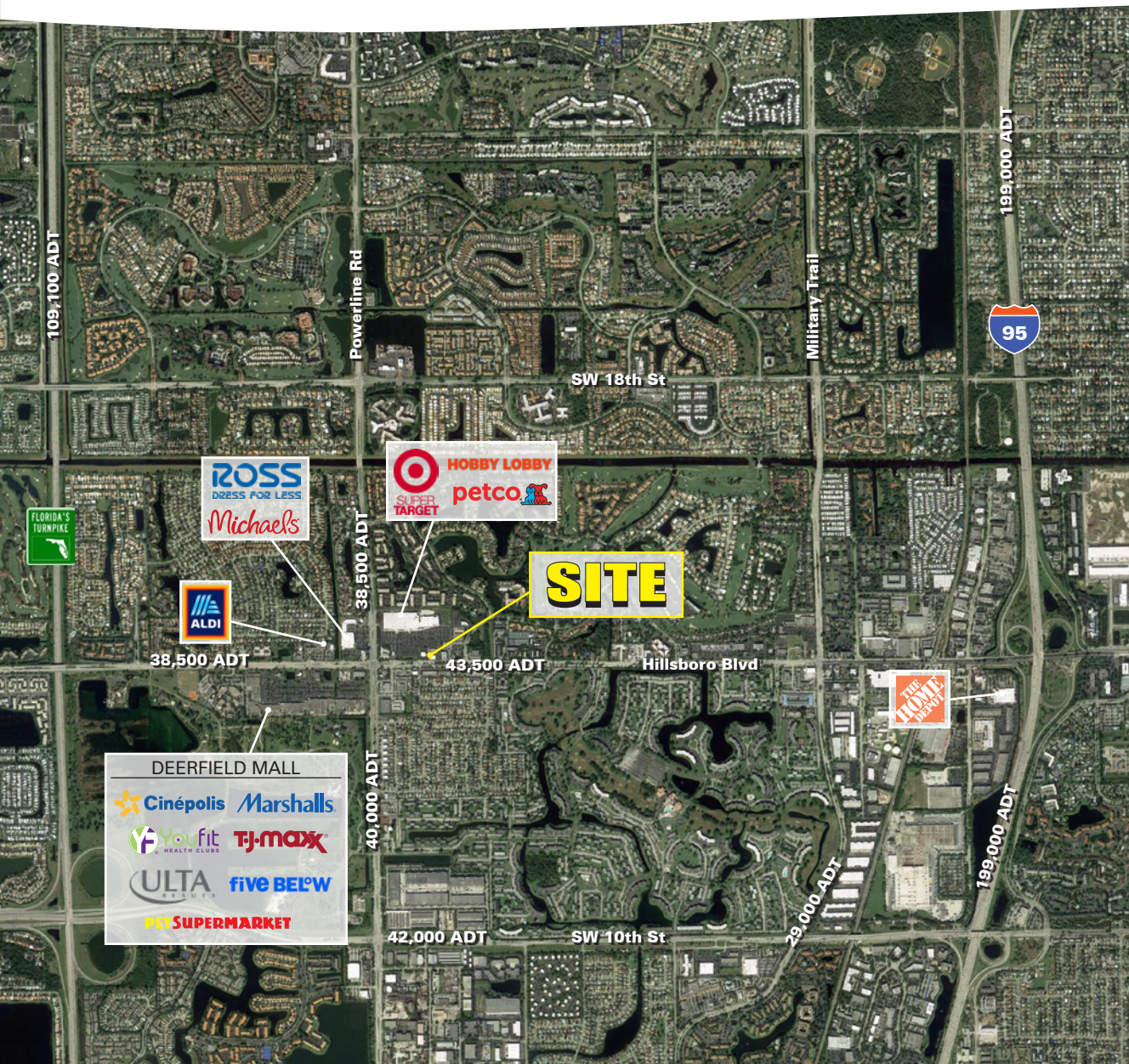


## 1,300-4,500 SF Endcap - For Lease

- Address: 3317 W Hillsboro Blvd, Deerfield Beach, FL 33442
- 0.73 acre outparcel building to Target
- Located at one of the busiest major retail nodes (over 700,000 SF GLA) in Broward County between I-95 & the Florida Turnpike
- Highly visible building with 82,000 ADT at nearest intersection
- Excellent access

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	15,347	130,433	331,016	540,758
Avg HH Income	\$68,935	\$78,896	\$89,144	\$91,700

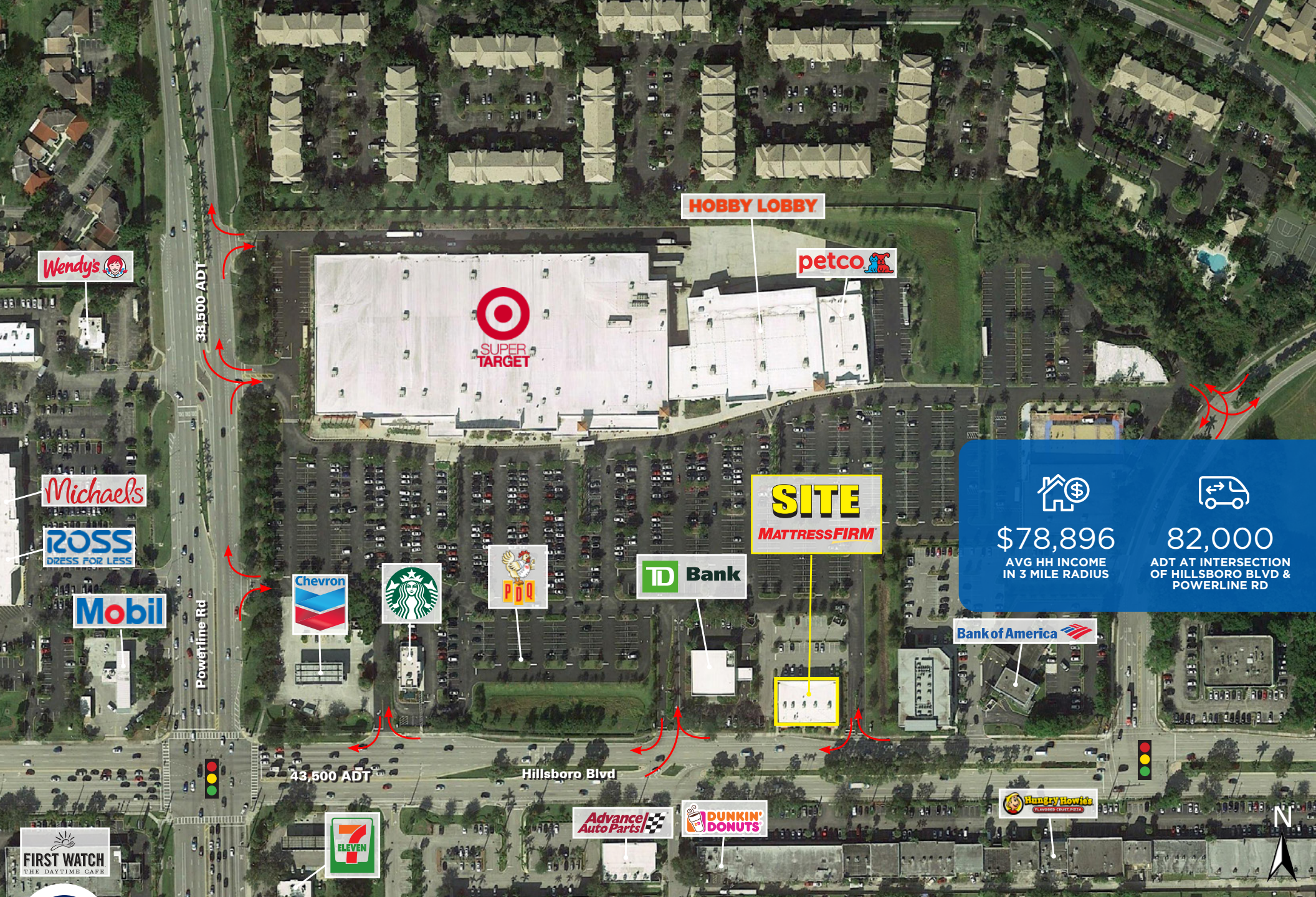




Noah Jones

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**\$78,896**  
 AVG HH INCOME  
 IN 3 MILE RADIUS

**82,000**  
 ADT AT INTERSECTION  
 OF HILLSBORO BLVD &  
 POWERLINE RD



DEERFIELD BEACH, FL

Hillsboro Blvd & Powerline Rd

SITE AERIAL

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**SITE**

**MATTRESS FIRM**

**TD Bank**

Hillsboro Blvd

43,500 ADT

**Advance Auto Parts**

**DUNKIN' DONUTS**



DEERFIELD BEACH, FL

Hillsboro Blvd & Powerline Rd

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BIRD'S EYE

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## SITE PLAN

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