

**1,060-2,477 sf  
for Lease**

**INDIGO STATION  
APARTMENTS  
246 UNITS**



**RETAIL SPACE FOR LEASE**

- Indigo Station is a mixed use project with **246** residential units and **7,675 sf** of retail space
- Within walking distance to the Deerfield Beach Tri-Rail station which transported 45,848 riders in 2017

<b>PROPERTY TYPE:</b>	Proposed Retail
<b>Total SF</b>	7,675 SF
<b>AVAILABLE:</b>	2,477 SF

**JOIN:**



**DEMOGRAPHICS (3 MILE):**



**POPULATION**  
145,906



**OFFICE SPACE**  
358,861 SF (1MILE)



**DAY POPULATION**  
72,782



**AVG. HH INCOME**  
\$85,861



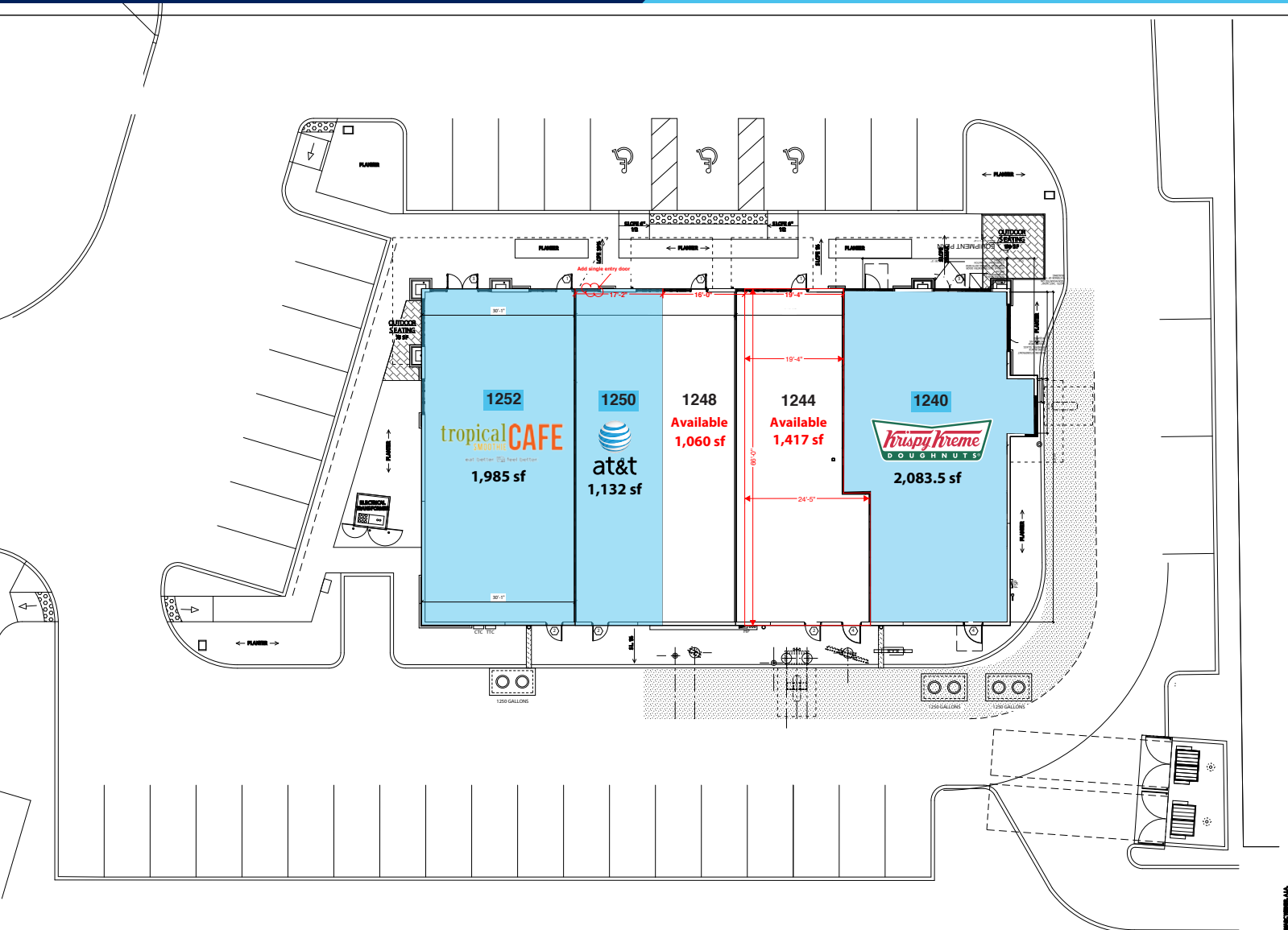
**TRI-RAIL PASSENGERS**  
45,848



**TRAFFIC COUNTS**  
45,500 ADT

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Layout #08  
October 21, 2019





Indigo Station Apartments



Retail Rendering



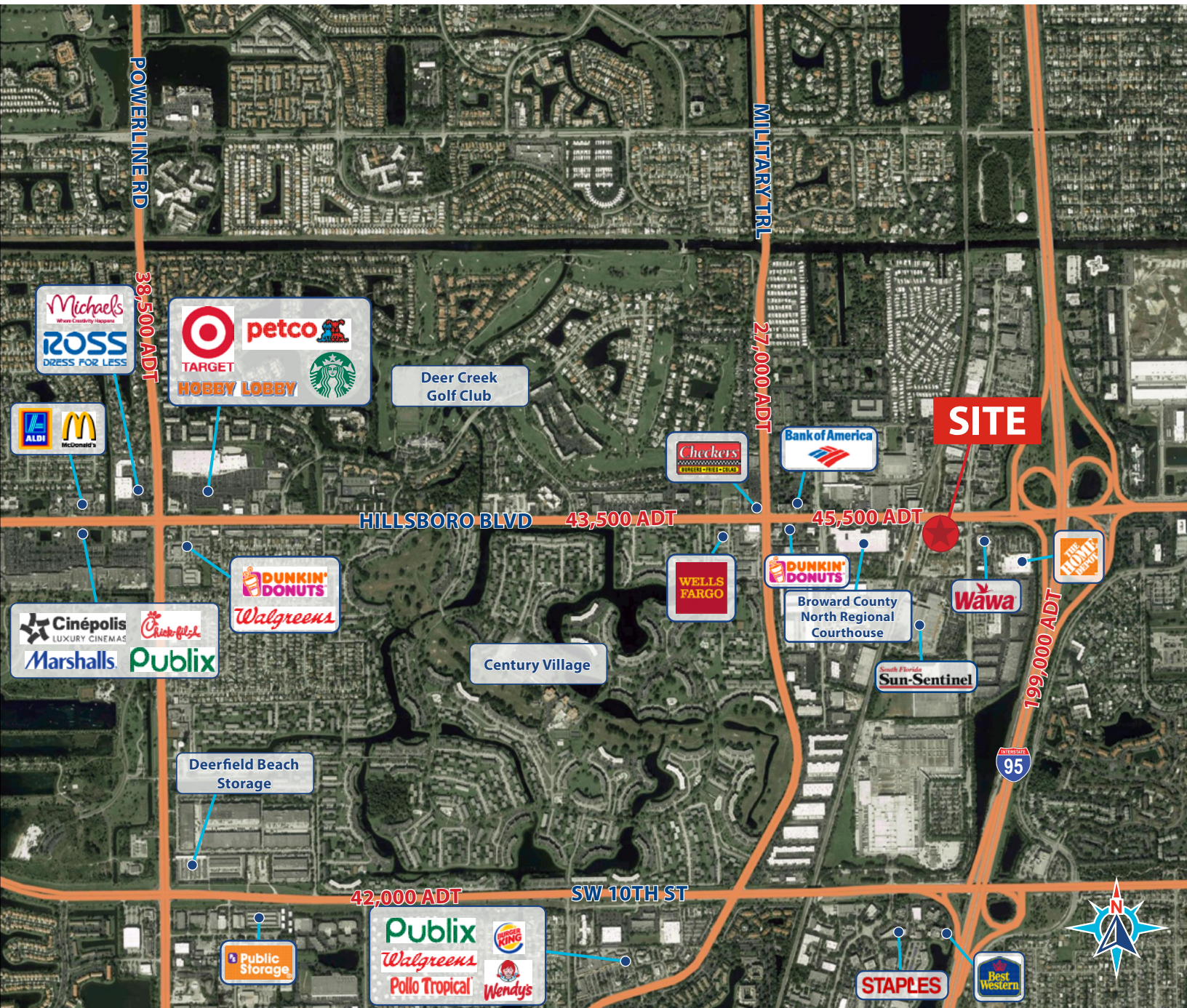
Residential Rendering



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### SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.3176/-80.1212

RS1

#### 1240 W Hillsboro Blvd

#### Deerfield Beach, FL 33442

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	12,728	145,906	293,003
	2025 Projected Population	13,231	151,435	304,523
	2010 Census Population	11,816	129,032	258,544
	2000 Census Population	12,828	128,656	245,935
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2020	-	0.7%	1.0%
	2020 Median Age	46.3	44.4	43.1
<b>HOUSEHOLDS</b>	2020 Estimated Households	6,185	63,812	120,854
	2025 Projected Households	6,279	64,509	122,364
	2010 Census Households	5,994	58,582	110,014
	2000 Census Households	6,704	59,486	107,924
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.2%
	Historical Annual Growth 2000 to 2020	-0.4%	0.4%	0.6%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	56.4%	68.8%	69.3%
	2020 Estimated Black or African American	34.7%	21.6%	20.4%
	2020 Estimated Asian or Pacific Islander	2.2%	3.0%	3.6%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2020 Estimated Other Races	6.5%	6.4%	6.5%
	2020 Estimated Hispanic	18.9%	19.8%	20.9%
<b>INCOME</b>	2020 Estimated Average Household Income	\$57,020	\$85,861	\$94,839
	2020 Estimated Median Household Income	\$48,533	\$65,377	\$69,936
	2020 Estimated Per Capita Income	\$27,708	\$37,632	\$39,347
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.4%	4.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	8.5%	5.4%	5.3%
	2020 Estimated High School Graduate	32.4%	27.8%	26.8%
	2020 Estimated Some College	19.0%	18.2%	17.8%
	2020 Estimated Associates Degree Only	8.9%	8.1%	8.3%
	2020 Estimated Bachelors Degree Only	18.2%	22.8%	23.6%
	2020 Estimated Graduate Degree	8.1%	13.2%	13.9%
<b>BUSINESS</b>	2020 Estimated Total Businesses	1,286	9,137	23,579
	2020 Estimated Total Employees	22,302	72,782	188,986
	2020 Estimated Employee Population per Business	17.3	8.0	8.0
	2020 Estimated Residential Population per Business	9.9	16.0	12.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.