



Largest Assemblage of Land Available East of I-95

Executive Summary

556 E Hillsboro Blvd
Deerfield Beach, FL 33441

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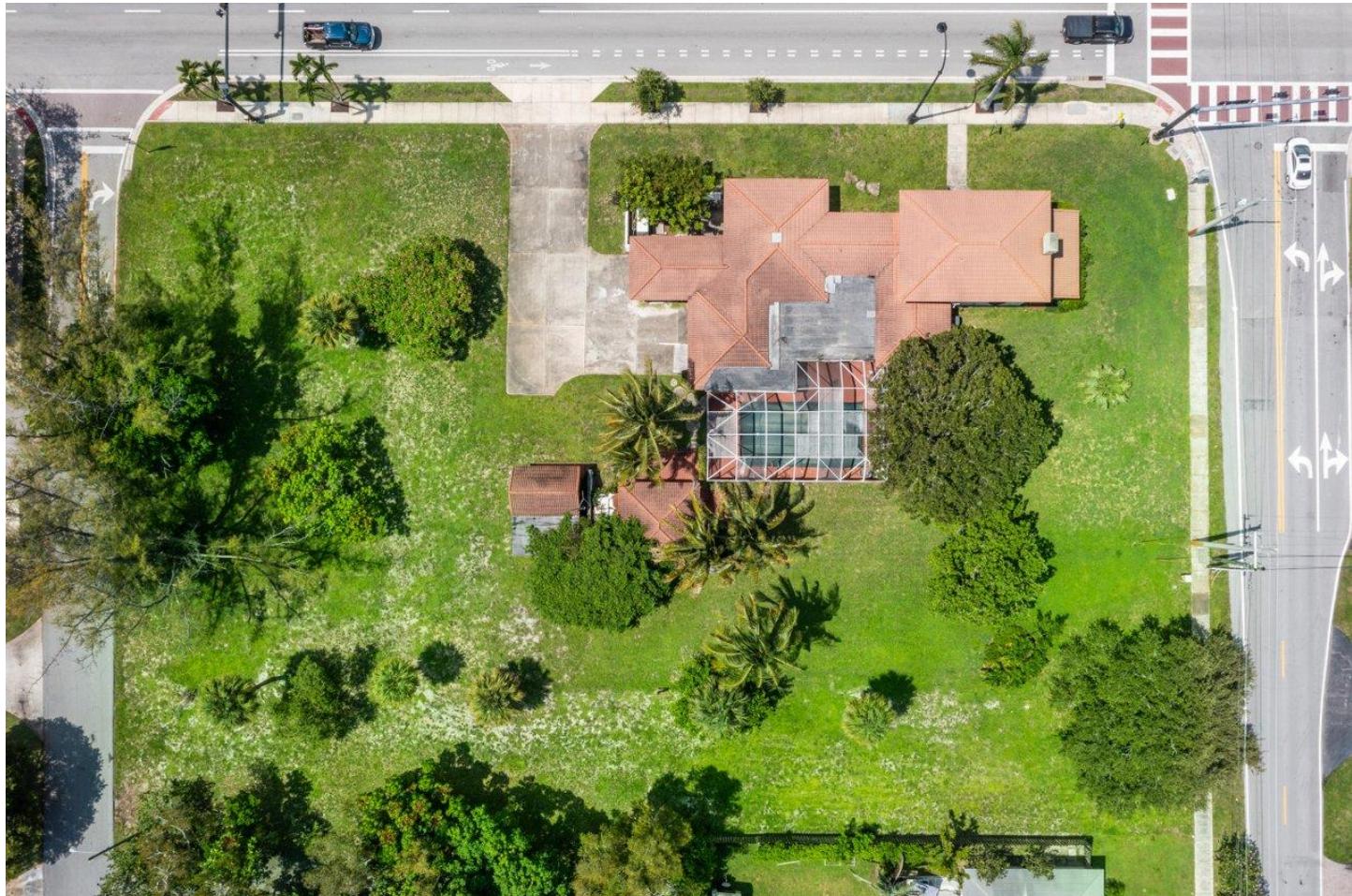
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556 E Hillsboro Blvd

Deerfield Beach, FL 33441



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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