

# 1,440 SF RETAIL SPACE AVAILABLE FOR LEASE



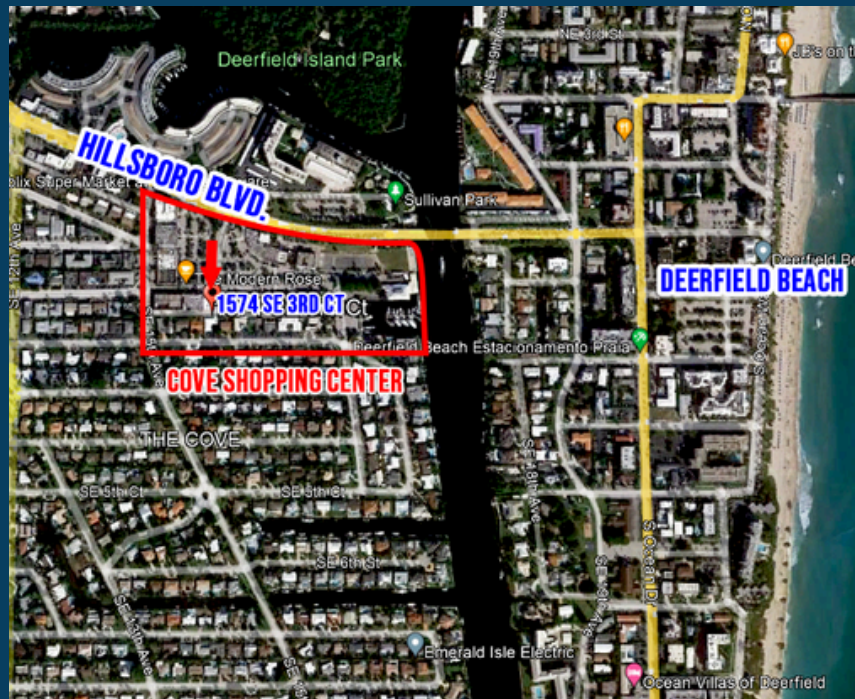
## THE COVE SHOPPING CENTER

1574 SE 3RD COURT, DEERFIELD BEACH, FL

This retail or professional space is located in the well-known Cove Shopping Center, located just east of US 1 (aka Federal Highway) and Hillsboro Blvd. in Deerfield Beach and is available for occupancy on or before September 1, 2026. Numerous and well-known restaurants and retailers are located at this property, including The Cove Restaurant, John the Baker, The Cove Brewery, Patrizia's and many others.

The iconic Cove Shopping Center was built in 1959 and renovated in 2019. Asking rent reduced to \$35.00/sf NNN, plus \$10.00/sf for expenses.

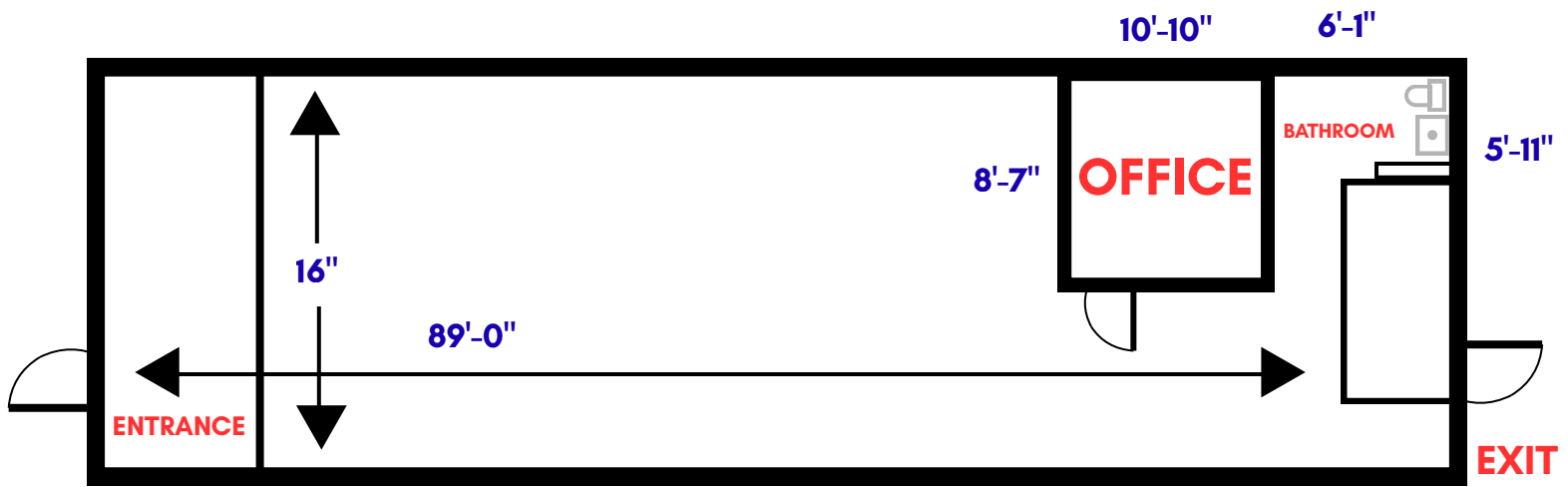
This space is perfect for any retail or service business to complement the wide array of other shops at this Property. Landlord is highly motivated to secure a new tenant and will be flexible on the terms.



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## HIGHLIGHTS

- Highly Visible Storefront
- Facade Renovations Coming Soon
- Next To Popular Bagel/Deli Restaurant
- Below Market Rent

## PHOTOS



### NEW FACADE COMING SOON

