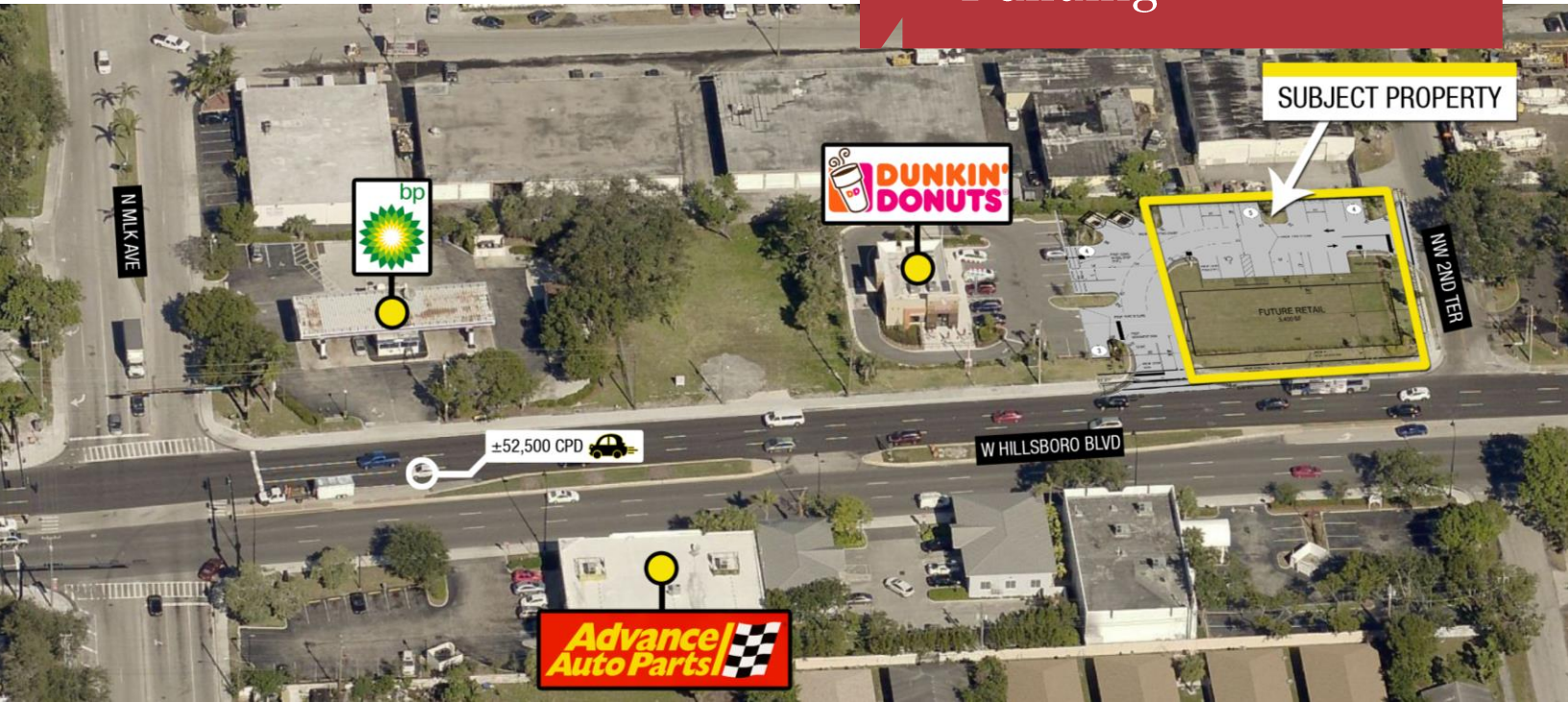


For Ground Lease
±5,400 SF
Proposed Retail
Building



259-263 W Hillsboro Boulevard

Deerfield Beach, FL 33441

Property Features

- Vacant freestanding pad site
- Share property with Dunkin Donuts
- Frontage on Hillsboro Blvd. with over 52,500 cars per day
- Property is located in dense, high traffic Deerfield/Hillsboro corridor, surrounded by retail, office and residential developments
- Minutes east of I-95

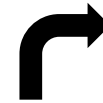
Bruce Corn

Managing Director | bcorn@mhcreal.com

Key Highlights



Excellent
visibility



Easy
access

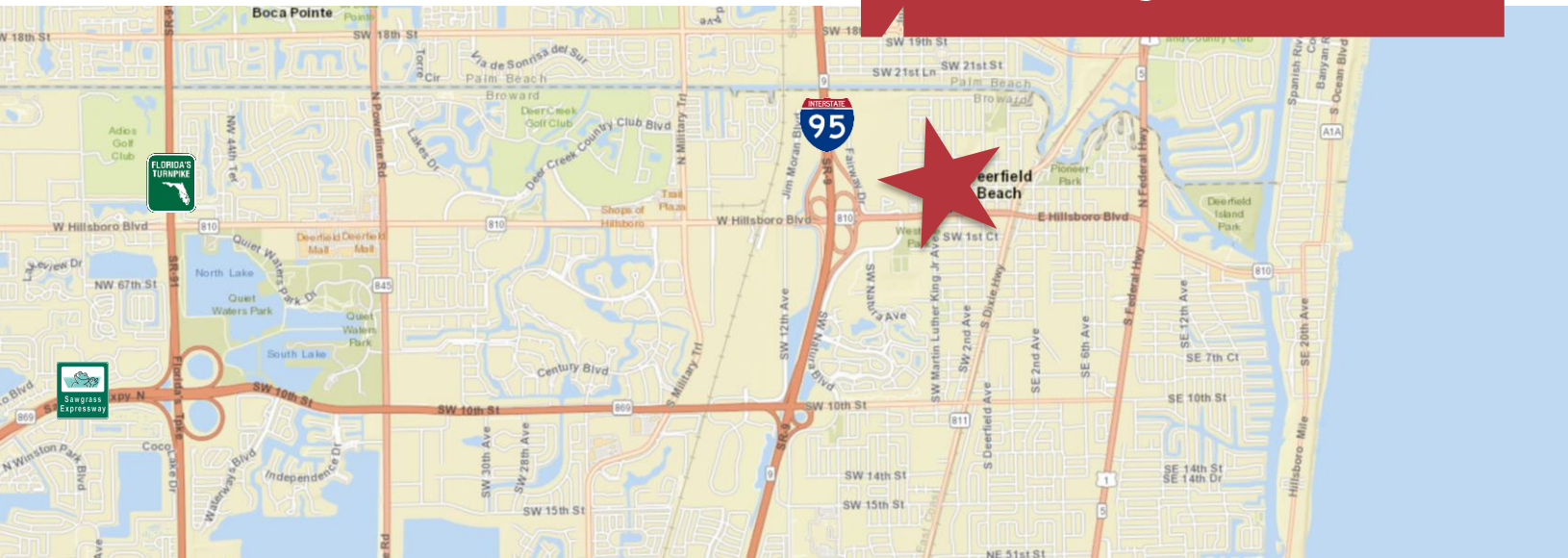


Located in dense
retail corridor



Fantastic location, close
to main arterial roads

For Ground Lease
±5,400 SF
Proposed Retail
Building



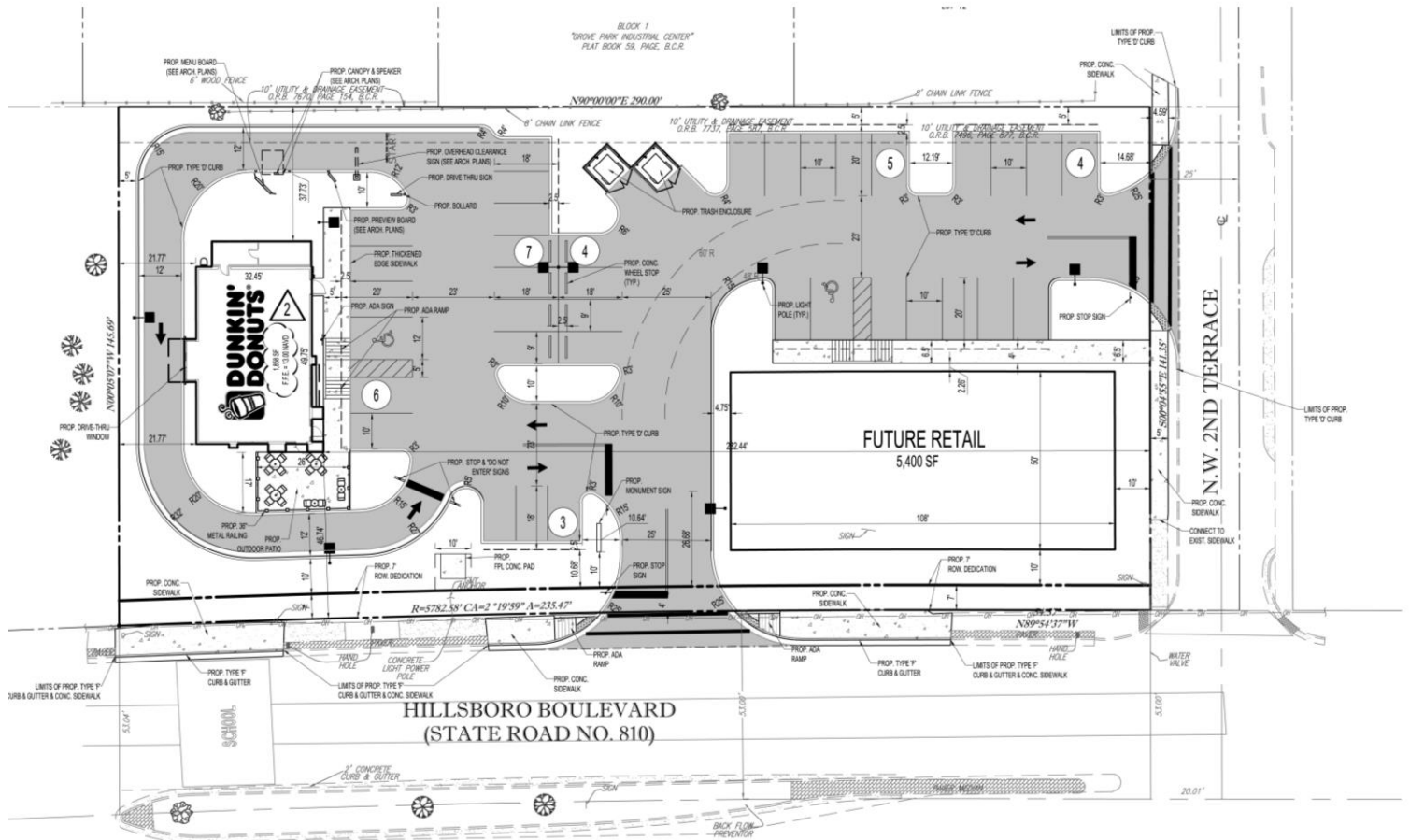
Project:	259-263 West Hillsboro Boulevard Deerfield Beach, Florida 33441
Property:	Vacant freestanding pad site next to Dunkin Donuts with plans for proposed 5,400 SF retail building
Parcel Number(s):	259 – 4842 01 08 0010 263 – 4842 01 08 0020
Usage & Zoning:	B-1 – Limited Commercial Business District
Lease Rate:	\$80,000 NNN/annually

2018 Demographics:	1 Mile	3 Mile	5 Mile
Total Population	15,887	125,067	245,895
Total Households	6,912	57,500	105,756
Average HH Income	\$61,514	\$82,870	\$86,736

Bruce Corn

Managing Director | bcorn@mhcreal.com

For Ground Lease
±5,400 SF
Proposed Retail
Building



Bruce Corn

Managing Director | bcorn@mhcreal.com