

# Publix #0861 Hillsboro Square

150 S. Federal Highway  
Deerfield Beach, FL 33441  
26.315, -80.088

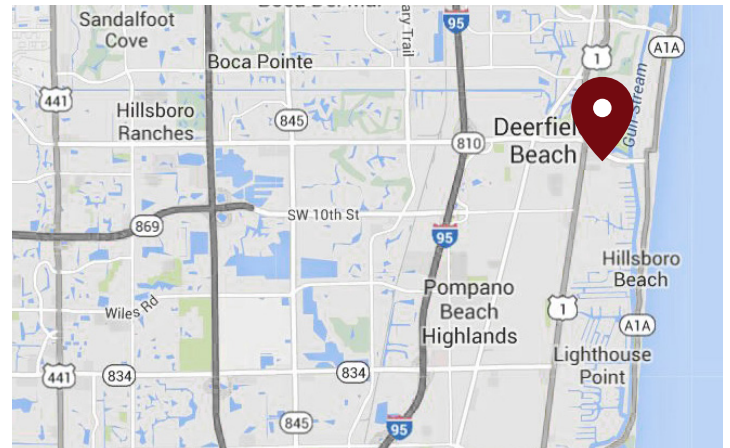
FOR LEASE



600 - 20,057 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Dominant Community Center in the Market
- Publix and Office Depot Anchored with LA Fitness and Chase as Shadow Anchors
- Major Tenants Include Tijuana Flats, Five Guys, Starbucks, Truist & Massage Envy
- Great Visibility from S. Federal Highway
- Combined Traffic Count: 63,000 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	14,167	96,006	227,650
Daytime Population	16,842	113,043	275,474
Total Households	7,495	44,397	99,878
Avg. HH Income	\$124,246	\$135,981	\$126,831

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Michael Rautbord

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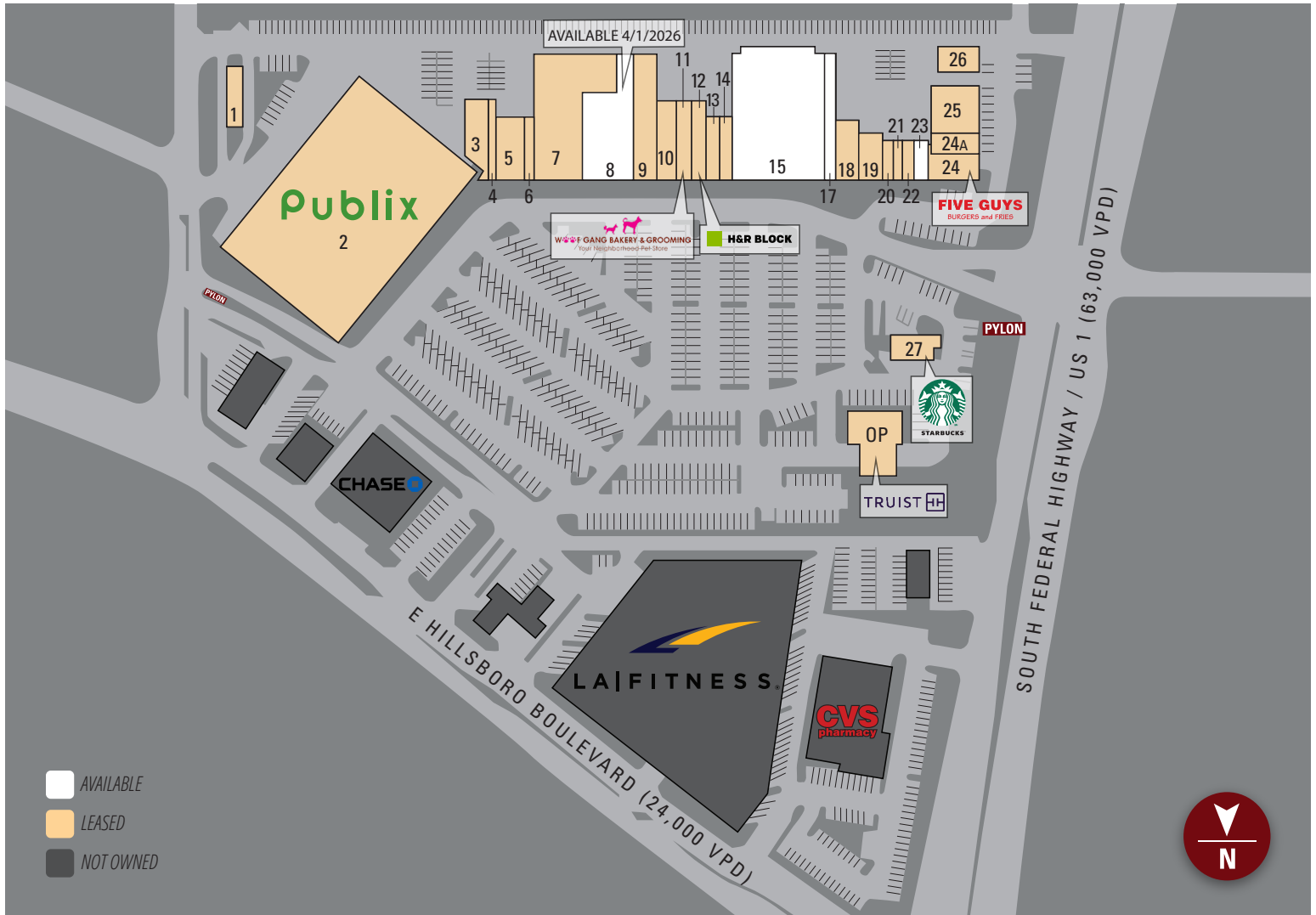
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Suite	Tenant	Size
2	Publix	54,379
1	Jimmy John's	750
3	Massage Envy	2,662
4	To Dye For Salon	1,400
5	Thick & Thin Pizza	2,400
6	Nail Salon	1,200
7	Adega Gaucha Steakhouse	10,803
8	AVAILABLE (4/1/2026)	9,200
9	Medallion Decorating Center	5,000
10	Sweat	2,500

Suite	Tenant	Size
11	Woof Gang Bakery	2,000
12	H&R Block	2,000
13	Tru Island Outdoor Store	1,200
14	General Nutrition Center	1,120
15	AVAILABLE	20,057
17	AVAILABLE	2,156
18	Tijuana Flats	2,180
19	European Wax Center	2,000
20	Touch by Milena	700
21	Hillsboro Square Barber & Styling Shop	600

Suite	Tenant	Size
22	Threading Diva	780
23	AVAILABLE	600
24	Five Guys Burger and Fries	2,580
24A	AVAC Dentistry	1,605
25	Crown Wine & Spirits	3,600
26	Japanese Restaurant Masamune	1,500
27	Starbucks Coffee	1,638
OP	Truist	8,760
<b>TOTAL</b>		<b>136,610</b>

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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **456,600**

EST. # OF VISITS ANNUALLY

 **3 Million**

AVG. VISITS / CUSTOMER

 **6.61**

AVG. LENGTH-OF-STAY / VISIT

 **39 MIN**

TOP 3 DAYS



Friday	462,361
Tuesday	439,256
Thursday	436,247

# OF VISITS

TOP 3 HOURS

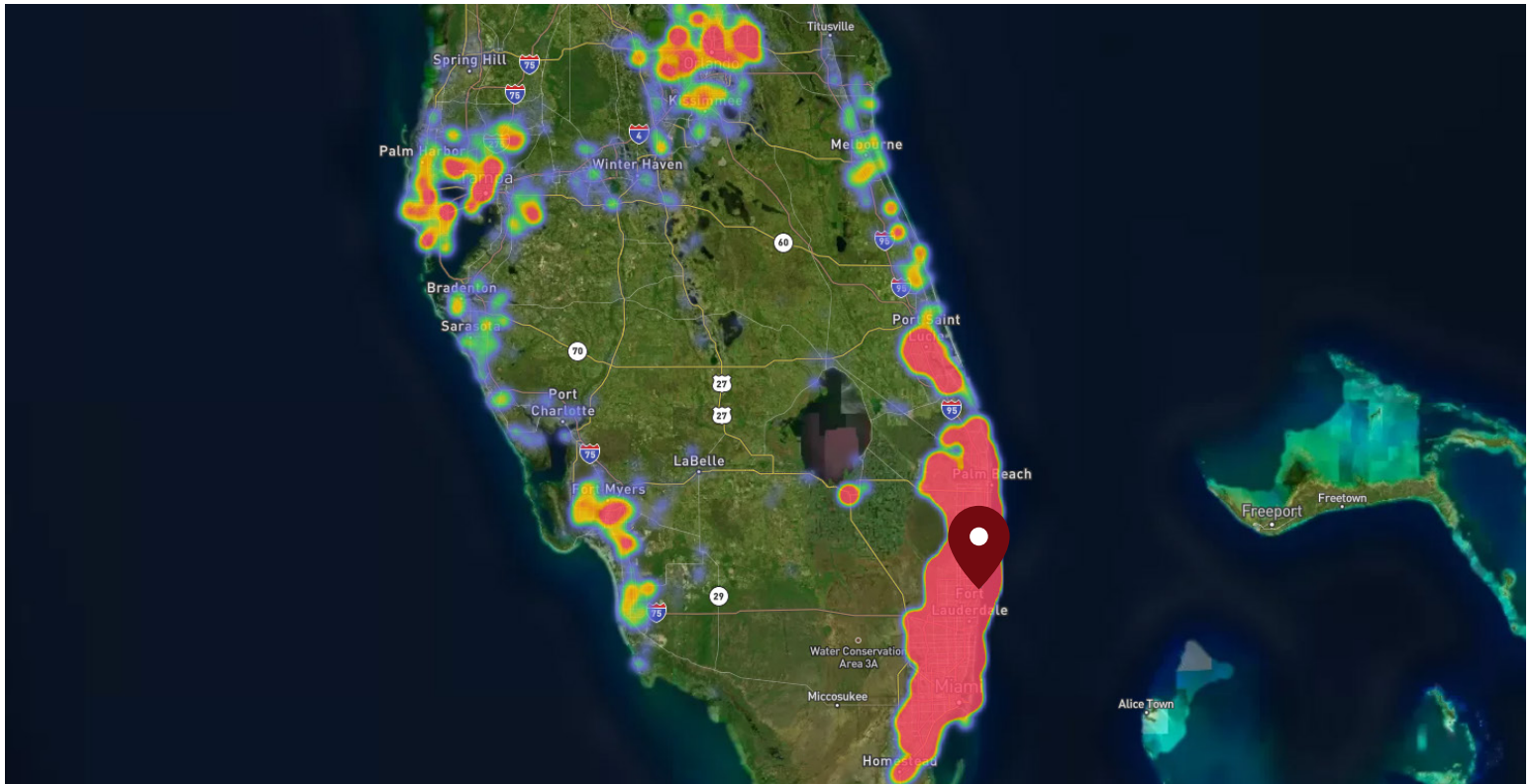


12-1 PM	429,733
6-7 PM	428,495
5-6 PM	403,131

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2024 - July 31, 2025

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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