

For Lease
±2,200 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



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.



2 miles to I-95



5 miles to Broward Health North Hospital



5 miles to Sawgrass Expressway



5 miles to Baptist Health Boca Raton

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