



**FOR LEASE**

**±1,800 SF OUTPARCEL**

**545 S. FEDERAL HWY. | DEERFIELD BEACH, FL**

**NEW CONSTRUCTION,  
SINGLE TENANT**



**ROXANNE REGISTER**

*Vice President of Leasing & Sales*

**RoxanneRegister@dkatz.com**

**(561) 869-4346**

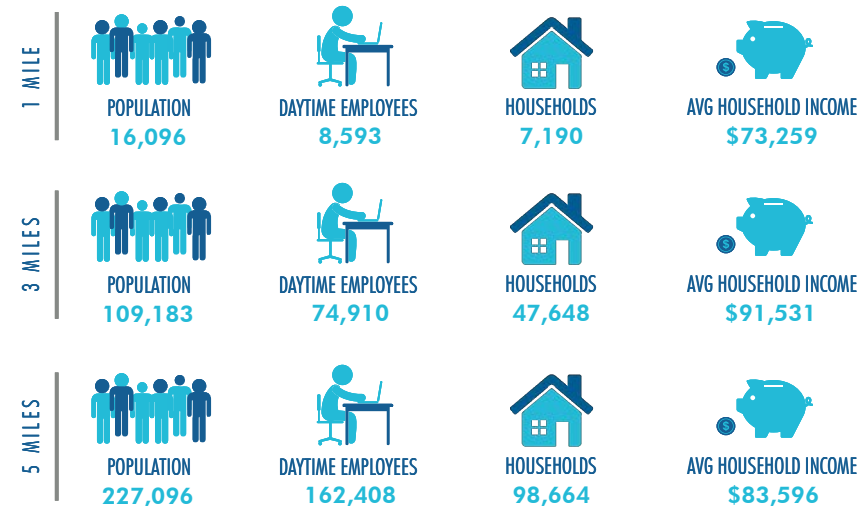




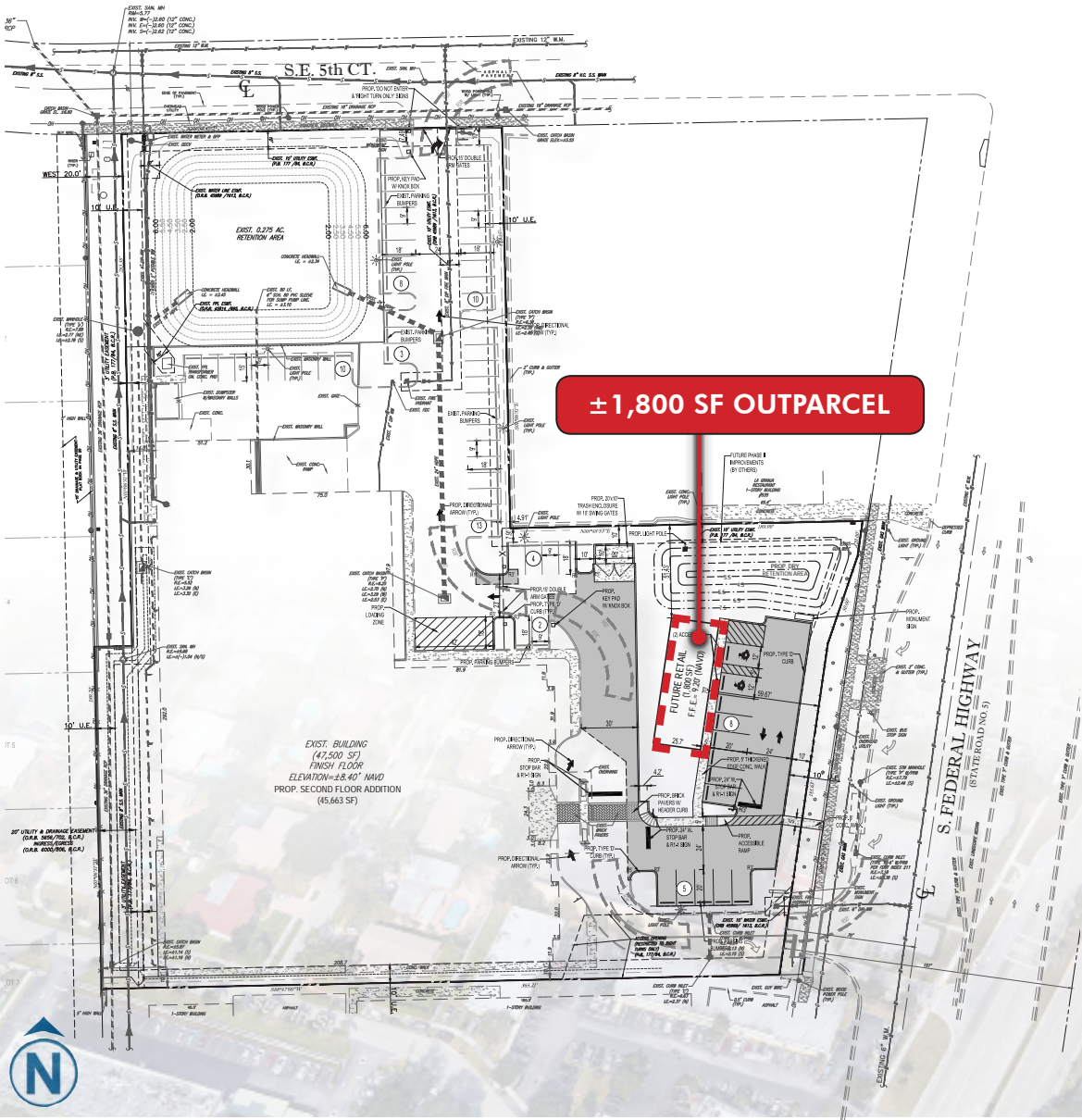
## SITE HIGHLIGHTS

- Retail only
- $\pm 1,800$  SF building, new construction, single tenant, 70' frontage x 25' 7" deep
- 13 dedicated parking spaces
- Average income of \$73,000+ in a 1 mile radius. Great visibility along Federal Highway.
- Over 45,500 ADT on S. Federal Highway
- B-2 Commercial Zoning
- Located in front of the newly completed Sentry Storage facility. 1 mile south of Hillsboro Boulevard.

## DEMOGRAPHICS







AREA 1,800 SF = 13 SPACES (RETAIL)  
B-2 COMMERCIAL ZONING



