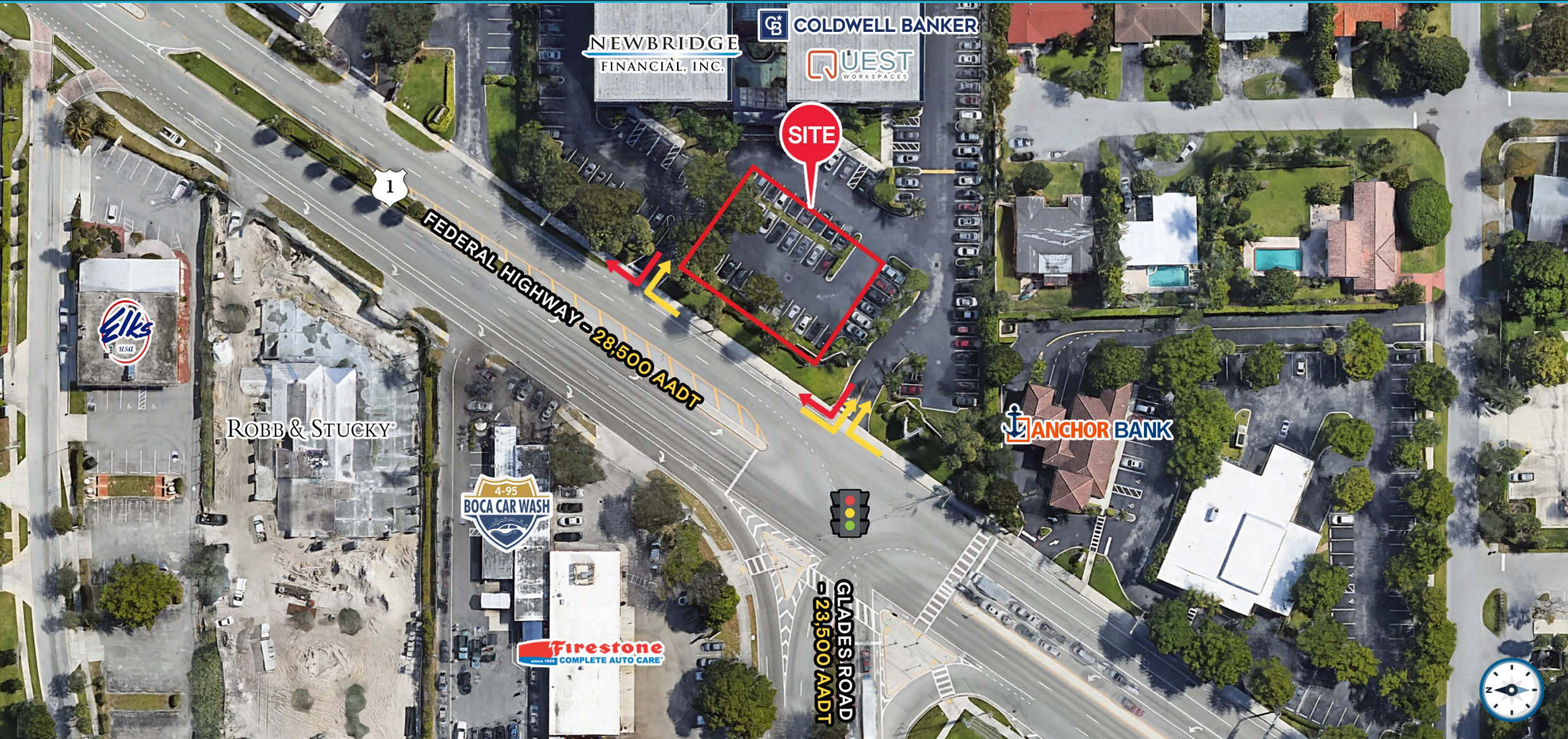


GROUND LEASE | BUILD TO SUIT

OUTPARCEL AVAILABLE

1200 N Federal Highway, Boca Raton, FL 33432



SIGNIFICANT RESTAURANT OPPORTUNITY IN EAST BOCA

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Nicole Fontaine

VICE PRESIDENT

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Jon Cashion

PRINCIPAL

joncashion@katzretail.com

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Property Overview

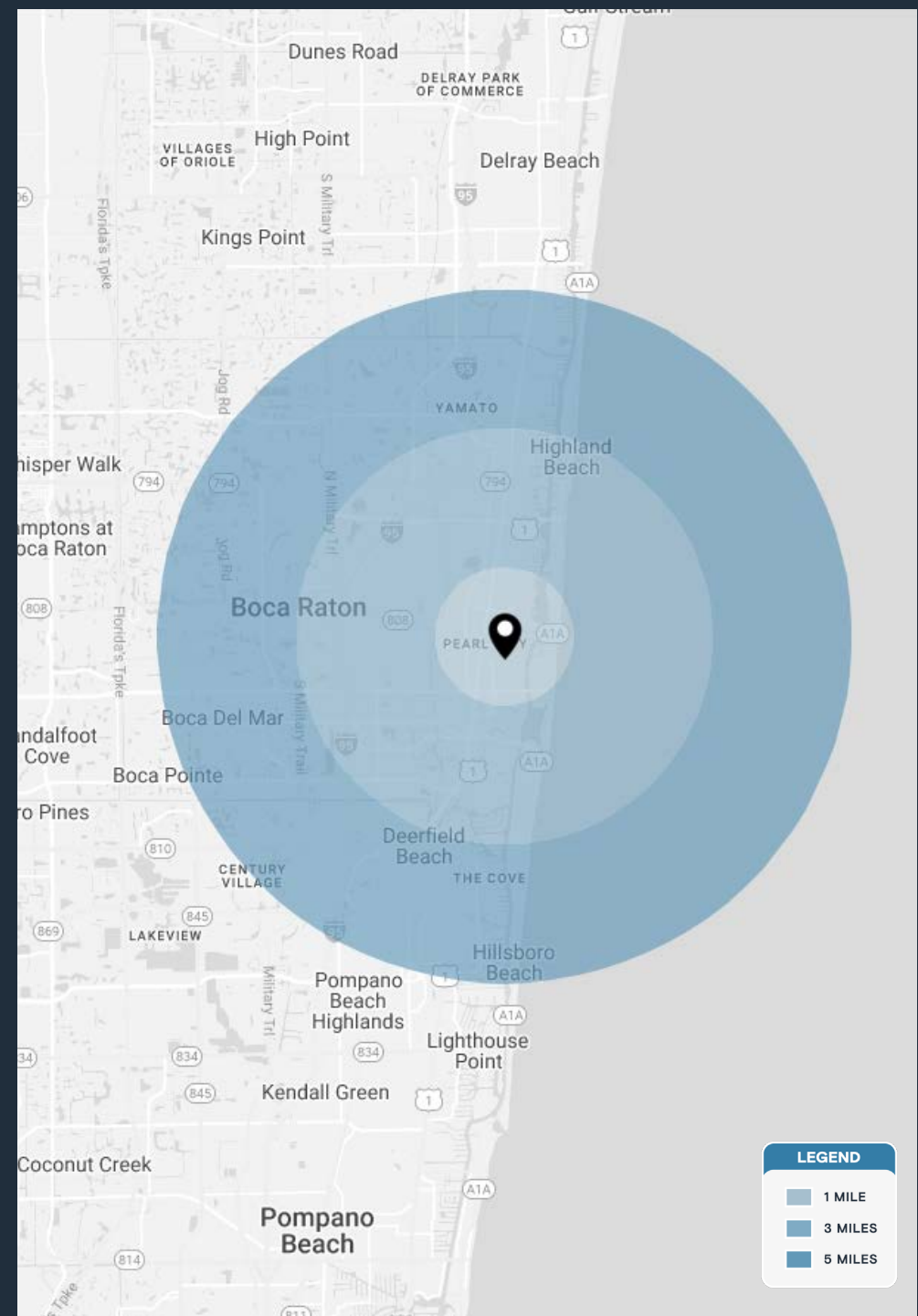
HIGHLIGHTS

- 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

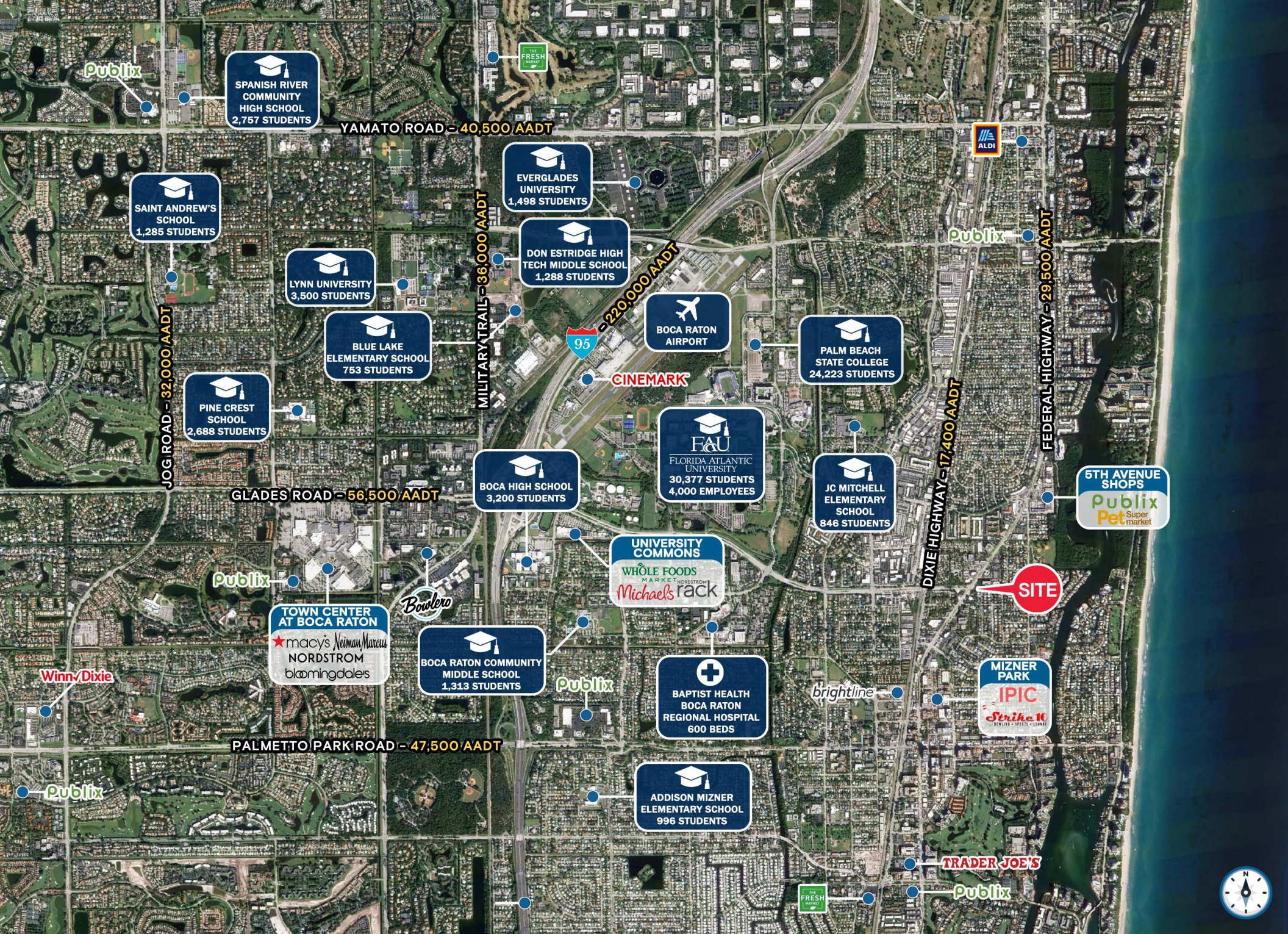
	1 MILE	3 MILES	5 MILES
POPULATION	12,123	68,207	182,878
HOUSEHOLDS	5,742	29,105	82,326
EMPLOYEES	10,551	59,486	158,547
AVERAGE HH INCOME	\$141,637	\$130,325	\$114,973

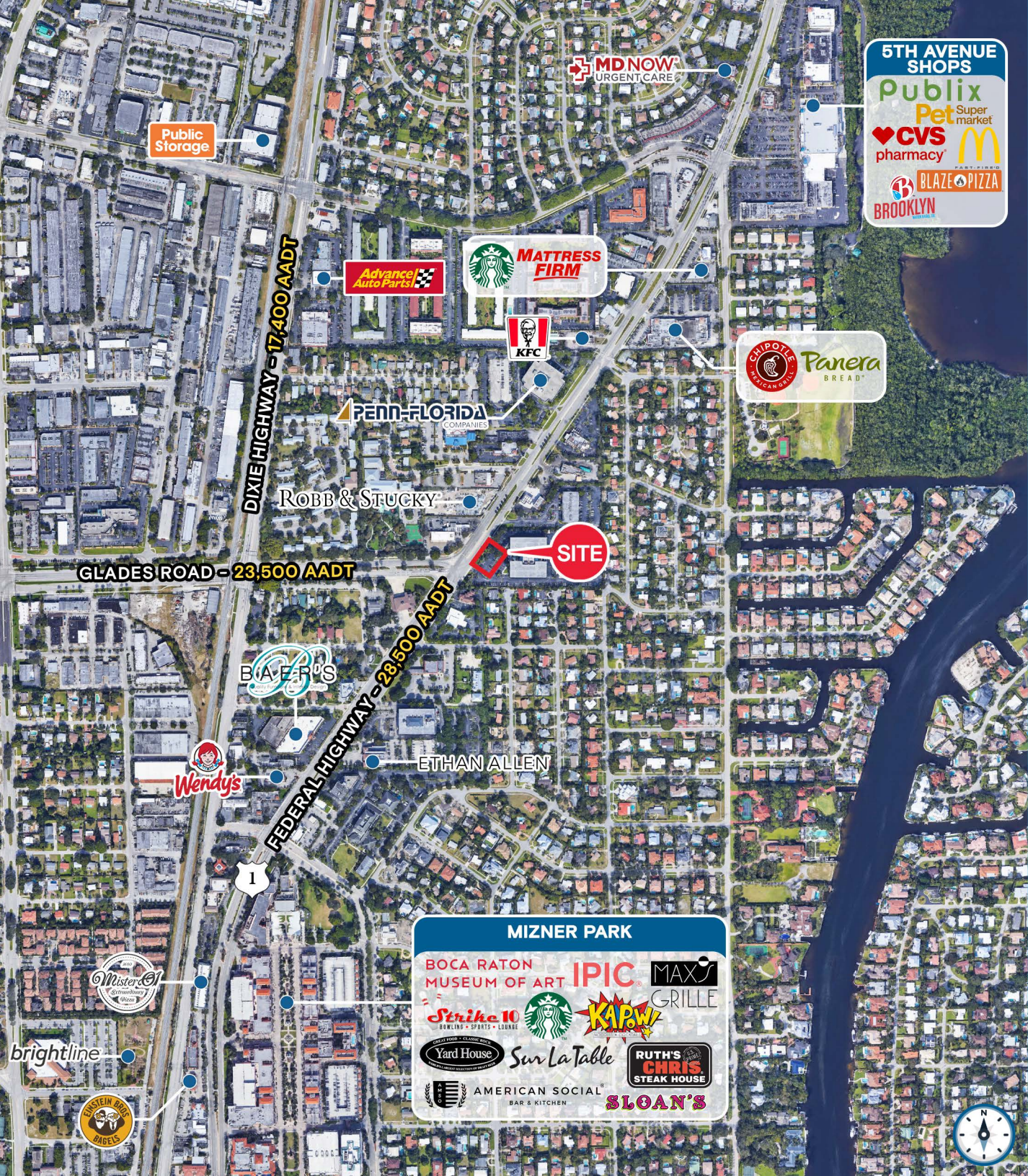
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	35,911	101,826	261,705
HOUSEHOLDS	14,843	44,181	116,622
EMPLOYEES	31,658	88,088	225,319
AVERAGE HH INCOME	\$130,241	\$119,765	\$106,034



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES





5TH AVENUE SHOPS

Publix
Pet Super market
CVS pharmacy
McDonald's
BLAZE PIZZA
BROOKLYN

Contact Brokers

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MIZNER PARK

BOCA RATON MUSEUM OF ART IPIC MAX GRILLE
Strike 10 BOWLING & SPORTS LOUNGE Starbucks KARAOKE
Yard House Sur La Table RUTH'S CHRIS STEAK HOUSE
AMERICAN SOCIAL BAR & KITCHEN SLOAN'S



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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.11.24