

FOR LEASE

± 18,786 SF FREESTANDING BUILDING

601 N CONGRESS AVENUE, BOYNTON BEACH, FL 33426

BUILDING TO BE
DOWNSIZED TO ± 18,786 SF
TO ACCOMMODATE NEW OUTPARCELS



RARE AVAILABLE BOX IN BOYNTON BEACH

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

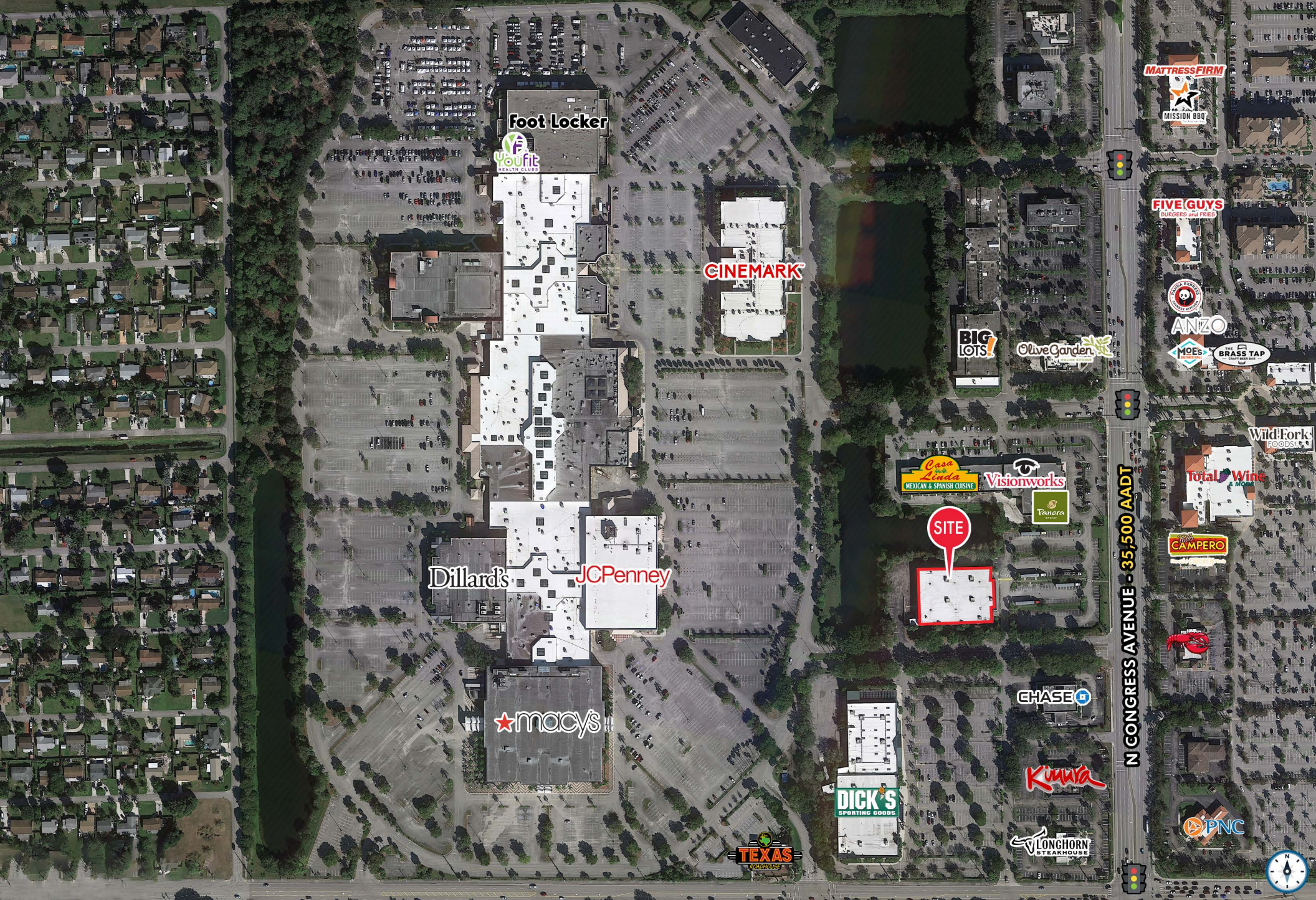
- ±18,786 SF building to be downsized to accommodate new outparcels
- Property is for lease
- Leased National Bank and Leased National QSR coming to the outparcels
- Over 35,500 AADT along N Congress Avenue
- Strategically located in front of the Boynton Beach Mall and in the heart of the Boynton Beach retail corridor
- Population over 95,000 in a 3 mile radius with over 84,000 daytime employees
- Strong monument signage on N Congress Avenue

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	11,631	95,893	225,648
HOUSEHOLDS	5,244	45,439	111,436
DAYTIME EMPLOYEES	10,178	84,248	201,160
AVERAGE HH INCOME	\$98,076	\$114,243	\$108,127
	5 Minutes	10 Minutes	15 Minutes
POPULATION	41,789	145,204	278,859
HOUSEHOLDS	17,866	68,533	132,904
DAYTIME EMPLOYEES	35,775	127,315	245,887
AVERAGE HH INCOME	\$110,862	\$107,740	\$108,608

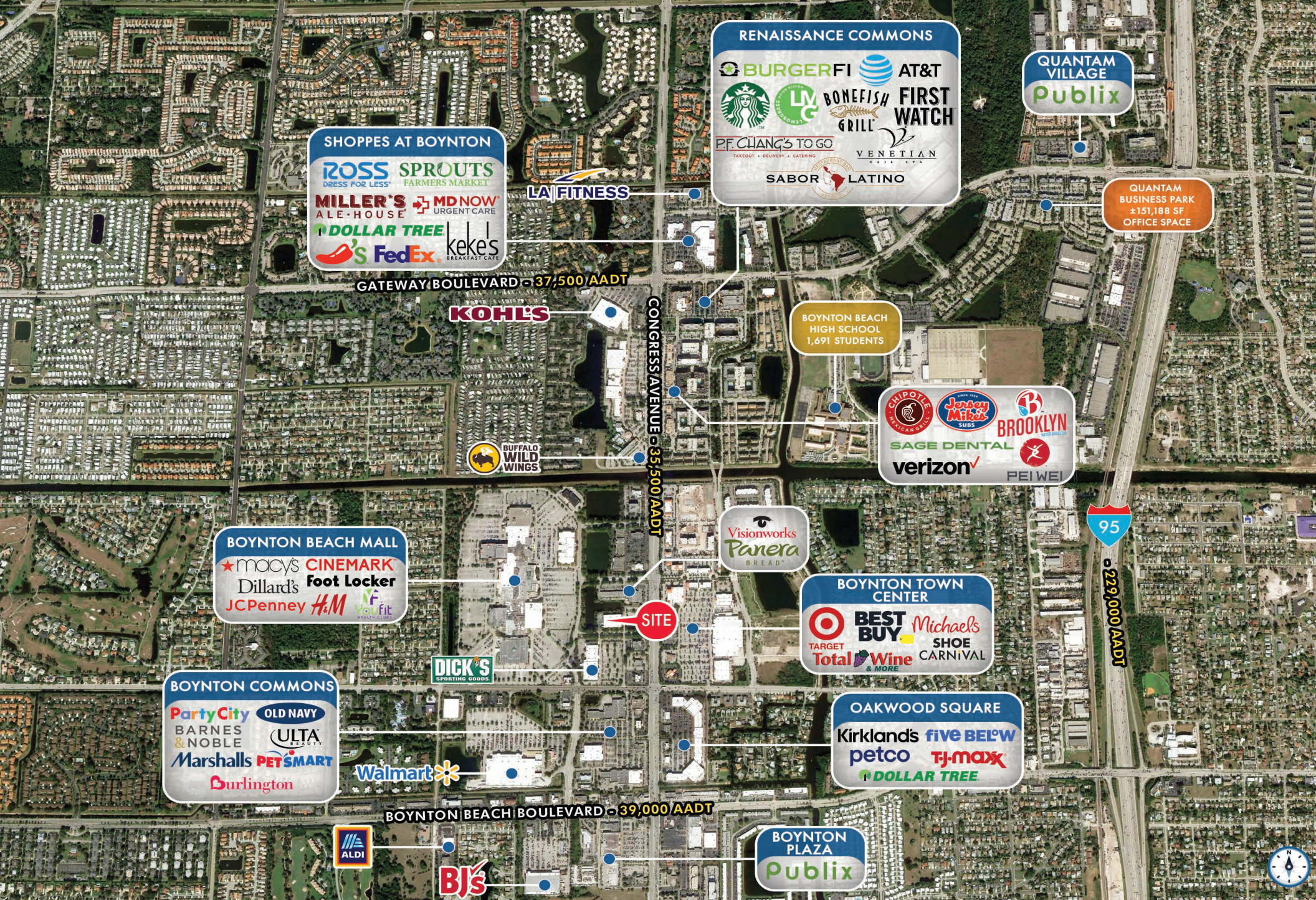


601 N CONGRESS AVENUE | EXECUTIVE SUMMARY



601 N CONGRESS AVENUE | CLOSE INTERSECTION AERIAL

KATZ & ASSOCIATES
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SHOPPES AT BOYNTON

ROSS DRESS FOR LESS | SPROUTS FARMERS MARKET

MILLER'S ALE-HOUSE | MDNOW URGENT CARE

DOLLAR TREE | FedEx | kekes BREAKFAST CAFE

RENAISSANCE COMMONS

BURGERFI | AT&T

STARBUCKS | BONEFISH GRILL | FIRST WATCH

P.F. CHANG'S TO GO | VENETIAN

SABOR LATINO

QUANTAM VILLAGE

Publix

QUANTAM BUSINESS PARK

±151,188 SF OFFICE SPACE

GATEWAY BOULEVARD - 37,500 AADT

KOHL'S

CONGRESS AVENUE - 35,500 AADT

BOYNTON BEACH HIGH SCHOOL

1,691 STUDENTS

BUFFALO WILD WINGS

CHIPOTLE MEXICAN BOWL | Jersey Mike's SUBS | BROOKLYN BAKERY

SAGE DENTAL | verizon | PEI WEI

BOYNTON BEACH MALL

macy's | CINEMARK | Dillard's | Foot Locker | JCPenney | H&M | YouFit

Visionworks | Panera BREAD

BOYNTON TOWN CENTER

TARGET | BEST BUY | Michaels | Total Wine & MORE | SHOE CARNIVAL

I-95 - 229,000 AADT

BOYNTON COMMONS

Party City | OLD NAVY | BARNES & NOBLE | ULTA BEAUTY | Marshalls | PET SMART | Burlington

DICK'S SPORTING GOODS

Walmart

OAKWOOD SQUARE

Kirkland's | five BELOW | petco | TJ-maxx | DOLLAR TREE

BOYNTON BEACH BOULEVARD - 39,000 AADT

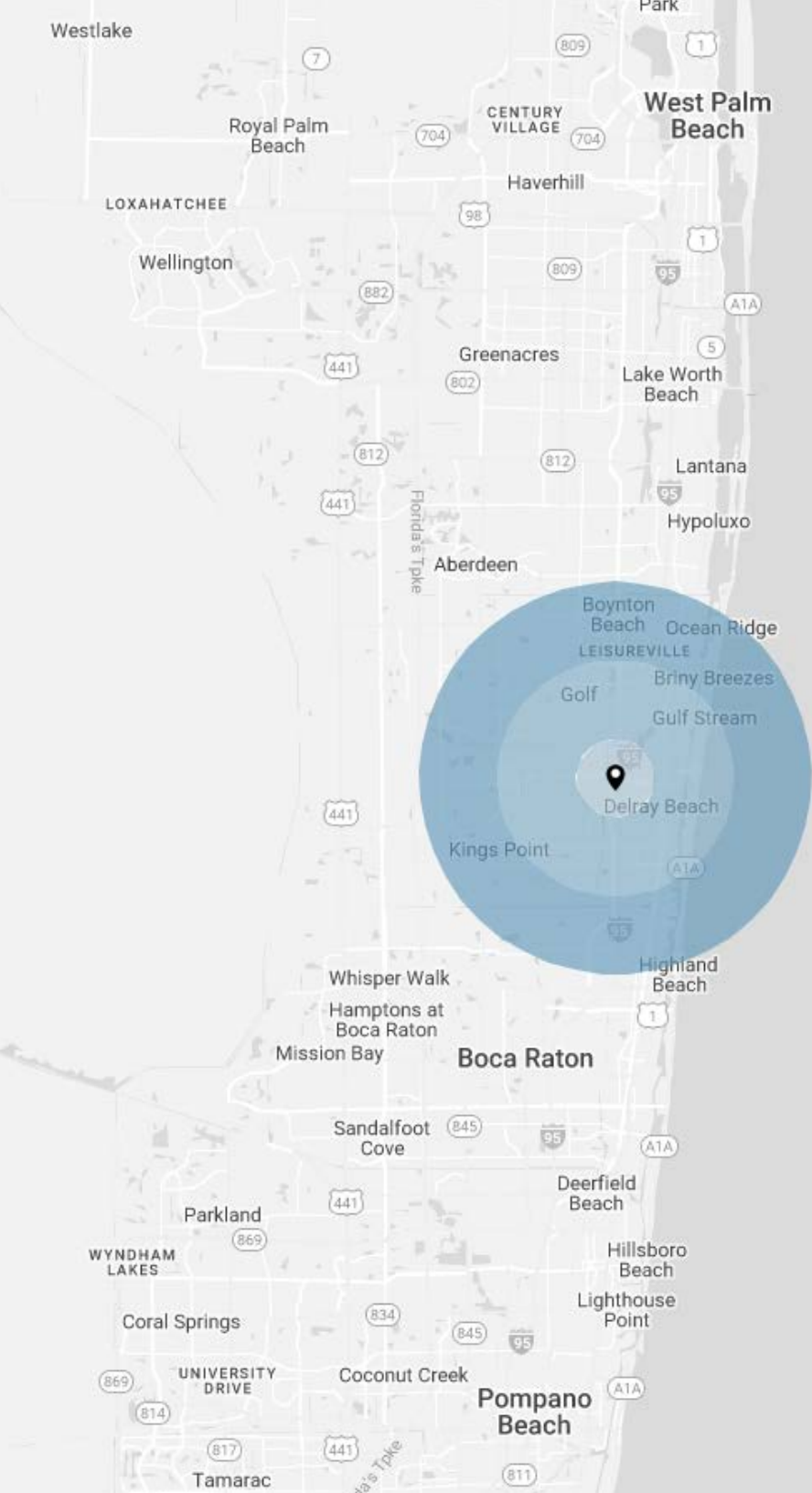
ALDI

BJ's

BOYNTON PLAZA

Publix

601 N CONGRESS AVENUE | MARKET AERIAL



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