



SHOPPES AT DEERFIELD

W Hillsboro Blvd at Powerline Rd, Deerfield Beach, FL

**WEINGARTEN
REALTY**

Shoppes at Deerfield is a community power center anchored by Publix, TJ Maxx, Marshalls, Ulta, and YouFit Health Club. Located at the heavily traveled intersection of Hillsboro Blvd and Powerline Rd, a dominant retail intersection for northern Broward County, between IH-95 and the Florida Turnpike. The property serves dense and affluent communities in northern Broward County and southern Palm Beach County, including Deerfield Beach, Boca Raton, and Coconut Creek.

PROPERTY SIZE 402,822 SQ. FT.

LAT/LONG 26.31661 N, -80.15629 W

TRAFFIC COUNTS W. HILLSBORO BLVD & POWERLINE RD - 71,000

CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

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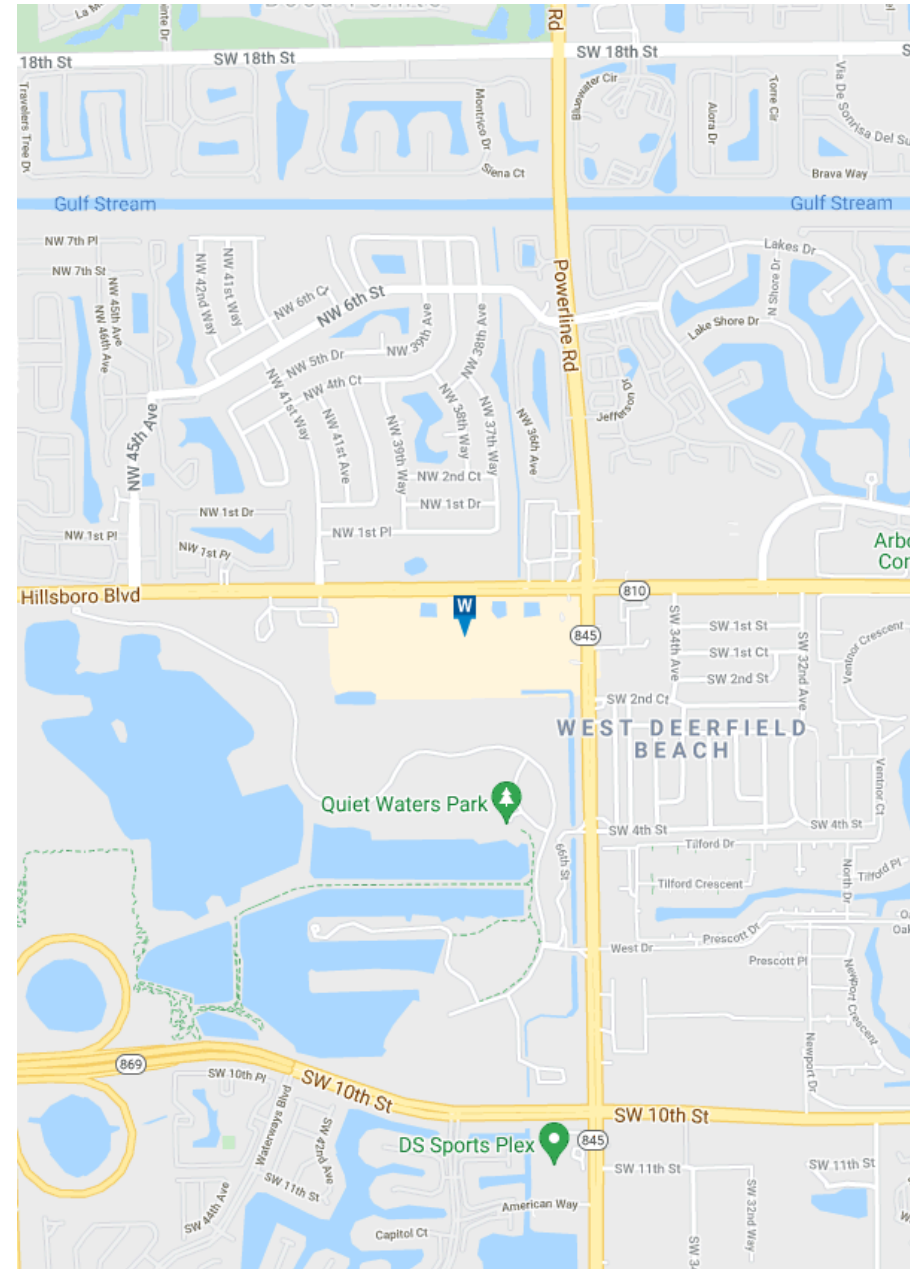
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TENANT LIST

A0A	American Quality Insurance	660 SF	B0T	Rainbow	6,500 SF	E0N	China Buffet	7,532 SF
A0B	Deerfield Buzz	1,540 SF	B0V	Bath & Body Works	3,525 SF	E0P	Youfit Health Club	29,760 SF
A0D	Sunrise Chinese	950 SF	B0W	H&R Block	3,475 SF	E0R	MD Now	4,750 SF
A0F	Panera Bread	4,820 SF	B0Y	Available	7,415 SF	E0T	Available	750 SF
A0K	Publix Supermarket	42,112 SF	COA	HearX	1,200 SF	E0V	Mark Boukzam	
A0L	American Salon & Spa	1,200 SF	COB	Sally Beauty Supply	1,600 SF		DMD	1,000 SF
A0M	Vitamin Emporium	1,200 SF	COE	I Love Mac & Cheese	1,600 SF	E0W	Dry Cleaner	800 SF
A0N	Class Jewelers	1,200 SF	COF	Cici's Pizza	4,000 SF	E0X	Available	1,508 SF
A0P	Available	2,400 SF	COG	GameStop	2,000 SF	E0Y	Auto Tags of North Broward	1,204 SF
A0R	Phone Fix	1,200 SF	COH	Yogurt Ur Way	1,200 SF	F0A	Verizon	1,782 SF
A0T	Five Below	9,000 SF	COI	American Nails & Spa	2,400 SF	F0C	Sport Clips	1,469 SF
A0V	Available	4,500 SF	COJ	Peggy's Hair & Nails	1,200 SF	F0E	Weick, D.D.S.	1,950 SF
B0A	Available	2,400 SF	COK	Available	1,200 SF	F0F	Good Clean Vapes	975 SF
B0B	Mia Cake House	2,402 SF	COM	Pho 954	3,200 SF	F0G	Wingstop	1,300 SF
B0C	Sprint	2,000 SF	COP	Available	1,600 SF	F0K	Taco Bell	2,450 SF
B0E	Pet Supermarket	6,000 SF	COT	The Juicy Crab	6,357 SF	G0A	AmTrust Bank	5,513 SF
B0F	Coming Available	48,583 SF	D0A	AT&T	1,491 SF	G0E	Metro PCS	1,738 SF
B0H	T.J. Maxx	30,240 SF	D0H	Deerfield Cinemas	32,368 SF	G0F	Exquisite Nails	1,125 SF
B0K	Ulta	9,737 SF	D0K	Fratellis Pizza Pasta & Vino	1,537 SF	G0G	uBreakiFix	1,125 SF
B0L	Grusky Chiropractic Center	1,200 SF	E0A	Preferred Physical Therapy	3,341 SF	G0H	Smoothie King	1,125 SF
B0M	Truelove Diamonds	1,200 SF	E0D	Available	2,598 SF	G0K	Available	1,875 SF
B0N	Supercuts	1,200 SF	E0F	Boca Deefield Footcare Center	1,401 SF	G0M	First Watch Cafe	3,000 SF
B0P	America's Best Contacts & Eyeglasses	3,000 SF	E0H	Dollar Tree	10,800 SF	ROA	Chick-Fil-A	4,623 SF
B0R	Marshalls	27,000 SF	E0K	Cano Health	11,088 SF	ROB	Citibank	2,520 SF
						ROD	Outback Steakhouse	6,997 SF
						ROE	Chase Bank	3,745 SF

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Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,941	58,751	127,971	335,790
Average Household Income	\$81,491	\$78,757	\$78,059	\$88,371
Population Trends				
2000 Population	13,043	50,386	107,103	292,310
2010 Population	13,145	52,993	116,816	305,900
2020 Population	15,941	58,751	127,971	335,790
2025 Population	16,557	60,169	131,138	343,911
Absolute Growth 2010 to 2020'	21.27%	10.87%	9.55%	9.77%
Projected Growth 2020 to 2025'	3.87%	2.41%	2.47%	2.42%
Race & Ethnicity				
% White	71.87%	71.05%	63.83%	61.18%
% Black	6.88%	6.82%	12.15%	15.33%
% Asian	1.96%	2.3%	2.76%	2.81%
% Other	3.15%	2.86%	3%	2.87%
% Hispanic	16.14%	16.97%	18.26%	17.81%
Income & Education				
Median Household Income	62,160	58,331	58,262	60,706
Average Household Income	\$81,491	\$78,757	\$78,059	\$88,371
% College Graduates	46.38%	45.37%	45.11%	44.6%
Age				
Median Age	48.5	50	44.9	44.6
% Age < 18	18.81%	18.07%	20.1%	19.36%
% Age 65 +	28.82%	30.75%	23.73%	22.84%
Households & Housing				
Households	7,565	28,199	56,864	141,058
Average Household Size	2.07	2.07	2.23	2.33
Median Housing Value	\$440,668	\$379,810	\$389,340	\$403,534
% Owner Occupied Housing	55.58%	57.77%	56.31%	58.28%
% Renter Occupied Housing	26.12%	22.66%	27.36%	26%
% Vacant Housing	18.3%	19.57%	16.33%	15.71%
Workplace & Workers				
Number of Businesses	343	1,857	4,098	13,580
% White Collar	65.9%	65.98%	64.33%	65.5%
% Blue Collar	34.1%	34.02%	35.67%	34.5%



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