

# Subject Shopping Center

821 SE 9th St

## SHOPPING CENTER

Type:	<b>Strip Center</b>	Land Acres:	<b>0.40 AC</b>
Name:	-	# of Properties:	<b>1</b>
GLA:	<b>3,000 SF</b>	Year Built/Renov:	<b>Built 1961</b>
Anchor GLA:	-	Floors:	<b>2</b>
Available Spaces:	-	Location Score:	<b>Good Location (57)</b>
% Leased:	<b>100.00 %</b>	Walk Score®:	<b>Very Walkable (72)</b>
Website:	-	Transit Score®:	<b>Some Transit (33)</b>
Anchor Tenant:	-		
Parking:	<b>12 Surface Spaces</b>		
Features:	-		
Frontage:	<b>SE 8th Ave 31', SE 9th St</b>		
For Sale:	<b>Not for sale</b>		

## AVAILABLE SPACES

**Currently No Available Spaces**

## SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
<b>1</b> <b>Palm Plaza</b> 817-823 SE 9th St <span>★ ★ ★ ★ ★</span>	1961/-	3,000	-	0	0.0%	0.0%	\$24-29 (Est.)



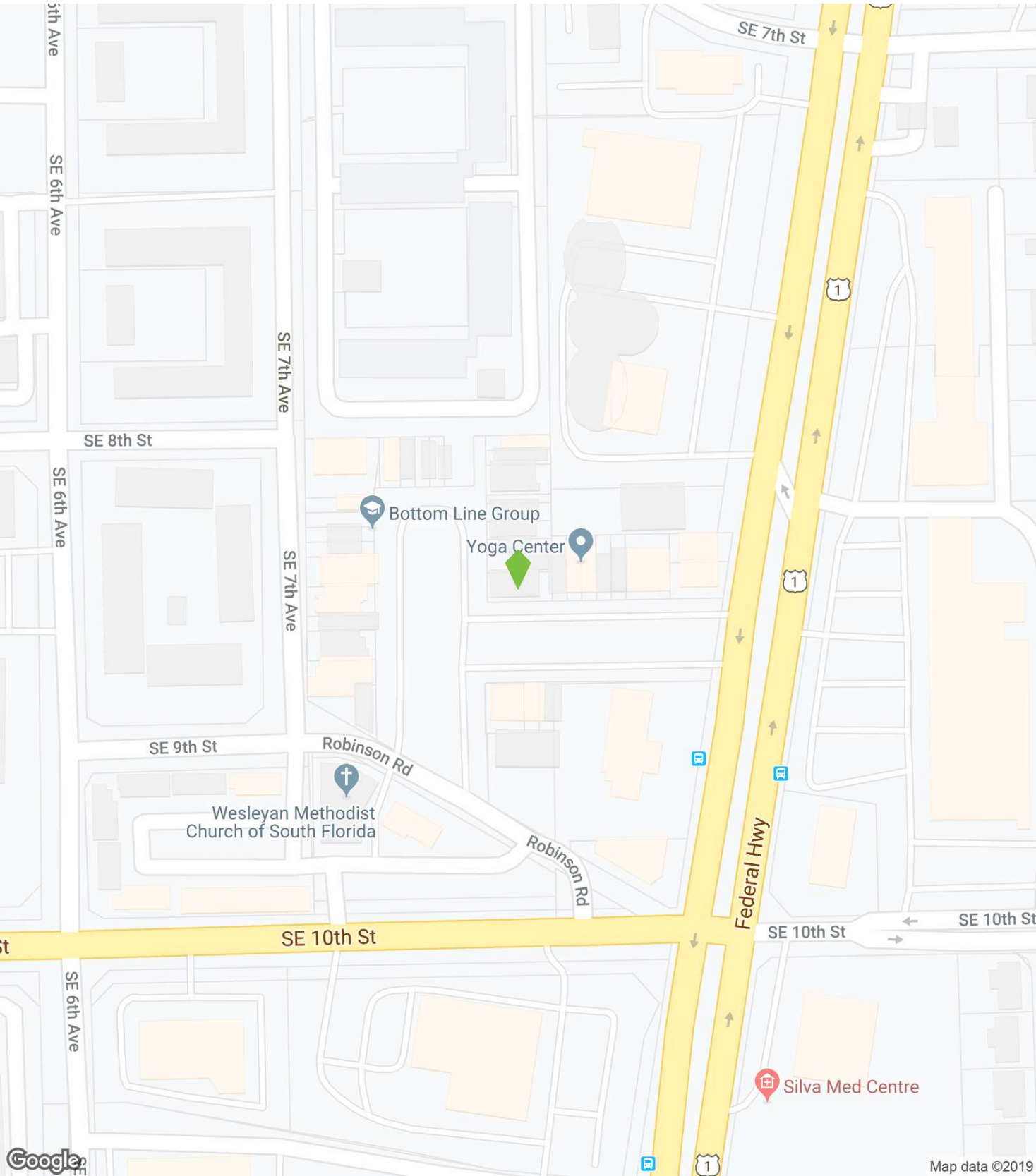
**1** **817-823 SE 9th St**

3,000 SF, Built 1961  
 5 Tenants, Vacancy 0%  
 Fully Leased  
**Rent/SF - \$24-29 (Est.)**  
★ ★ ★ ★ ★

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821 SE 9th St

## SHOPPING CENTER PROPERTIES



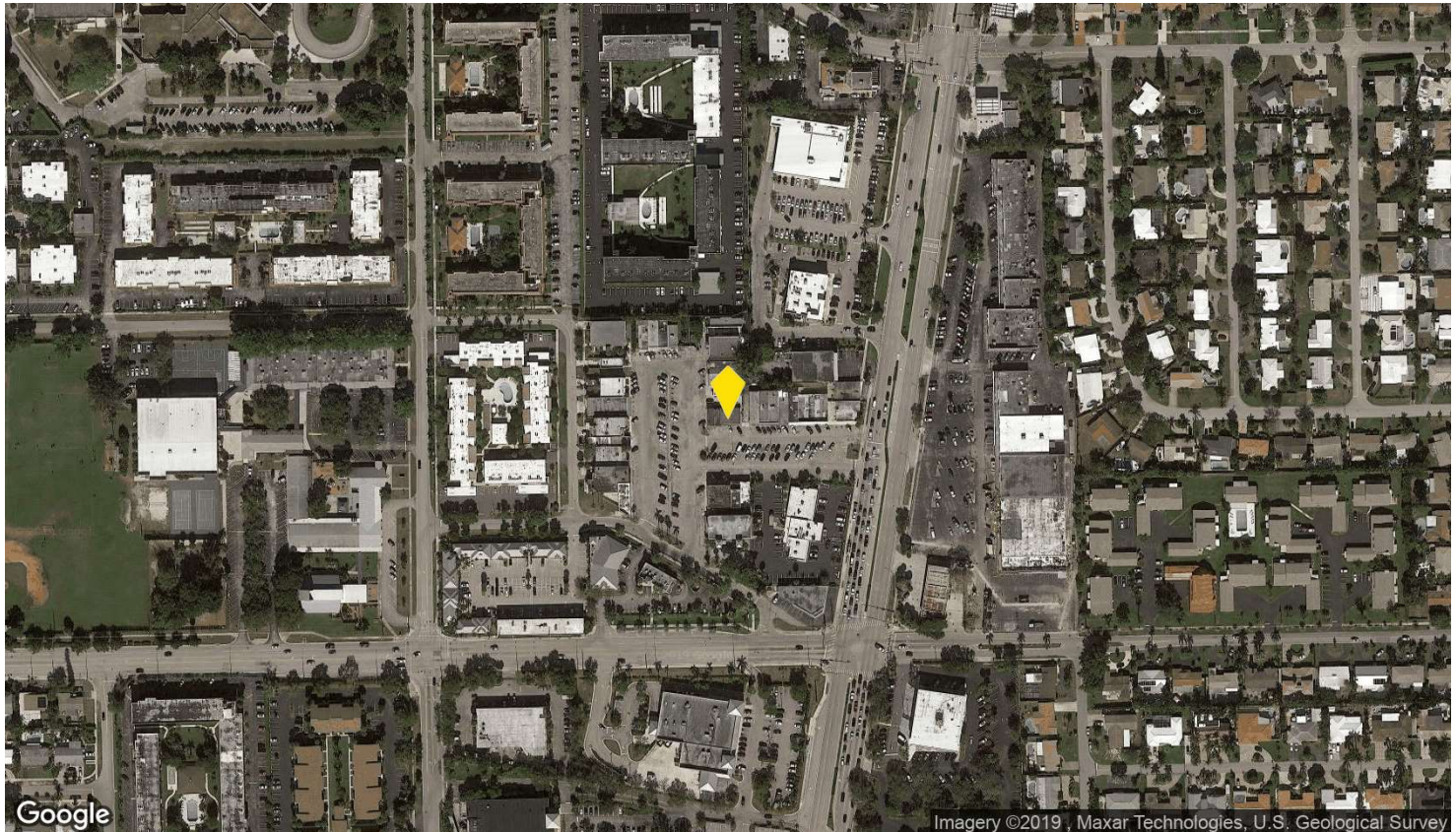
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## TENANTS

1	817-823 SE 9th St - Palm Plaza	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Cafe Green	-	-	No	Nov 2018	-
	Deerfield Beach Coalition LLC	-	-	No	Jan 2019	-
	Farmaceuticabd	-	-	No	Apr 2017	-
	La Playa Real Estate	-	-	No	Jul 2016	-
	Palm Plaza Dental Center	-	-	No	Jul 2016	-

## AERIAL VIEW

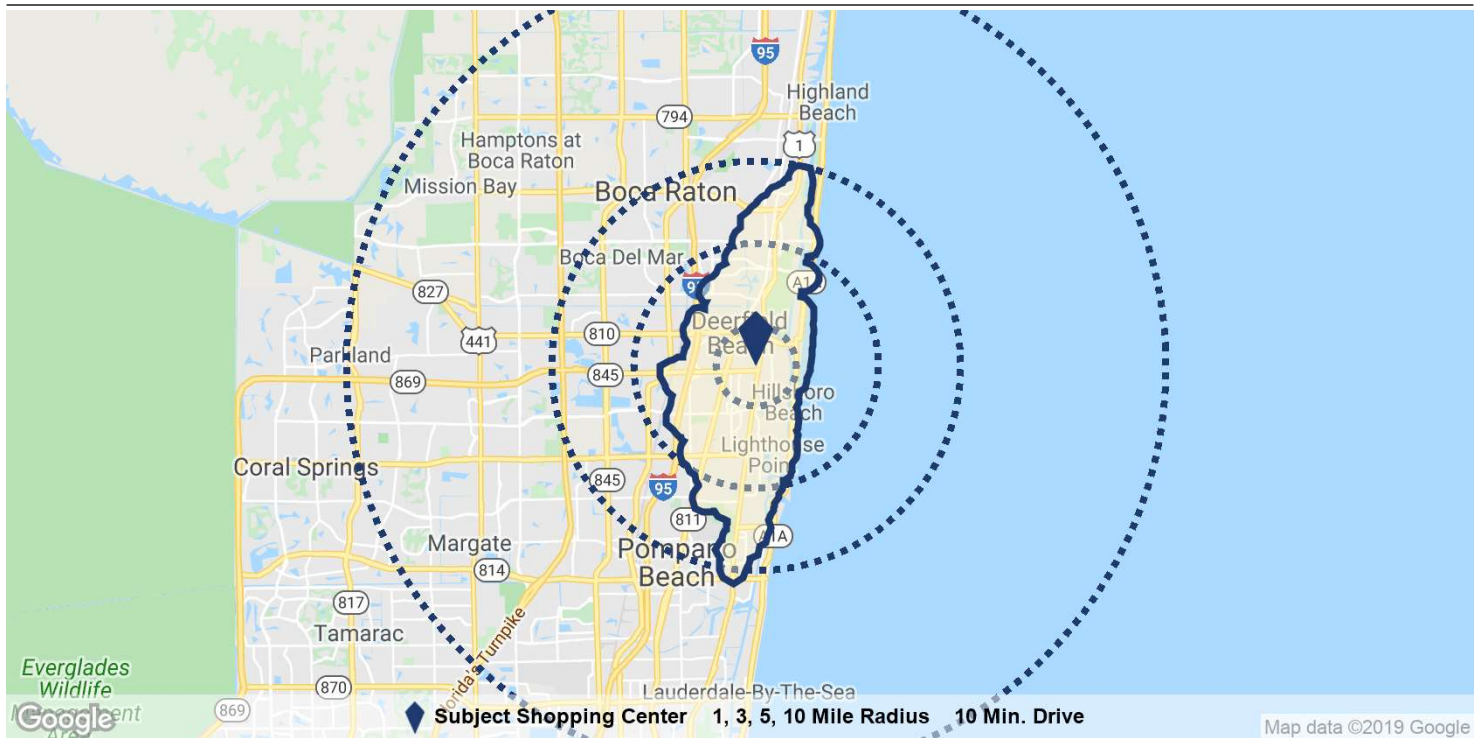




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## DEMOGRAPHICS

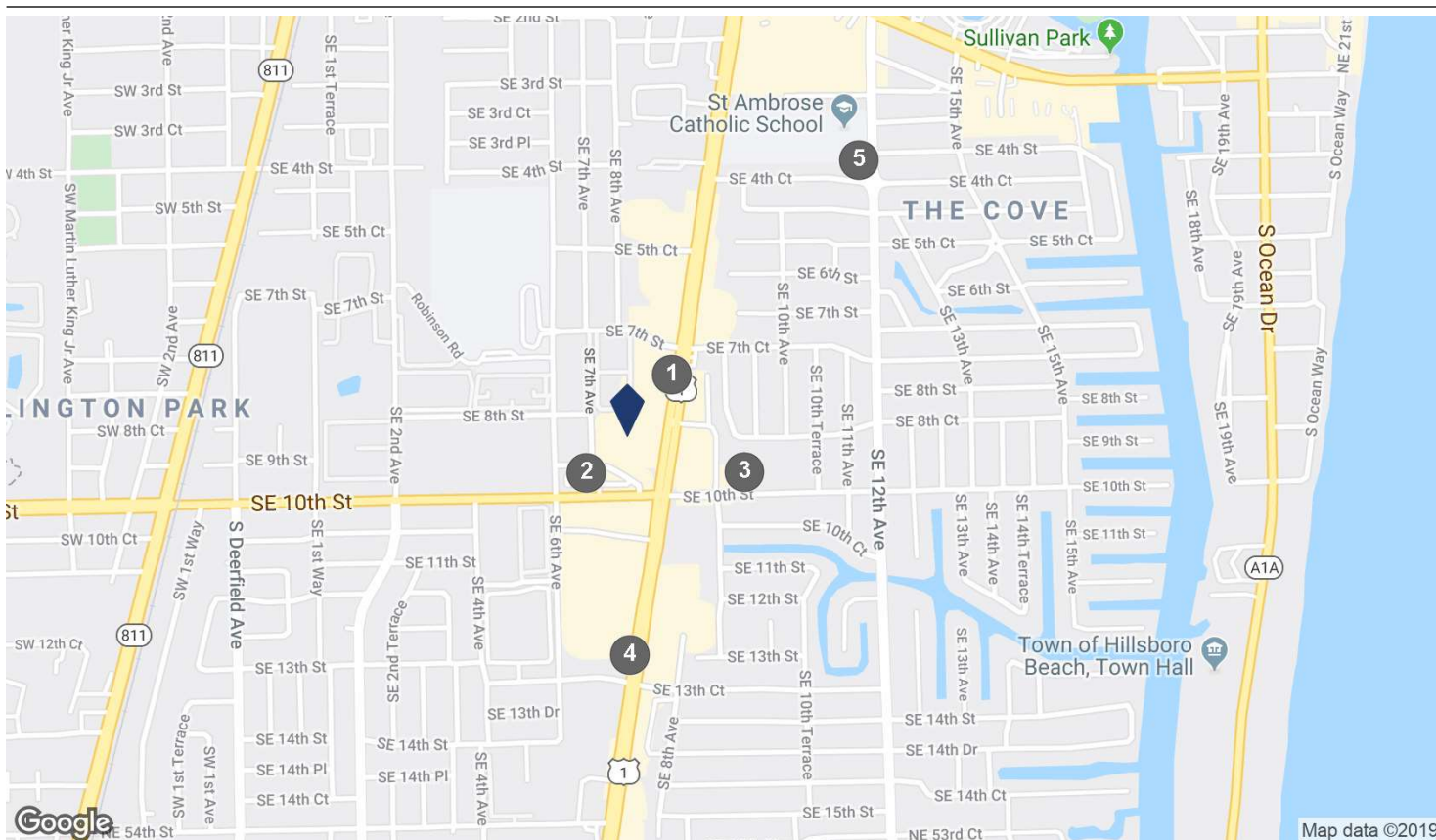


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	18,605	113,130	227,541	753,922	108,628
5 Yr Growth	5.4%	5.9%	5.8%	5.7%	5.1%
Median Age	44	48	46	45	46
5 Yr Forecast	45	48	46	46	46
White / Black / Hispanic	75% / 19% / 17%	75% / 21% / 16%	76% / 19% / 17%	75% / 19% / 20%	74% / 21% / 18%
5 Yr Forecast	74% / 20% / 18%	74% / 21% / 18%	75% / 20% / 19%	74% / 20% / 21%	74% / 22% / 19%
Employment	9,622	77,782	177,632	477,935	54,854
Buying Power	\$413.2M	\$2.6B	\$5.4B	\$18.8B	\$2.8B
5 Yr Growth	8.9%	7.9%	7.1%	7.1%	8.1%
College Graduates	24.4%	31.0%	32.7%	32.8%	41.7%
<b>Household</b>					
Households	7,939	50,236	100,241	322,569	46,756
5 Yr Growth	4.7%	5.6%	5.4%	5.3%	4.7%
Median Household Income	\$52,044	\$52,667	\$53,683	\$58,141	\$60,514
5 Yr Forecast	\$54,138	\$53,794	\$54,547	\$59,123	\$62,455
Average Household Income	\$70,125	\$83,134	\$80,017	\$85,034	\$92,247
5 Yr Forecast	\$71,627	\$85,027	\$81,679	\$86,719	\$94,674
% High Income (>\$75k)	32%	35%	35%	39%	41%
<b>Housing</b>					
Median Home Value	\$246,555	\$262,187	\$274,031	\$285,495	\$336,284
Median Year Built	1971	1974	1977	1980	1971
Owner / Renter Occupied	66% / 34%	68% / 32%	65% / 35%	69% / 31%	65% / 35%

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## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Federal Hwy	SE 8th St - S	37,576	2018	0.10 mi
2 SE 10th St	SE 6th Ave - W	22,733	2018	0.11 mi
3 SE 10th St	SE 9th Ave - W	5,919	2018	0.20 mi
4 S Federal Hwy	SE 13th Ct - S	40,795	2018	0.37 mi
5 SE 4th Ct	SE 12th Ave - E	6,463	2018	0.54 mi



## Demographics

# 821 SE 9th St

3,000 SF Strip Center

Deerfield Beach, FL 33441 - Pompano Beach Submarket

### PREPARED BY

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

John McQueston  
Broker Associate



# Income & Spending Demographics

821 SE 9th St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2019 Households by HH Income	7,939		50,238		100,240		46,756	
<\$25,000	1,829	23.04%	11,655	23.20%	22,350	22.30%	9,868	21.11%
\$25,000 - \$50,000	2,044	25.75%	12,521	24.92%	24,697	24.64%	10,294	22.02%
\$50,000 - \$75,000	1,509	19.01%	8,422	16.76%	18,108	18.06%	7,374	15.77%
\$75,000 - \$100,000	1,031	12.99%	5,072	10.10%	10,719	10.69%	5,389	11.53%
\$100,000 - \$125,000	469	5.91%	3,179	6.33%	7,078	7.06%	3,692	7.90%
\$125,000 - \$150,000	353	4.45%	1,881	3.74%	4,363	4.35%	1,728	3.70%
\$150,000 - \$200,000	413	5.20%	2,709	5.39%	4,974	4.96%	2,951	6.31%
\$200,000+	291	3.67%	4,799	9.55%	7,951	7.93%	5,459	11.68%
2019 Avg Household Income	\$70,125		\$83,134		\$80,017		\$92,247	
2019 Med Household Income	\$52,044		\$52,667		\$53,683		\$60,514	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$181.7M		\$1.2B		\$2.4B		\$1.2B	
Total Apparel	\$10.6M	5.84%	\$69.0M	5.65%	\$136.3M	5.72%	\$67.4M	5.72%
Women's Apparel	\$4.2M	2.33%	\$28.6M	2.34%	\$56.2M	2.36%	\$27.6M	2.35%
Men's Apparel	\$2.4M	1.32%	\$15.5M	1.27%	\$30.2M	1.27%	\$15.2M	1.29%
Girl's Apparel	\$731.1K	0.40%	\$4.6M	0.38%	\$9.3M	0.39%	\$4.6M	0.39%
Boy's Apparel	\$504.4K	0.28%	\$3.1M	0.25%	\$6.2M	0.26%	\$3.1M	0.26%
Infant Apparel	\$459.1K	0.25%	\$2.8M	0.23%	\$5.7M	0.24%	\$2.8M	0.23%
Footwear	\$2.3M	1.26%	\$14.5M	1.19%	\$28.7M	1.20%	\$14.1M	1.20%

Total Entertainment & Hobbies	\$14.5M	7.98%	\$95.7M	7.84%	\$189.3M	7.94%	\$190.6M	16.20%
Entertainment	\$1.9M	1.07%	\$12.9M	1.06%	\$25.6M	1.07%	\$12.5M	1.07%
Audio & Visual Equipment/Service	\$7.6M	4.16%	\$49.0M	4.02%	\$97.2M	4.07%	\$46.8M	3.98%
Reading Materials	\$639.9K	0.35%	\$5.0M	0.41%	\$9.7M	0.41%	\$4.6M	0.39%
Pets, Toys, & Hobbies	\$4.4M	2.41%	\$28.8M	2.36%	\$56.9M	2.38%	\$27.7M	2.36%
Personal Items	\$14.9M	8.19%	\$104.5M	8.56%	\$201.6M	8.45%	\$99.0M	8.41%

Total Food and Alcohol	\$50.2M	27.62%	\$327.8M	26.85%	\$649.3M	27.23%	\$315.7M	26.83%
Food At Home	\$27.6M	15.19%	\$177.1M	14.50%	\$350.4M	14.69%	\$168.8M	14.35%
Food Away From Home	\$19.3M	10.60%	\$128.0M	10.48%	\$254.0M	10.65%	\$124.8M	10.60%
Alcoholic Beverages	\$3.3M	1.83%	\$22.7M	1.86%	\$44.9M	1.88%	\$22.1M	1.88%

Total Household	\$27.2M	14.97%	\$196.1M	16.06%	\$374.0M	15.69%	\$187.1M	15.90%
House Maintenance & Repair	\$5.7M	3.13%	\$39.2M	3.21%	\$73.3M	3.07%	\$35.2M	2.99%
Household Equip & Furnishings	\$10.7M	5.91%	\$74.4M	6.09%	\$144.6M	6.06%	\$71.7M	6.09%
Household Operations	\$8.0M	4.43%	\$60.4M	4.94%	\$114.9M	4.82%	\$58.0M	4.93%
Housing Costs	\$2.7M	1.50%	\$22.2M	1.82%	\$41.2M	1.73%	\$22.2M	1.89%



# Income & Spending Demographics

821 SE 9th St

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$42.4M</b>	<b>23.31%</b>	<b>\$268.6M</b>	<b>22.00%</b>	<b>\$526.6M</b>	<b>22.09%</b>	<b>\$262.5M</b>	<b>22.31%</b>
Vehicle Purchases	\$16.0M	8.83%	\$95.3M	7.80%	\$186.7M	7.83%	\$94.4M	8.03%
Gasoline	\$16.0M	8.83%	\$97.9M	8.02%	\$195.1M	8.18%	\$94.5M	8.03%
Vehicle Expenses	\$1.4M	0.78%	\$12.9M	1.06%	\$23.4M	0.98%	\$12.0M	1.02%
Transportation	\$3.3M	1.80%	\$26.0M	2.13%	\$49.6M	2.08%	\$25.7M	2.19%
Automotive Repair & Maintenance	\$5.6M	3.08%	\$36.5M	2.99%	\$71.8M	3.01%	\$35.8M	3.04%
<b>Total Health Care</b>	<b>\$10.7M</b>	<b>5.91%</b>	<b>\$75.2M</b>	<b>6.16%</b>	<b>\$146.1M</b>	<b>6.13%</b>	<b>\$69.6M</b>	<b>5.91%</b>
Medical Services	\$5.5M	3.04%	\$38.8M	3.18%	\$75.4M	3.16%	\$36.8M	3.12%
Prescription Drugs	\$4.2M	2.31%	\$29.3M	2.40%	\$56.7M	2.38%	\$26.2M	2.23%
Medical Supplies	\$1.0M	0.56%	\$7.1M	0.58%	\$14.0M	0.59%	\$6.6M	0.56%
<b>Total Education/Day Care</b>	<b>\$11.2M</b>	<b>6.17%</b>	<b>\$84.0M</b>	<b>6.88%</b>	<b>\$161.3M</b>	<b>6.77%</b>	<b>\$83.9M</b>	<b>7.13%</b>
Education	\$7.4M	4.06%	\$53.9M	4.41%	\$104.1M	4.37%	\$53.8M	4.58%
Fees & Admissions	\$3.8M	2.11%	\$30.2M	2.47%	\$57.2M	2.40%	\$30.1M	2.56%