



**Center Highlights**

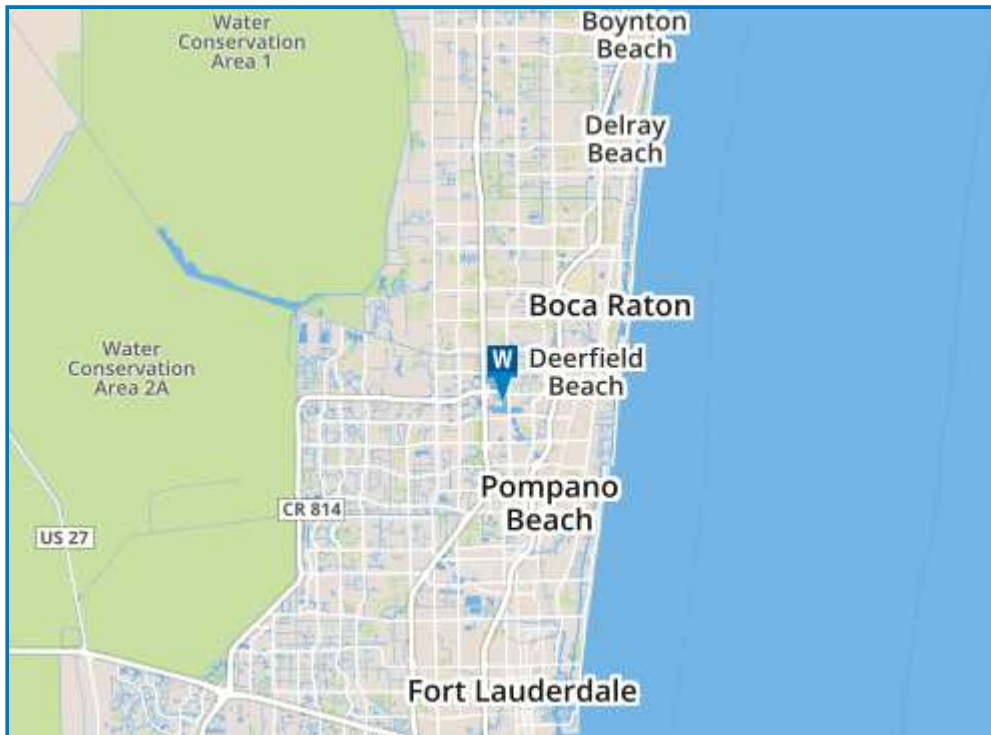
Shoppes at Deerfield is a community power center anchored by Publix, TJ Maxx, Marshalls, Ulta, YouFit Health Club, and Cinopolis Theater. Located at the heavily traveled intersection of Hillsboro Blvd and Powerline Rd, a dominant retail intersection for northern Broward County, between IH-95 and the 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.

**Center Address:** W Hillsboro Blvd at Powerline Rd

**City/State:** Deerfield Beach, FL

**Property Size:** 402,436 sq. ft.

**Latitude/Longitude:** 26.31661 N, -80.15629 W



**Demographics**



**Population:**  
3-mile radius

**127,494**



**Traffic Counts:**  
W. Hillsboro Blvd  
& Powerline Rd

**71,000**



**Average Household Income:**

**\$72,020**

**Contact Us**

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**Weingarten Realty Investors**

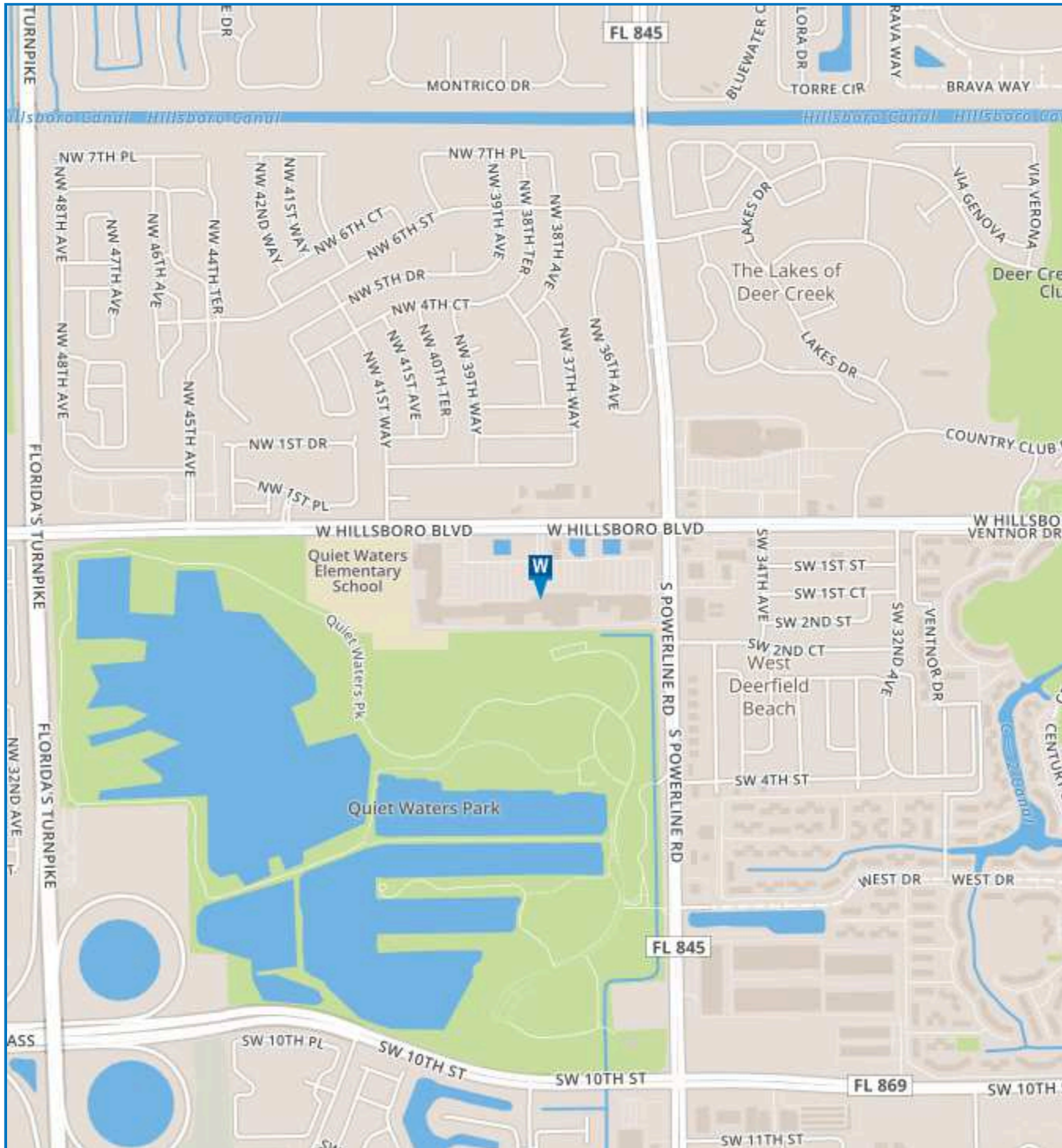
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## TENANT LIST

A0A	American Quality Insurance	660 SF	B0V	Bath & Body Works	3,525 SF	E0P	Youfit Health Club	29,760 SF
A0B	Deerfield Buzz	1,540 SF	B0W	H&R Block	3,475 SF	E0R	MD Now	4,750 SF
A0D	Sunrise Chinese	1,000 SF	B0Y	Kirkland's	7,415 SF	E0T	The Cat Hospital	750 SF
A0F	Panera Bread	4,820 SF	C0A	HearX	1,200 SF	E0V	Mark Boukzam DMD	1,000 SF
A0K	Publix Supermarket	42,112 SF	C0B	Sally Beauty Supply	1,600 SF	E0W	Dry Cleaner	800 SF
A0L	American Salon & Spa	1,200 SF	C0C	I Love Mac & Cheese	1,600 SF	<b>E0X</b>	<b>Available</b>	<b>1,508 SF</b>
A0M	Vitamin Emporium	1,200 SF	C0E	Cici's Pizza	4,000 SF	E0Y	Auto Tags of North Broward	1,204 SF
A0N	Class Jewelers	1,200 SF	C0F	GameStop	2,000 SF	F0A	Verizon	1,782 SF
<b>A0P</b>	<b>Available</b>	<b>2,400 SF</b>	C0G	Yogurt Ur Way	1,200 SF	F0C	Sport Clips	1,469 SF
A0R	Phone Fix	1,200 SF	C0H	American Nails & Spa	2,400 SF	F0E	Weick, D.D.S.	1,950 SF
A0T	Five Below	9,000 SF	C0J	Peggy's Hair & Nails	1,200 SF	F0F	Good Clean Vapes	975 SF
<b>A0V</b>	<b>Available</b>	<b>4,500 SF</b>	C0K	La Maison de Sophie	1,200 SF	F0G	Wingstop	1,300 SF
B0A	SAS Comfort Shoes	2,400 SF	C0M	Moishe's Montreal Deli	3,200 SF	F0K	Taco Bell	2,450 SF
B0B	Mia Cake House	2,402 SF	<b>C0P</b>	<b>Available</b>	<b>1,600 SF</b>	G0A	AmTrust Bank	5,513 SF
B0C	Sprint	2,000 SF	<b>C0T</b>	<b>Available</b>	<b>6,357 SF</b>	G0E	Metro PCS	1,738 SF
B0E	Pet Supermarket	6,000 SF	D0A	AT&T	1,491 SF	G0F	Exquisite Nails	1,125 SF
B0F	Coming Available	48,583 SF	D0H	Cinopolis	32,368 SF	G0G	uBreakiFix	1,125 SF
B0H	T.J. Maxx	30,240 SF	D0K	Fratellis Pizza Pasta & Vino	1,537 SF	G0H	Smoothie King	1,125 SF
B0K	Ulta	9,700 SF	E0A	Preferred Physical Therapy	3,341 SF	G0K	Burgerim	1,875 SF
B0L	Grusky Chiropractic Center	1,200 SF	E0D	Vision Store	2,598 SF	G0M	First Watch Cafe	3,000 SF
B0M	Mare Shoes	1,200 SF	E0F	Boca Deefield Footcare Center	1,401 SF	R0A	Chick-Fil-A	4,623 SF
B0N	Supercuts	1,200 SF	E0H	Dollar Tree	10,800 SF	R0B	Citibank	2,520 SF
<b>B0P</b>	<b>Available</b>	<b>3,000 SF</b>	E0K	Cano Health	11,088 SF	R0D	Outback Steakhouse	6,997 SF
B0R	Marshalls	27,000 SF	E0N	China Buffet	7,532 SF	R0E	Chase Bank	3,745 SF
B0T	Rainbow	6,500 SF						





**Demographics**



**Population:**

1-Mile **15,649**  
 3-Mile **127,494**  
 5-Mile **332,042**



**Number of Households:**

1-Mile **7,407**  
 3-Mile **56,621**  
 5-Mile **139,479**



**Average Household Income:**

1-Mile **74,200**  
 3-Mile **72,020**  
 5-Mile **80,809**



**Total Number of Employees:**

1-Mile **6,168**  
 3-Mile **53,554**  
 5-Mile **160,486**