RETAIL REDEVELOPMENT FOR LEASE

±1,200 - ±2,800 SF AVAILABLE

3311 W HILLSBORO BOULEVARD, DEERFIELD BEACH, FL 33442

REDEVELOPMENT OF FORMER BANK SITE - EXPECTED DELIVERY FALL 2023

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

ERIC SPRITZ
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

PROPERTY OVERVIEW

HIGHLIGHTS

- Redevelopment of former bank on approximately 1.21 acres
- ±1,200 SF - ±2,800 SF available for lease, expected delivery Fall 2023
- Prime visibility to Hillsboro Boulevard
- Join Chipotle and Panda Express
- Seeking retail, financial, medical and fitness uses. Restaurants are not permitted due to parking
- National retailers at the intersection include:

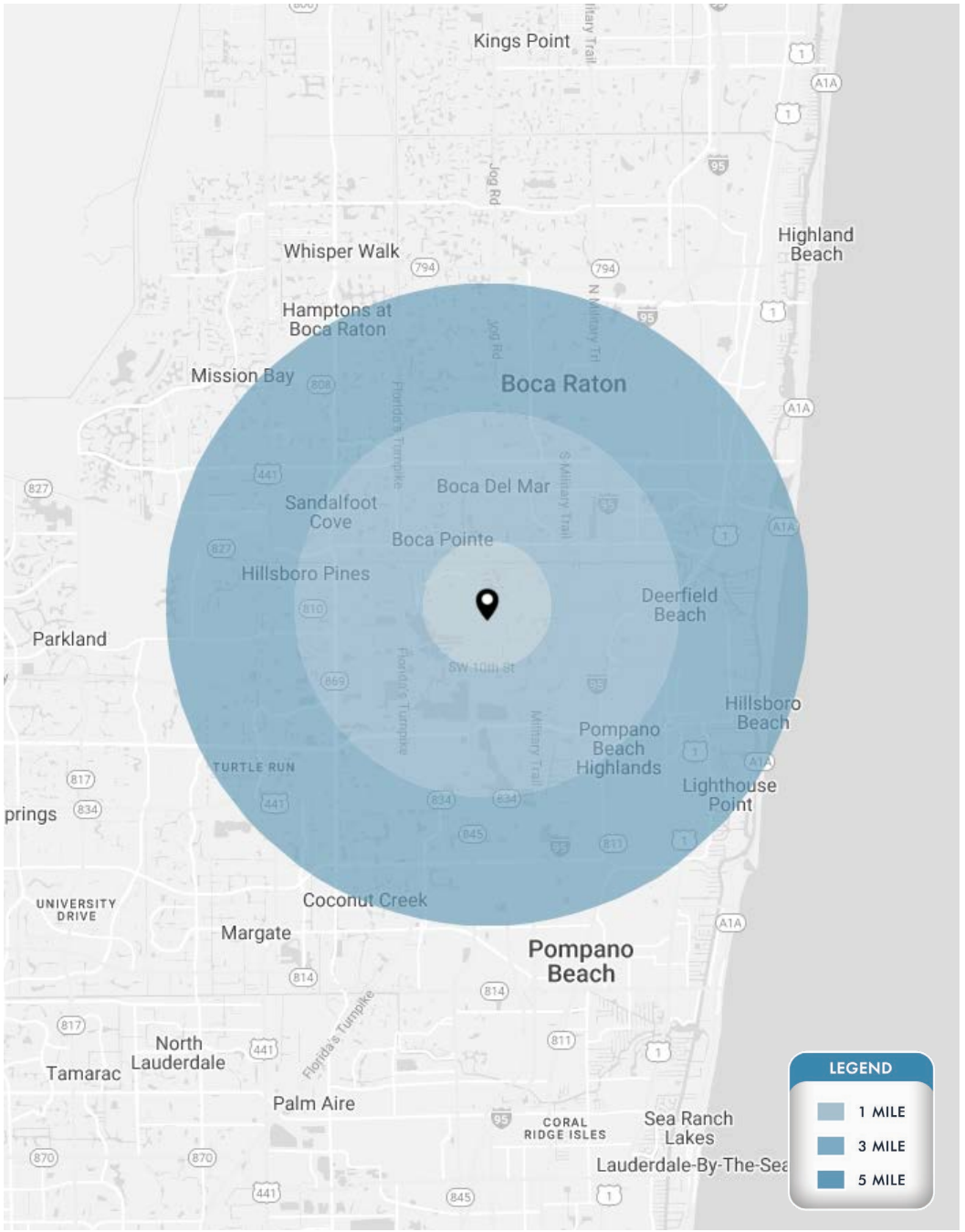
TARGET HOBBY LOBBY petco

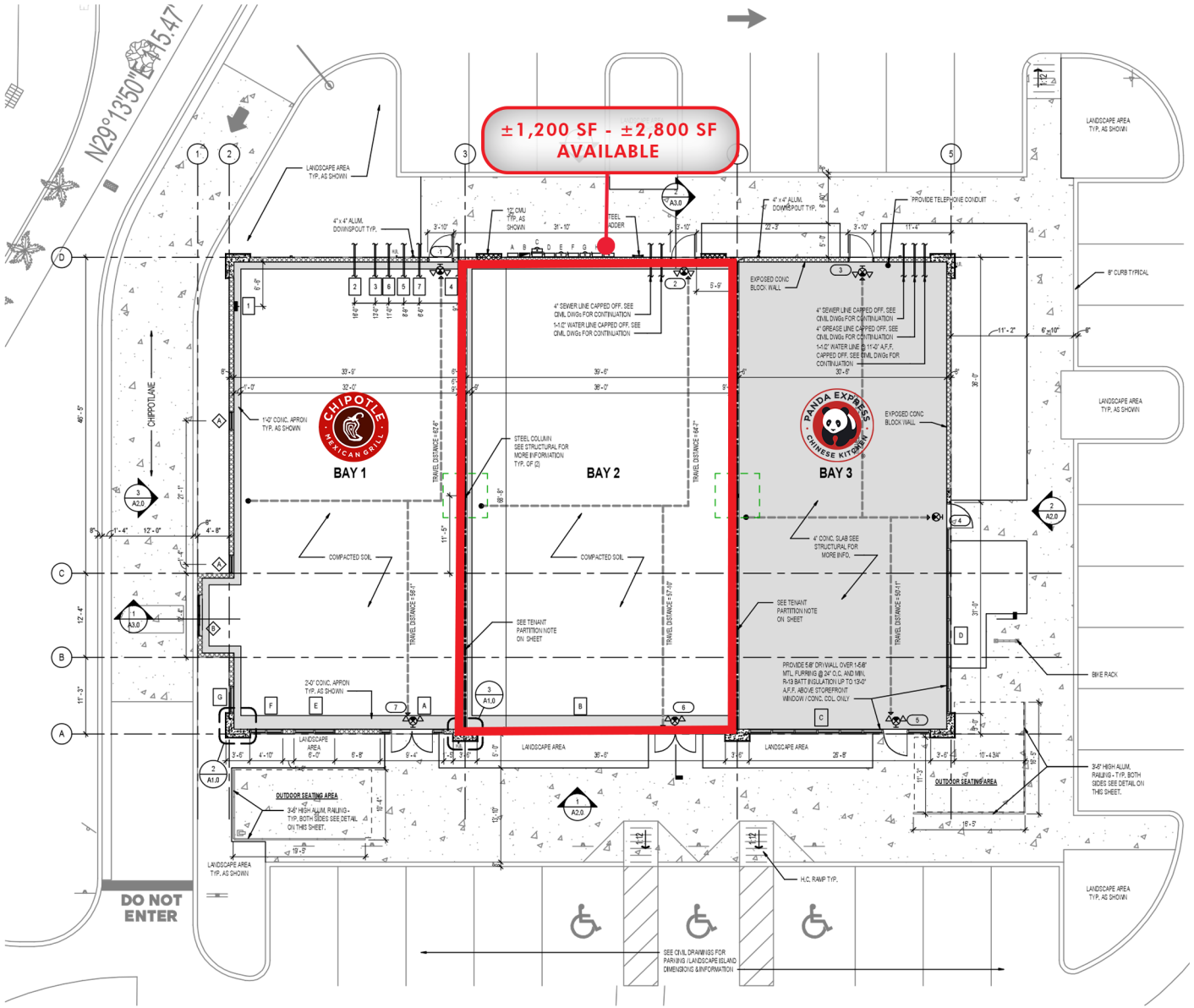
ROSS DRESS FOR LESS TJ maxx ULTA BEAUTY

Marshalls Chick-fil-A FIRST WATCH PDQ

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	17,506	129,187	330,567
HOUSEHOLDS	9,293	57,082	139,393
DAYTIME EMPLOYEES	15,068	105,809	273,237
AVERAGE HH INCOME	$79,856	$82,599	$95,070
	5 Minutes	10 Minutes	15 Minutes
POPULATION	39,644	193,934	416,875
HOUSEHOLDS	20,296	82,753	174,705
DAYTIME EMPLOYEES	33,712	158,517	345,351
AVERAGE HH INCOME	$81,707	$87,932	$96,197





W HILLSBORO BOULEVARD - 43,000 AADT

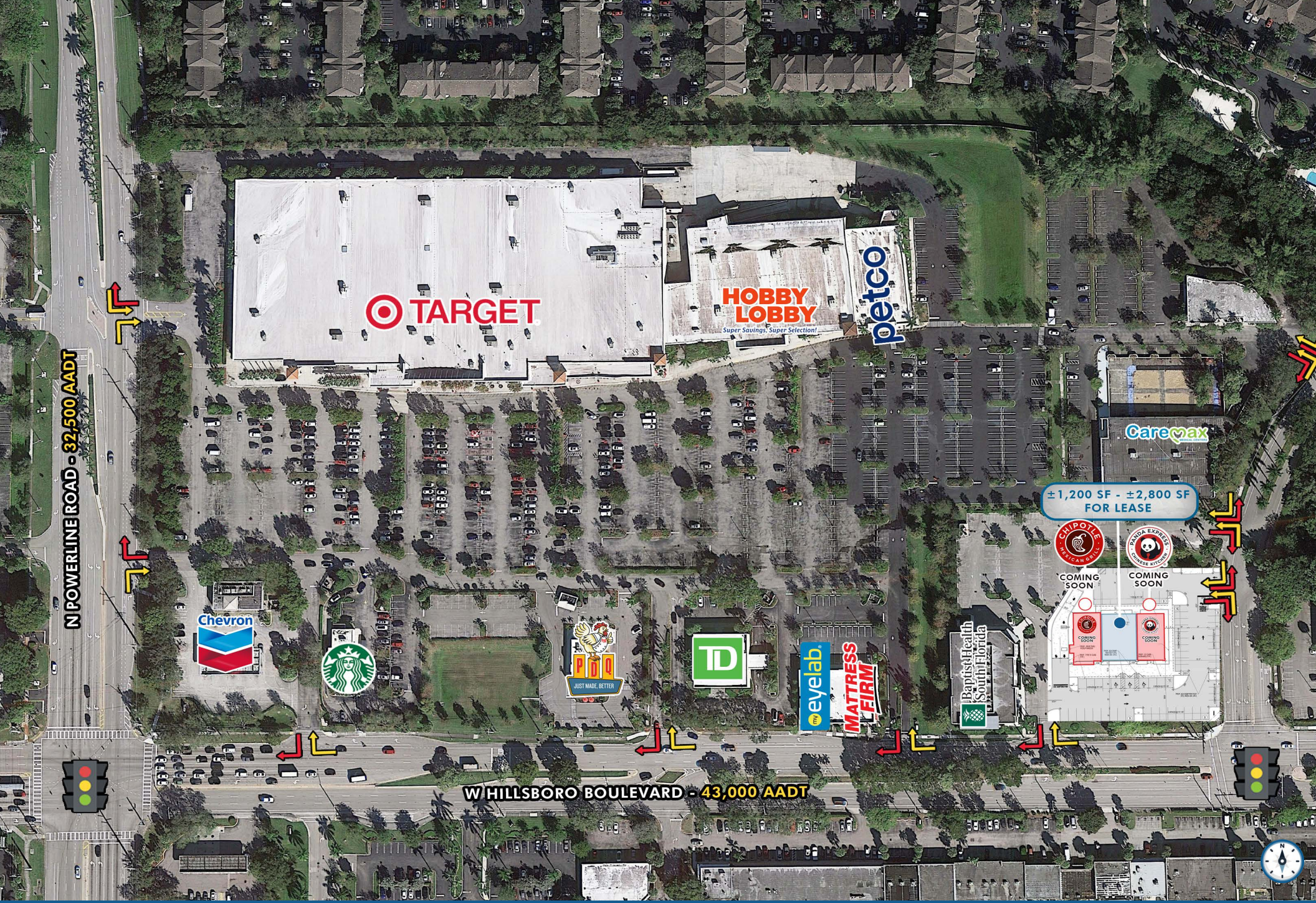
3311 W HILLSBORO BOULEVARD | **SURVEY**

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

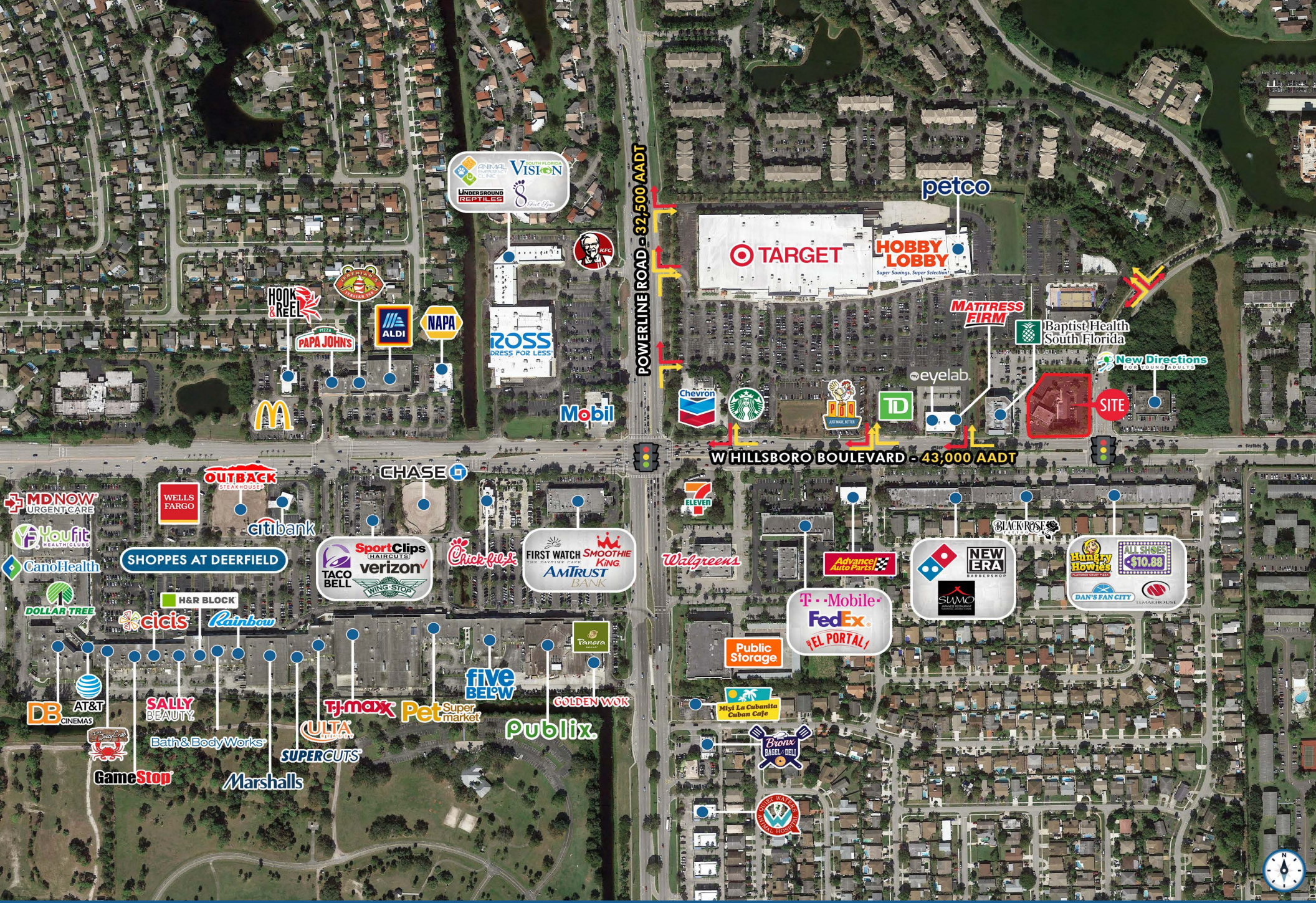
3311 W HILLSBORO BOULEVARD | **DRONE PHOTOS - MARCH 2023**

KATZ & ASSOCIATES

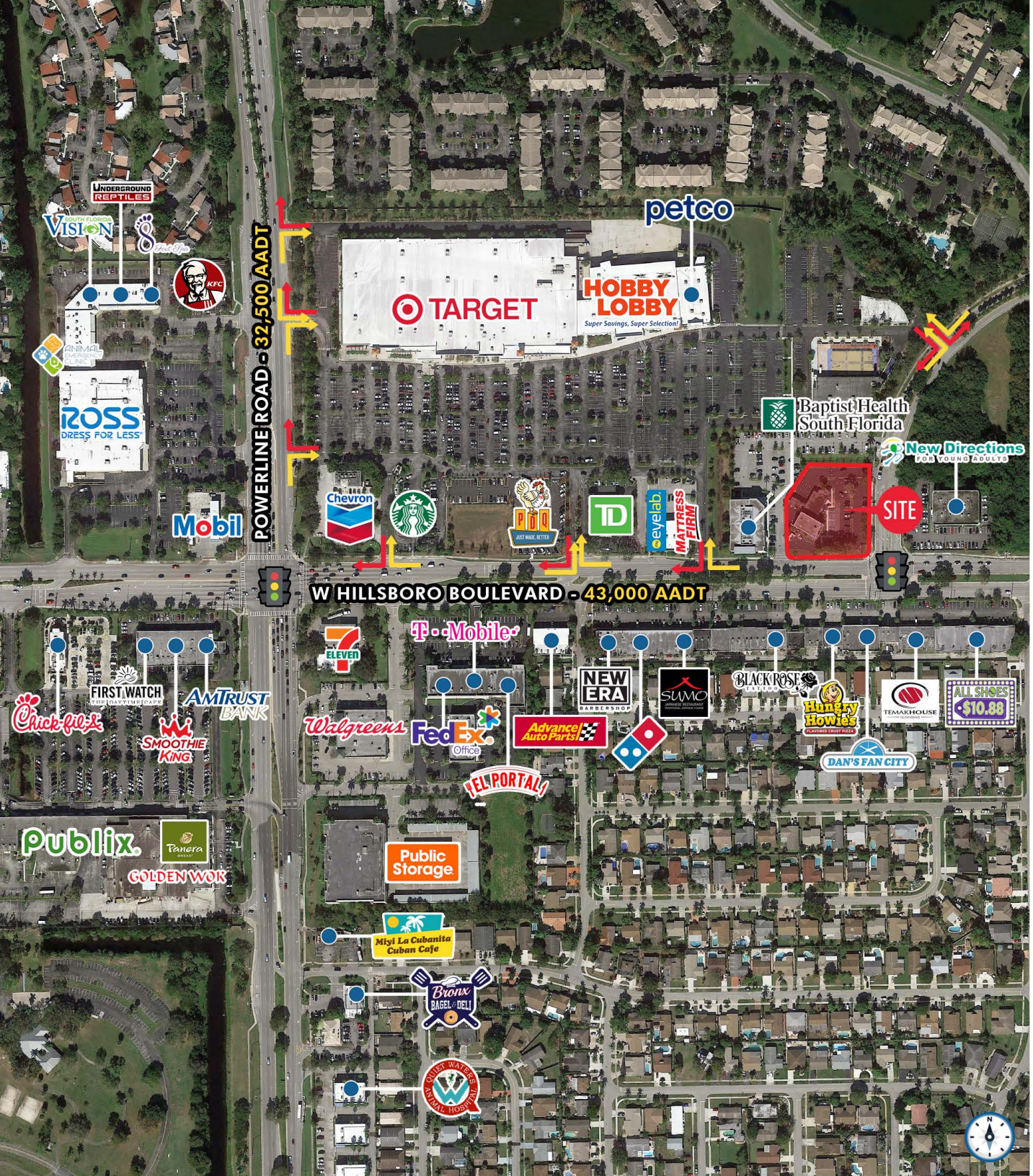
RETAIL REAL ESTATE ADVISORS



3311 W HILLSBORO BOULEVARD | **CLOSE AERIAL**



3311 W HILLSBORO BOULEVARD | CLOSE INTERSECTION AERIAL



CONTACT AGENT

ERIC SPRITZ
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS
katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.14.23