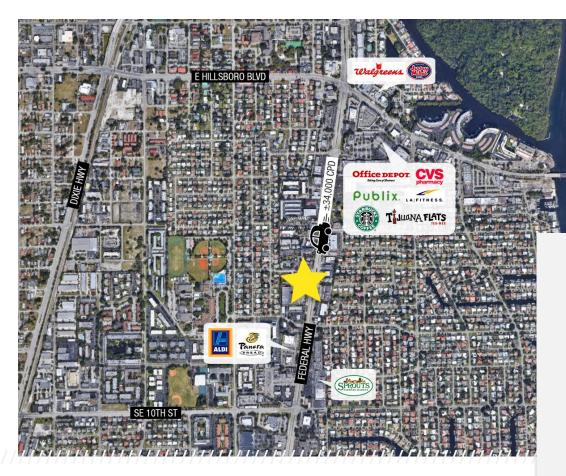






FOR LEASE: 525 S FEDERAL HIGHWAY, DEERFIELD BEACH

±2,200 SF Brand New Medical Office Space





2 miles to I-95



5 miles to Broward Health North Hospital



5 miles to Sawgrass Expressway



5 miles to Baptist Health Boca Raton

New Construction in Prime Deerfield Beach Location

Join Helix Urgent Care

Discover a prime opportunity to lease newly constructed medical office space in the Helix Urgent Care building in coastal Deerfield Beach. This freestanding building boasts S Federal Highway frontage with over 34,000 passing cars per day.

The area enjoys great demographic and is surrounded by dense residential and retail.

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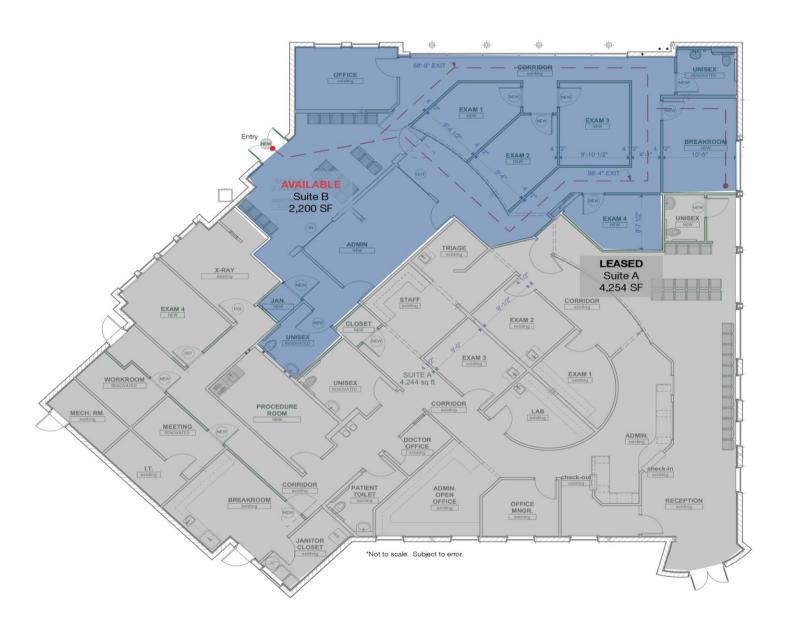






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