

BREWERY AT THE COVE

1500 SE 3RD CT DEERFIELD BEACH, FL 33441

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	1,500 - 12,000 SF
Lease Rate:	Negotiable
Lot Size:	0.37 Acres
Year Built:	1975
Building Size:	24,000 SF
Zoning:	COD - Cove Overlay District

PROPERTY OVERVIEW

Amazing opportunity to locate your Brewery, Brewpub and other unique retail in the "locals come first" iconic beach town of Deerfield Beach, Florida. Nestled between the Ft. Lauderdale spring breakers and West Palm Beach snow birds, Deerfield Beach is a great local neighborhood against the backdrop of all the amazing things the ocean life has to offer. Up to 12,000 ground floor SF available to lease in the celebrated Cove Shopping Center with a history dating back to the 1960's.

This entertainment district sits on the inter-coastal waterway at Hillsboro Blvd. and is only a short walk over the bridge to the beach. Become part of the Cove's evolution in this redesigned, re-imagined commercial retail building situated perfectly for a Brewery looking for heightened exposure within a great community. Paddle Board, Biking, Festivals, Sandy Feet, Concerts, Tours, Sunshine, Outdoor Space & Games, Indoor/Outdoor Bar are all part of your Brewing Life in Deerfield Beach.

PRESENTED BY:

JAY WHELCHER

PRINCIPAL

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**Executive
Summary**

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LOCATION OVERVIEW

The property is located in the long standing entertainment district of The Cove Center on Hillsboro Blvd and the Intercoastal Waterway in Deerfield Beach, FL.

LEASE HIGHLIGHTS

- Redevelopment Underway
- Outdoor Seating
- Vibrant and Active Shopping Center
- Walk to the Beach
- Inter-coastal Access

USES INCLUDE

- Brewery/Brewpub
- Restaurant/Cafe
- Retail Use - Bike Shop, Coffee Shop
- Fitness Use - Yoga, Spin
- Office - Executive, Co-working

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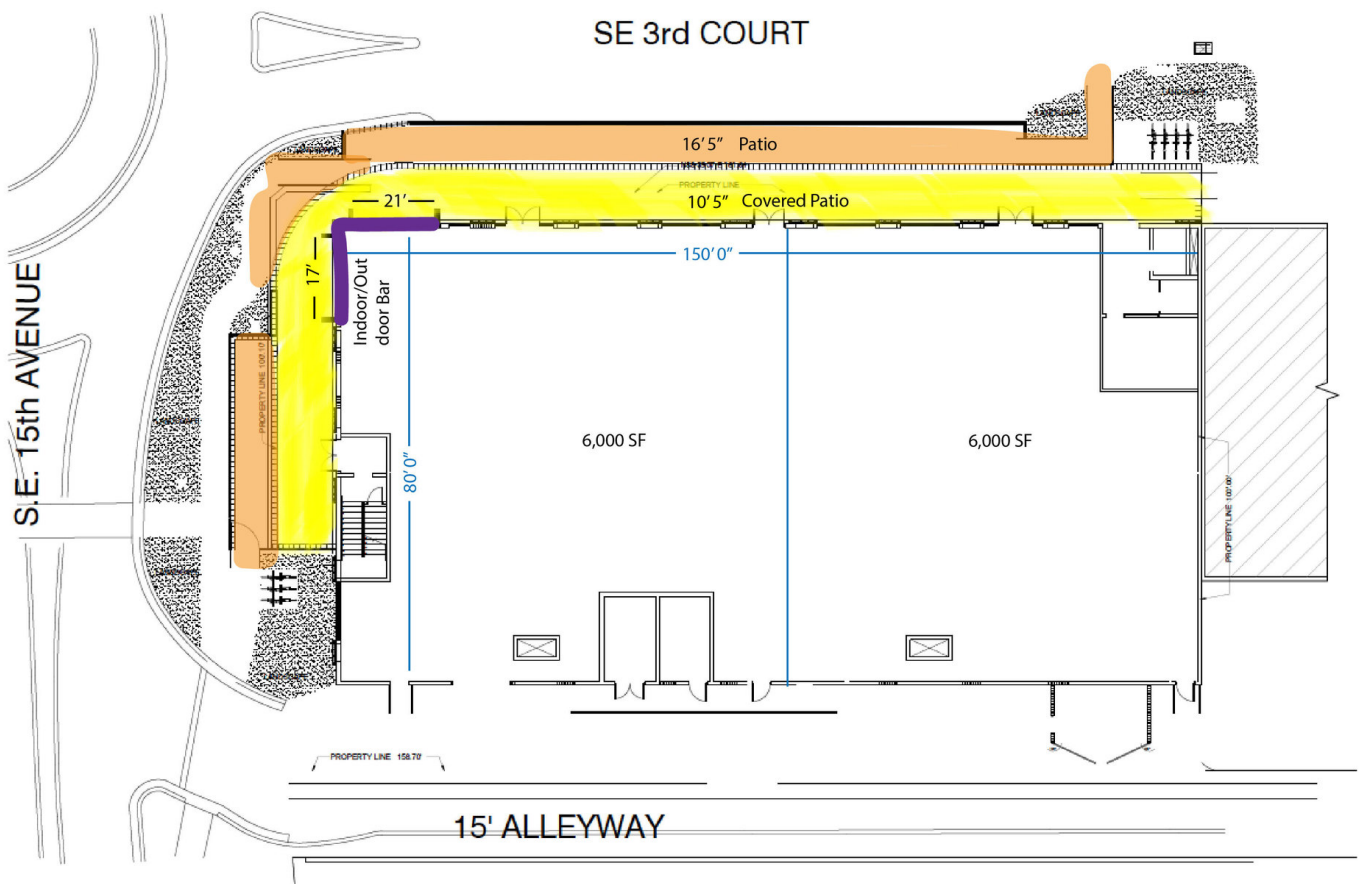
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Site Plan

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Retail Map

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Traffic Count				
Street	Cross Street	Cross Street Distance	Count Year	Avg. Daily Volume
E Hillsboro Blvd	SE 12th Ave	0.03 SE	2017	24,500
E Hillsboro Blvd	SE 19th Ave	0.01	2017	30,000

Population			
Radius	1 Mile	3 Mile	5 Mile
2023 Projection	14,752	96,741	223,083
2018 Estimate	13,853	90,822	210,374
2010 Census	11,986	80,145	191,304
Growth 2018 - 2023	15.58%	6.52%	6.04%
Growth 2010 - 2018	15.58%	13.32%	9.97%

Population Growth				
Growth	1 Mile		County	
Growth 2010 - 2018	15.58%		10.89%	
Growth 2018 - 2023	6.49%		5.59%	
Employed	6,839	96.47%	986,431	95.64%
Unemployed	250	3.53%	44,968	4.36%

2018 Household			
Radius	1 Mile	3 Mile	5 Mile
2018 Avg HH Income	\$90,006	\$88,533	\$78,618
Average Age	48.2	44.5	44.2
2018 Med HH Income	\$62,960	\$55,561	\$52,372
Median Age	51.4	46.6	45.6

Household Growth				
Growth	1 Mile		County	
Growth 2010 - 2018	12.12%		10.26%	
Growth 2018 - 2023	5.80%		5.30%	
Renter Occupied	2,077	29.98%	247,924	32.78%
Owner Occupied	4,850	70.02%	508,511	67.22%

2018 Occupied Housing			
Radius	1 Mile	3 Mile	5 Mile
Owner Occupied	70.02%	66.70%	65.80%
Renter Occupied	29.98%	33.30%	34.20%
Total	6,927	40,355	92,975

2018 Median Home Value			
Radius	1 Mile	3 Mile	5 Mile
2018 Med Home Value	\$328,233	\$320,868	\$267,296

*Source: CoStar

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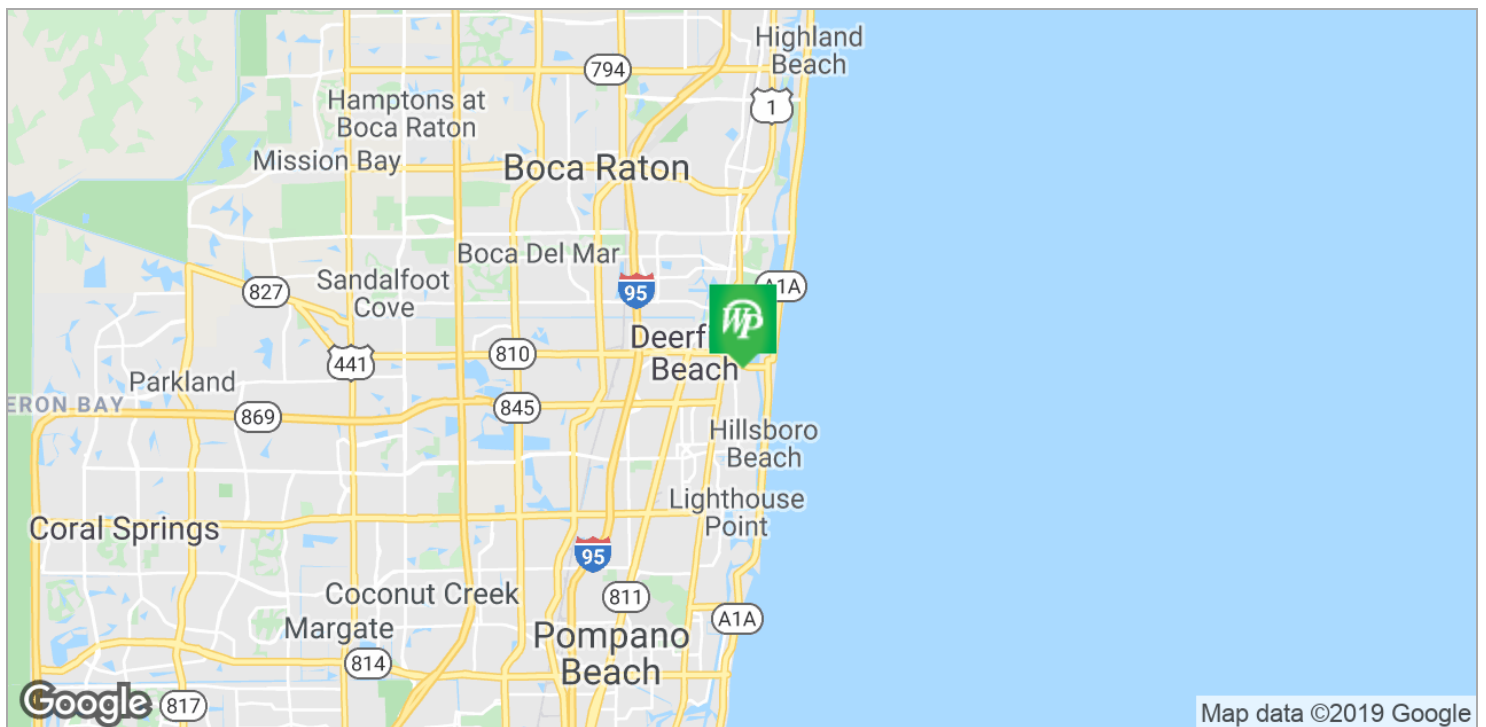
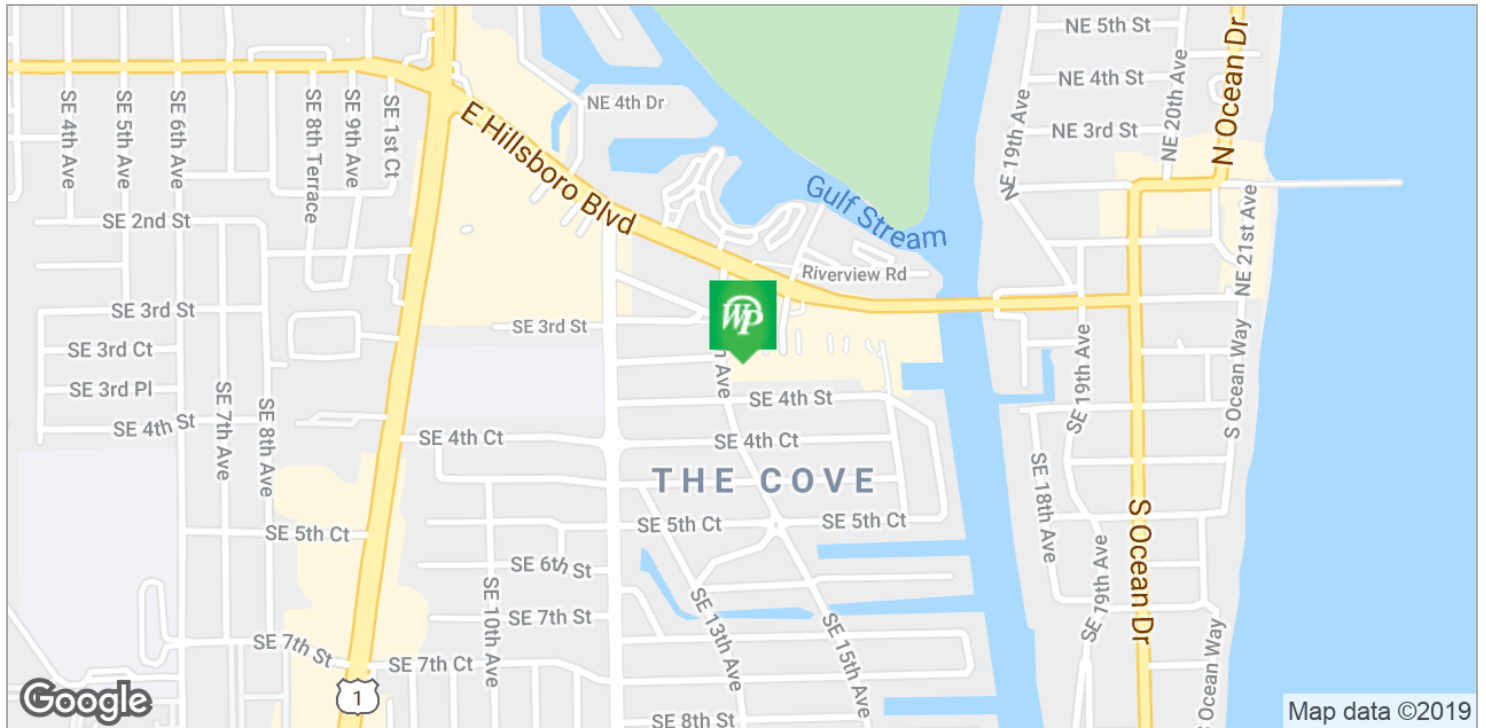
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Demographics

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**Location
Maps**