

GROUND LEASE | BUILD TO SUIT
OUTPARCEL AVAILABLE

1200 N FEDERAL HIGHWAY, BOCA RATON, FL 33432



SIGNIFICANT RESTAURANT OPPORTUNITY IN EAST BOCA

EXCLUSIVE RETAIL LEASING

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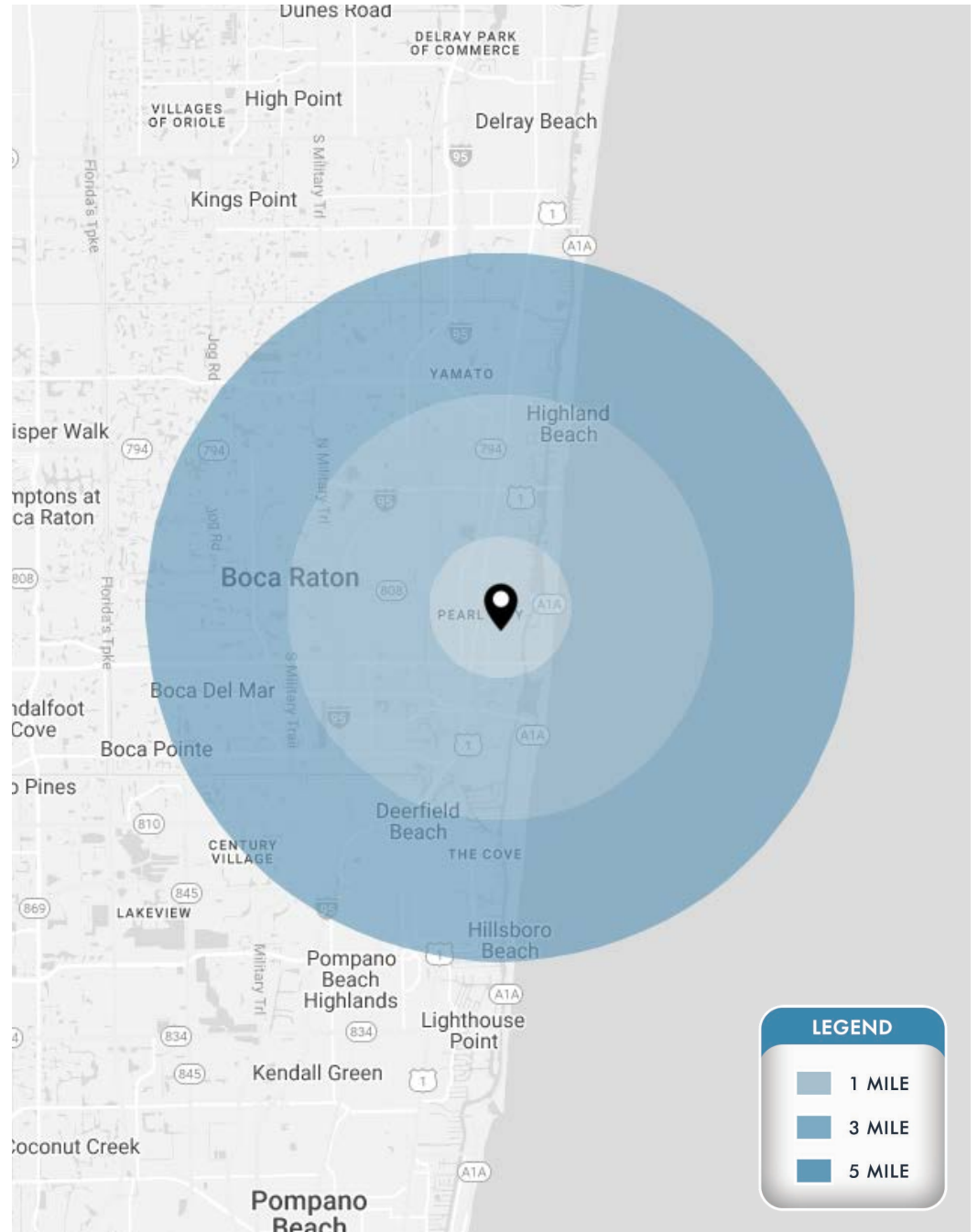
PROPERTY OVERVIEW

HIGHLIGHTS

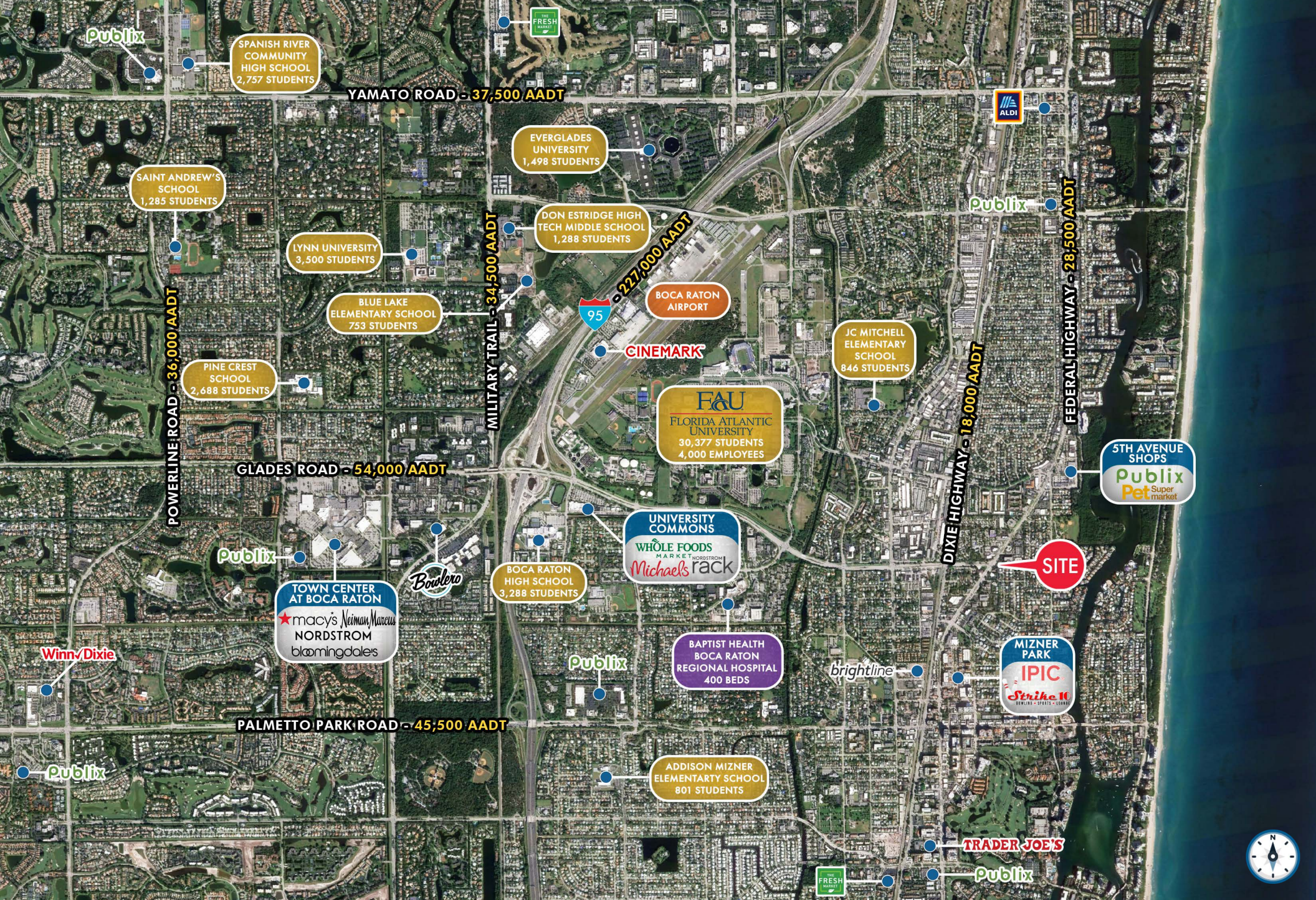
- Flexibility for Ground Lease or Build to Suit
- Exceptional frontage where the most traveled road in Palm Beach County meets one of the most traveled highways - Glades Road & Federal Highway
- Located at a lighted intersection with close proximity to I-95
- Well positioned restaurant site in dense residential (evening and weekend population) and office (daytime population)
- Built-in customer base with 137,000 SF office building behind
- Few blocks away from FAU with over 30,000 students and 4,000 employees
- Affluent area with average income of \$142,000 in 1 mile radius

DEMOGRAPHICS

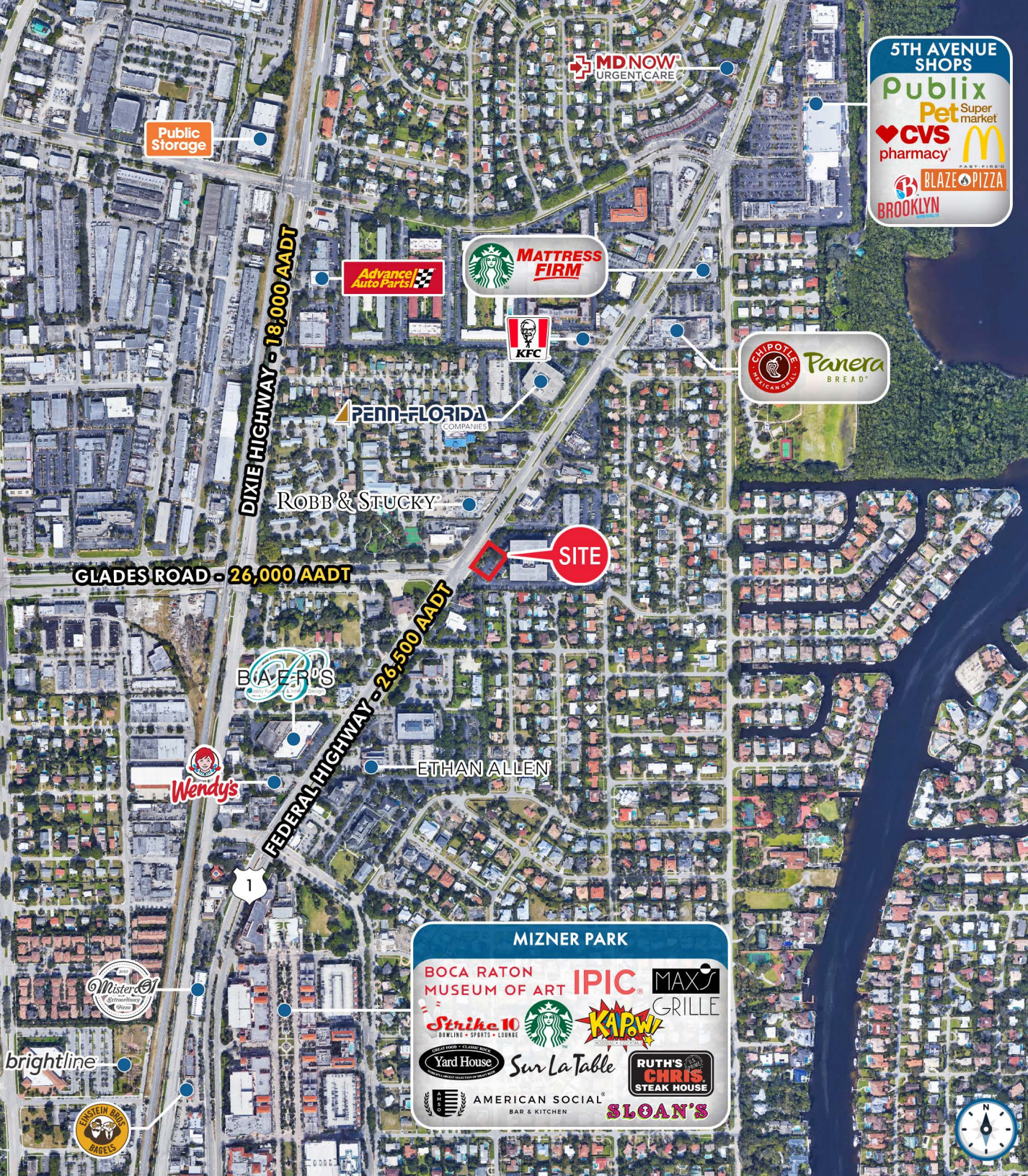
	1 Mile	3 Miles	5 Miles
POPULATION	12,123	68,207	182,878
HOUSEHOLDS	5,742	29,105	82,236
DAYTIME EMPLOYEES	10,551	59,486	158,547
AVERAGE HH INCOME	\$141,637	\$130,325	\$114,973
	5 Minutes	10 Minutes	15 Minutes
POPULATION	35,911	101,826	261,705
HOUSEHOLDS	14,843	44,181	116,622
DAYTIME EMPLOYEES	31,658	88,088	225,319
AVERAGE HH INCOME	\$130,241	\$119,765	\$106,034



1200 N FEDERAL HIGHWAY | EXECUTIVE SUMMARY



1200 N FEDERAL HIGHWAY | MARKET AERIAL



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