

RETAIL SPACE FOR LEASE

# ±3,200 SF END CAP

3321 W Hillsboro Boulevard, Deerfield Beach, FL 33442

OUTPARCEL TO SUPERTARGET



COMING AVAILABLE

PRIME ENDCAP RIGHT ON HILLSBORO BOULEVARD (42,500 AADT)

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

- ±3,200 SF end cap space with prominent visibility and signage on W Hillsboro Boulevard (42,500 AADT) with ample parking
- Available October 2026. Please do not disturb existing Tenant
- Co-Tenanted by: **MATTRESS FIRM** **THE JOINT**
- Signalized intersection at W Hillsboro Boulevard and Powerline Road with combined traffic exceeding 75,000 AADT
- Outparcel to SuperTarget
- Over 356,000 residents within 5 miles, average household incomes exceeding \$128,000 & nearly 152,000 employees
- Flexible layout suitable for retail, service or medical/wellness users
- Join area retailers:

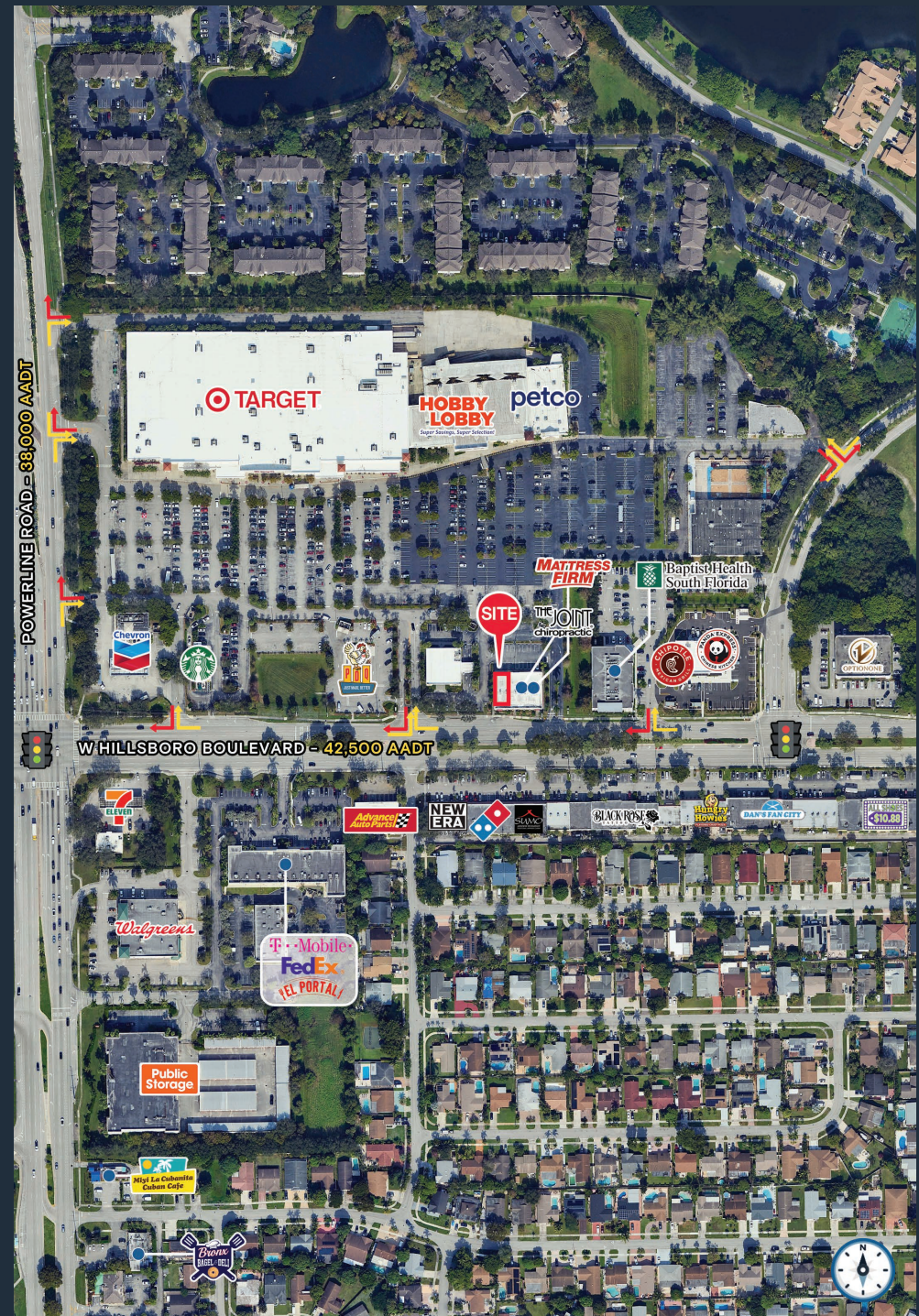


## DEMOGRAPHICS

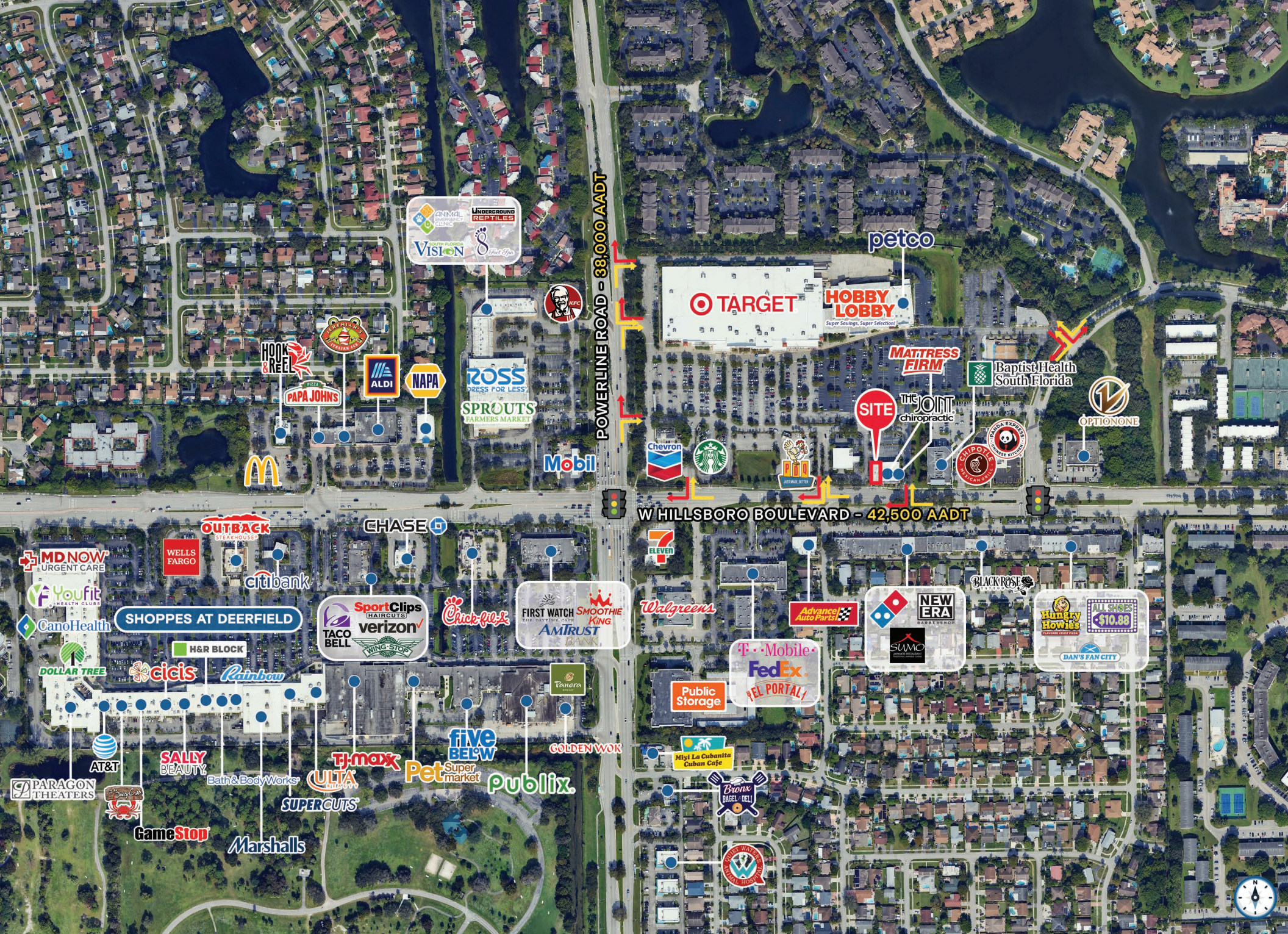
	1 MILE	3 MILES	5 MILES
POPULATION	14,791	143,966	356,964
HOUSEHOLDS	7,425	61,007	147,357
EMPLOYEES	5,977	48,294	151,617
AVERAGE HH INCOME	\$99,147	\$110,138	\$128,041

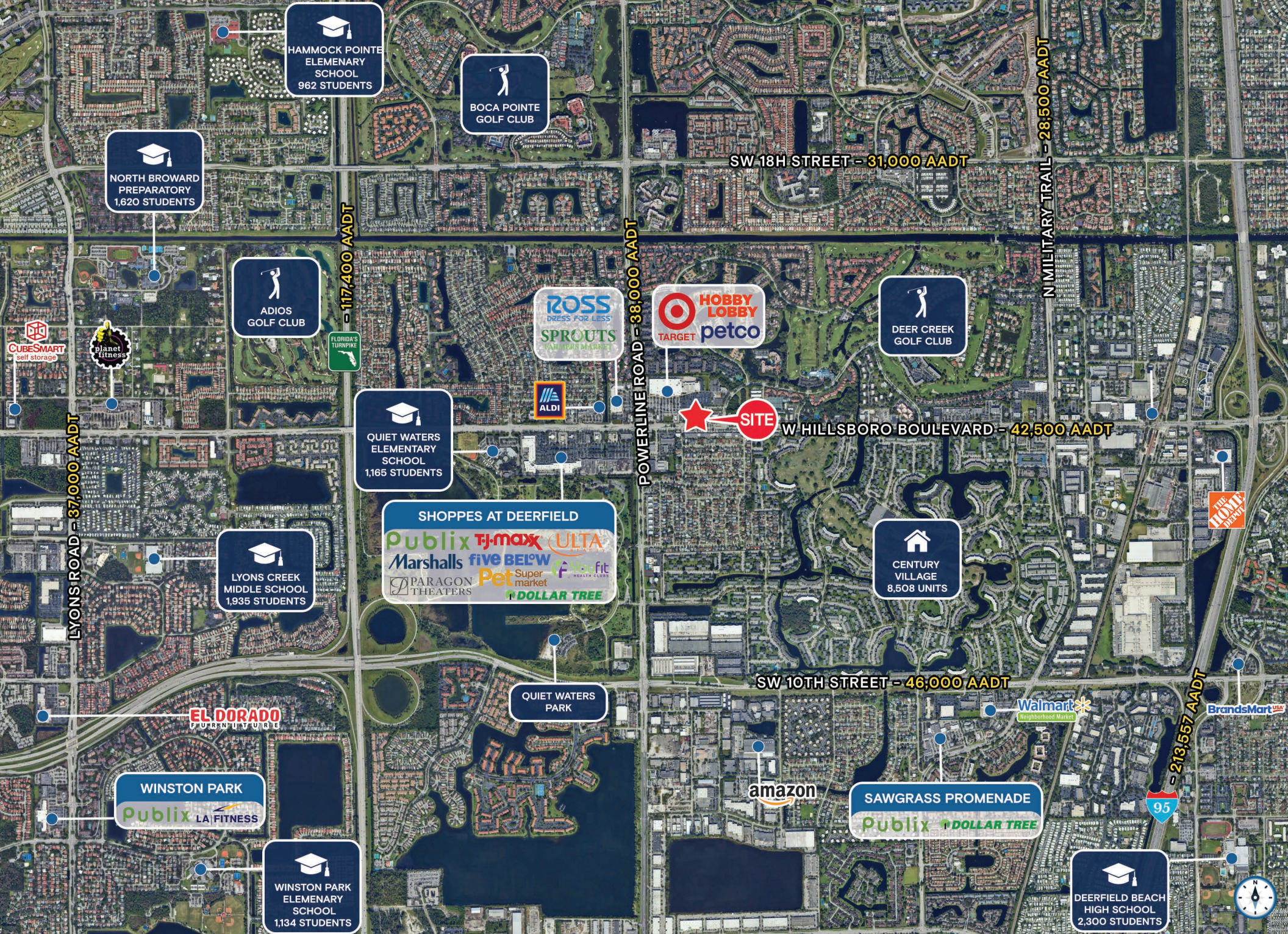
  

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	32,175	147,801	310,795
HOUSEHOLDS	15,352	63,262	127,262
EMPLOYEES	10,545	55,267	118,877
AVERAGE HH INCOME	\$108,257	\$112,943	\$122,435









# Contact Brokers

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