

RETAIL SPACE FOR LEASE

2ND AVENUE SHOPPES

1745 NW Boca Raton Boulevard, Boca Raton, FL



±1,000 SF ENDCAP AVAILABLE FOR LEASE

Robert Nucheren
ASSOCIATE
RN@katzretail.com
(716) 867-5222

EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

Property Overview

HIGHLIGHTS

- ±1,000 SF endcap available for lease
- Anchored by Tom Sawyer & The Irishmen
- Situated less than half a mile from Florida Atlantic University which has approximately 30,000 students
- Located off Glades Road, a major east/west connector road in Boca Raton
- Close proximity to Boca Town Center Mall whose national tenants include: Nordstrom, Bloomingdales, Saks Fifth Avenue, Macy's, and Neiman Marcus

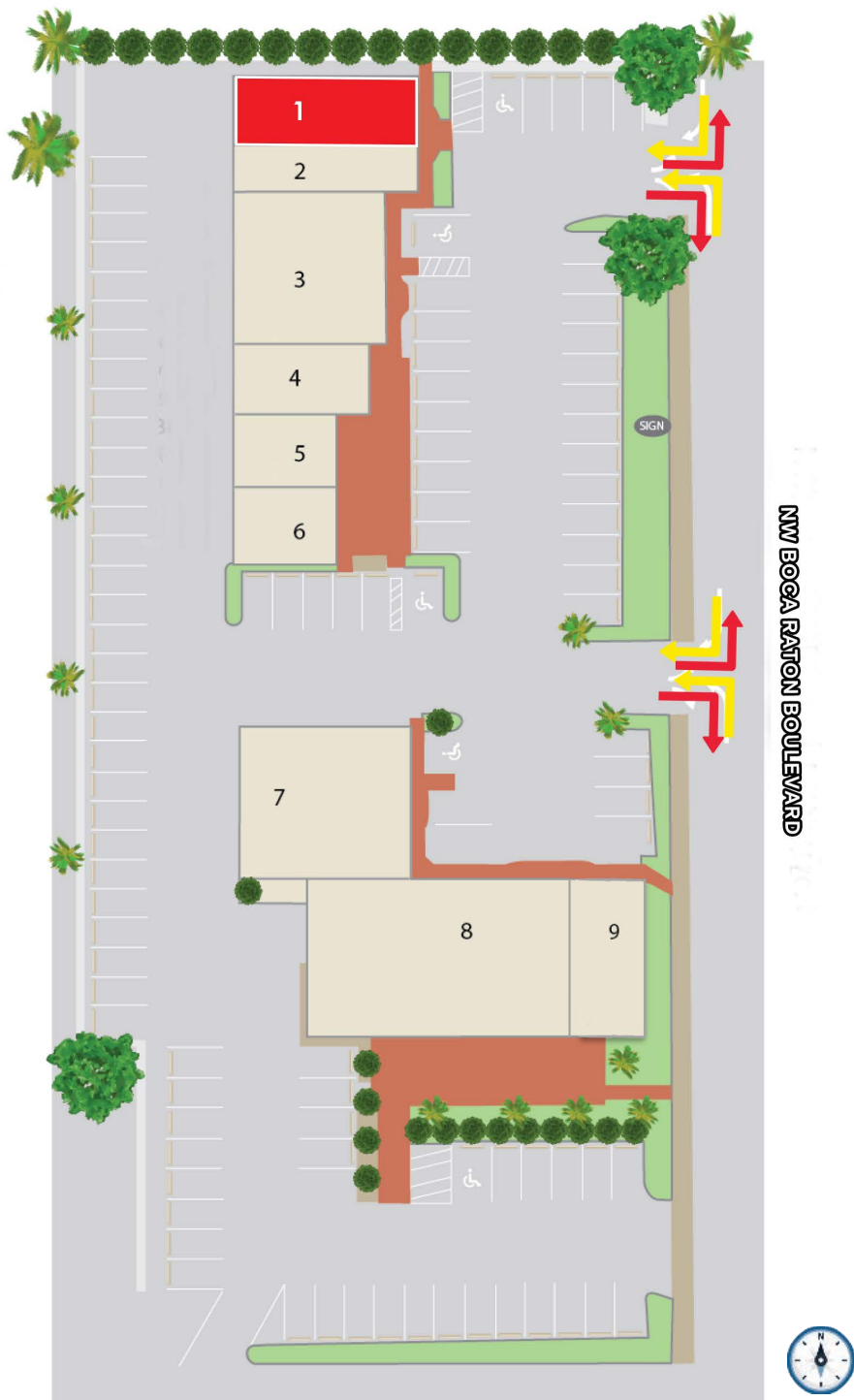
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,880	81,764	205,772
HOUSEHOLDS	5,039	34,702	93,270
EMPLOYEES	13,959	70,892	178,738
AVERAGE HH INCOME	\$123,224	\$157,282	\$136,645

DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	34,511	112,344	284,309
HOUSEHOLDS	13,398	48,570	126,826
EMPLOYEES	29,992	96,961	245,038
AVERAGE HH INCOME	\$141,822	\$145,399	\$124,754

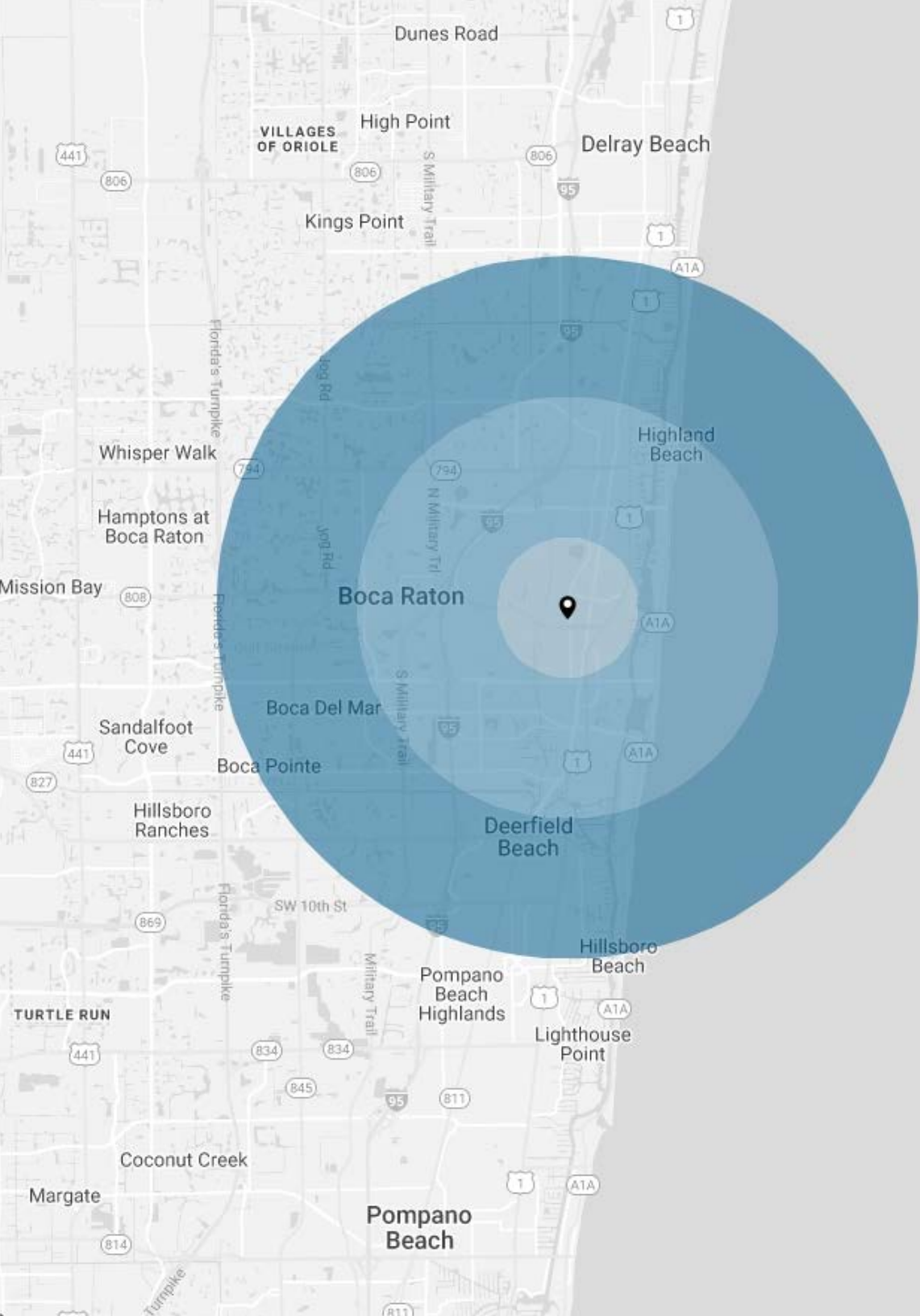




Tenant Roster

1	Available	1,000 SF
2	Mylon Nails	850 SF
3	Boca Security Center	2,000 SF
4	Kitchen Cabinet Store	860 SF
5	Classic Barber Shop	660 SF
6	Vape Shop	700 SF
7	Tom Sawyers	2,350 SF
8	The Irishmen	4,000 SF
9	Hair Salon	860 SF





Contact Brokers

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LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

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