

# High Visibility Federal Hwy. Retail Space

**For Lease**  
**\$30/ Sq. Ft. Gross**  
**447 S. Federal Hwy. #449**  
**Deerfield Beach, FL 33441**



FOR LEASE	Suite 449 Approximately 2,200 Sq. Ft. Total Bldg. 5,604 Sq. Ft. on .408 Acre Property			
DESCRIPTION	The Say Fitness building is prominently on South Federal Hwy. in Deerfield Beach. 120' of frontage on Federal Hwy. Suite 449 is a former spa and 2,200 sq. ft. with street sign available. Join Other National Tenants Such As: Publix Super Market, LA Fitness, CVS, Office Depot, IHOP, The UPS Store, Goodwill Store, SunTrust, and Regions Bank. Liberal B-2 Zoning permitted uses such as banks/ financial institutions, places of public assembly, Business, Office, Convenience Store, Essential Services. Animal Hospital, Funeral Home, trade, and Telecom web-hosting facilities. Perfect for the tenant seeking high traffic exposure and income demographics.			
PROPERTY VIDEO	<a href="https://www.youtube.com/watch?v=-0tnL7LLs20">https://www.youtube.com/watch?v=-0tnL7LLs20</a>			
LOCATION	Located just south of Hillsboro Blvd. on the west side of Federal Hwy.			
PARKING/ YEAR BUILT	18 Parking Spaces. Built in 1985.			
PRICING	Suite 449 is \$30/ Sq. Ft. or \$5,500/ Month. Tenant pays utilities.			
TRAFFIC COUNT	41,283 Federal Hwy.			
ZONING/ FOLIO	B-2 Folio 4843-06-51-0010			
DEMOGRAPHICS 2024		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	54,329	247,842	777,882
	Average HH Income:	\$97,498	\$93,226	\$67,720

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

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**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

**John D. McQueston**

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# Location Map

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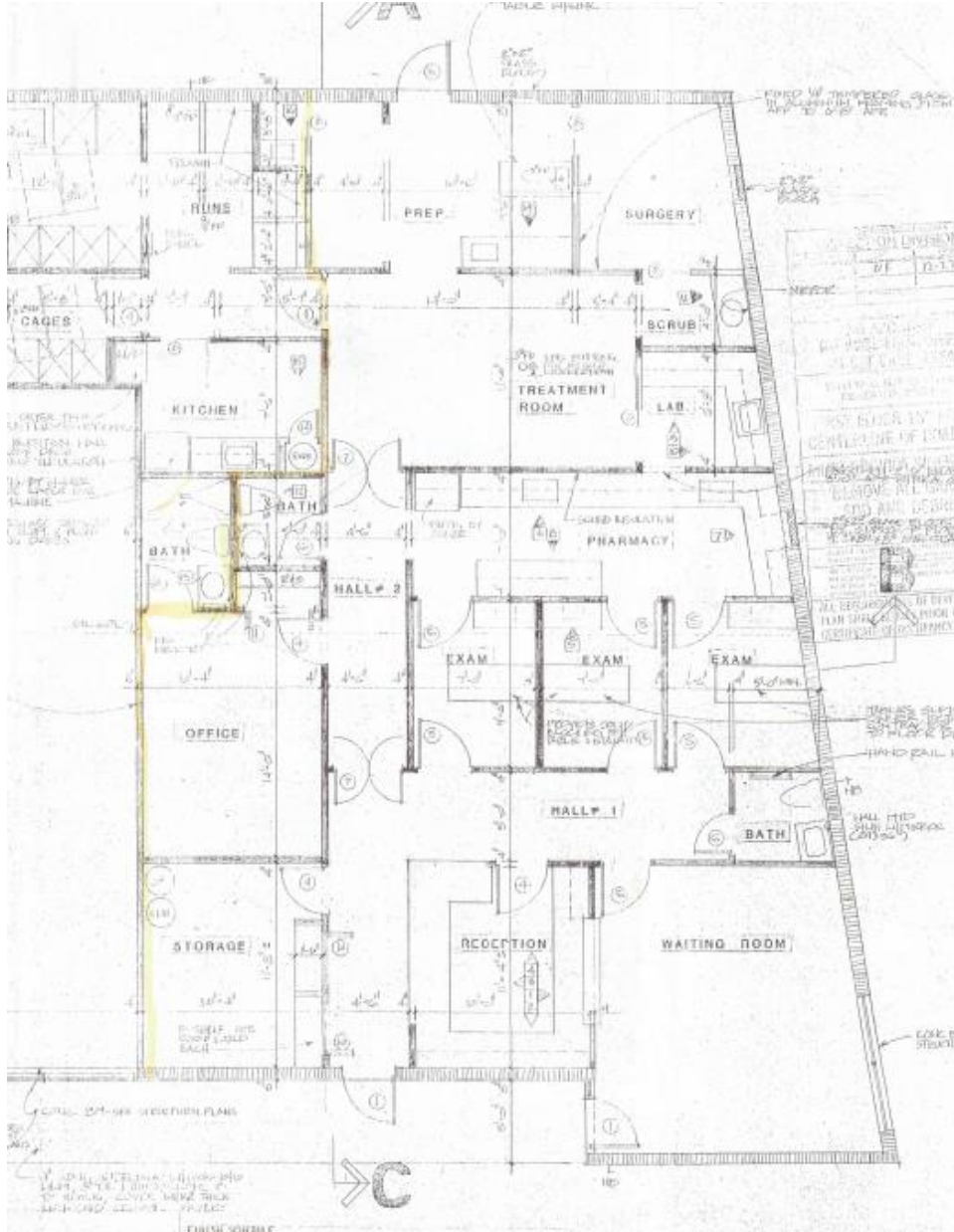
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# Floorplan Suite 449

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**2,200 Sq. Ft.**

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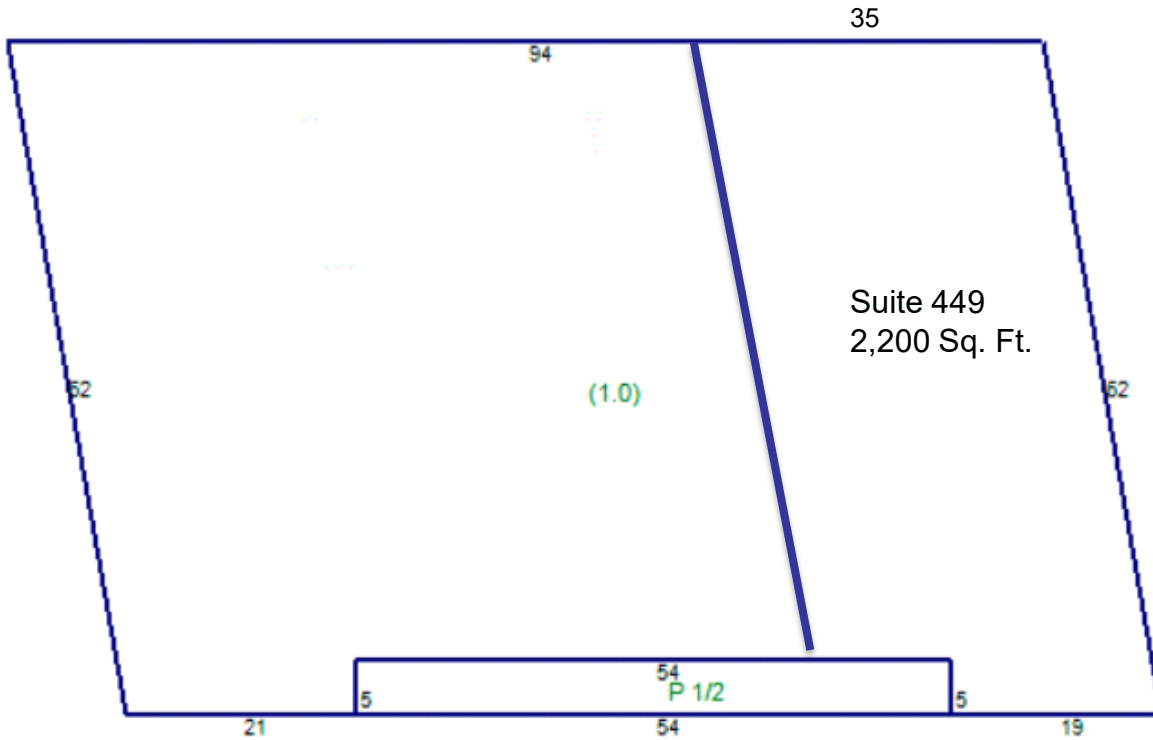
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# Site Plan Suite 449

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# Additional Photos

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Aerial



Interior/ Showroom



Interior Suite 449



Street Signage



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