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REAL ESTATE EXCELLENCE



Largest Assemblage of Land Available East of I-95

Executive Summary

556 E Hillsboro Blvd
Deerfield Beach, FL 33441

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Overview

556 E Hillsboro Blvd in Deerfield Beach is one of the largest remaining land assemblages east of I-95. Zoned Residential Office (RSO); current zoning permits 5 residential units per acre, or permitted to build Office/Medical office.

Uses permitted.

Professional offices wherein specialized professional services such as the offices of doctor, dentist, chiropractor, osteopath, (excluding group counseling and pain clinics) lawyer, engineer, architect, insurance agent or real estate broker are provided.

Residential dwelling(s). Density may not exceed five units per acre provided such units can be permitted under the City of Deerfield Beach Land Use Plan. Efficiencies or transient lodging shall not be permitted.

A combination of the above-referenced uses.



Asking \$2,799,000

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Demographics

POPULATION

	1 MILE	3 MILE	5 MILE
2010 POPULATION	13,852	97,912	210,490
2023 POPULATION	15,025	114,698	232,915
ANNUAL GROWTH 2010-2023	0.70%	1.30%	0.80%
MEDIAN AGE	45.7	48.9	46.3

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2010 HOUSEHOLDS	6,404	45,228	92,868
2023 HOUSEHOLDS	6,716	52,584	101,864
ANNUAL GROWTH 2010-2023	0.50%	0.80%	0.60%
OWNER OCCUPIED HOUSEHOLDS	4,283	35,992	67,356
RENTER OCCUPIED HOUSEHOLDS	2,341	17,268	34,206

INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$74,314	\$91,867	\$91,959
MEDIAN HOUSEHOLD INCOME	\$49,879	\$58,452	\$60,558
< \$25,000	1,533	11,422	20,646
\$25,000-\$50,000	1,833	11,581	20,503
\$50,000-\$75,000	1,394	8,353	15,928
\$75,000-\$100,000	571	5,290	10,799
\$100,000-\$125,000	335	4,316	8,842
\$125,000-\$150,000	218	2,280	5,271
\$150,000-\$200,000	389	3,113	6,907
\$200,000+	444	6,229	10,968

SOURCE: COSTAR



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