

RETAIL SPACE FOR LEASE

# ±17,600 – ±37,104 SF FREESTANDING BUILDING

601 N Congress Avenue, Boynton Beach, FL 33426



±37,104 SF BUILDING  
DIVISIBLE TO  
±17,600 – 37,104 SF

RARE AVAILABLE BOX IN BOYNTON BEACH

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

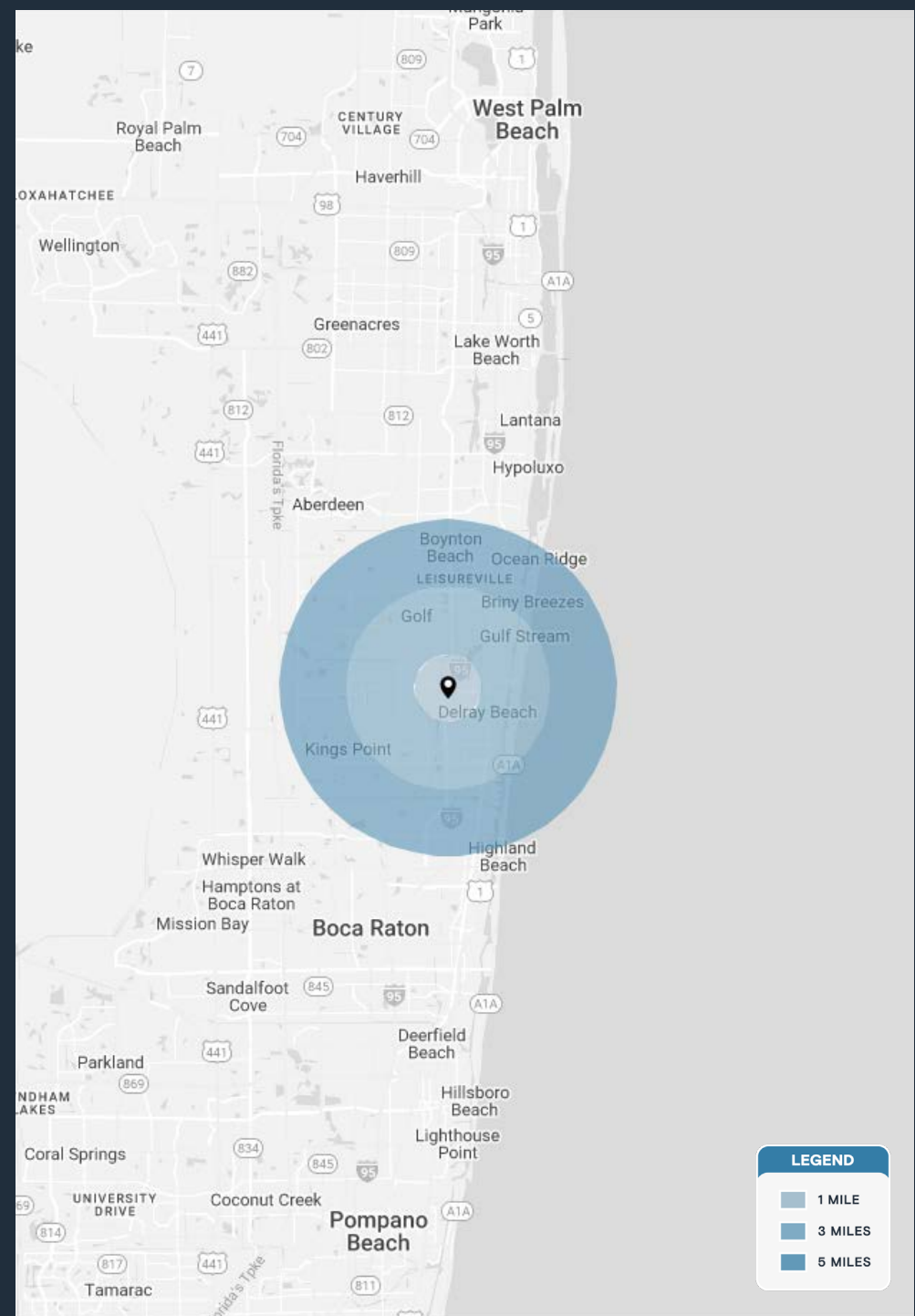
- ±37,104 SF building divisible to ±17,600–37,104 SF
- Property is for lease
- Over 42,500 AADT along N Congress Avenue
- Strategically located in front of the Boynton Beach Mall and in the heart of the Boynton Beach retail corridor
- Population over 132,000 in a 3 mile radius with over 33,000 daytime employees
- Strong monument signage on N Congress Avenue

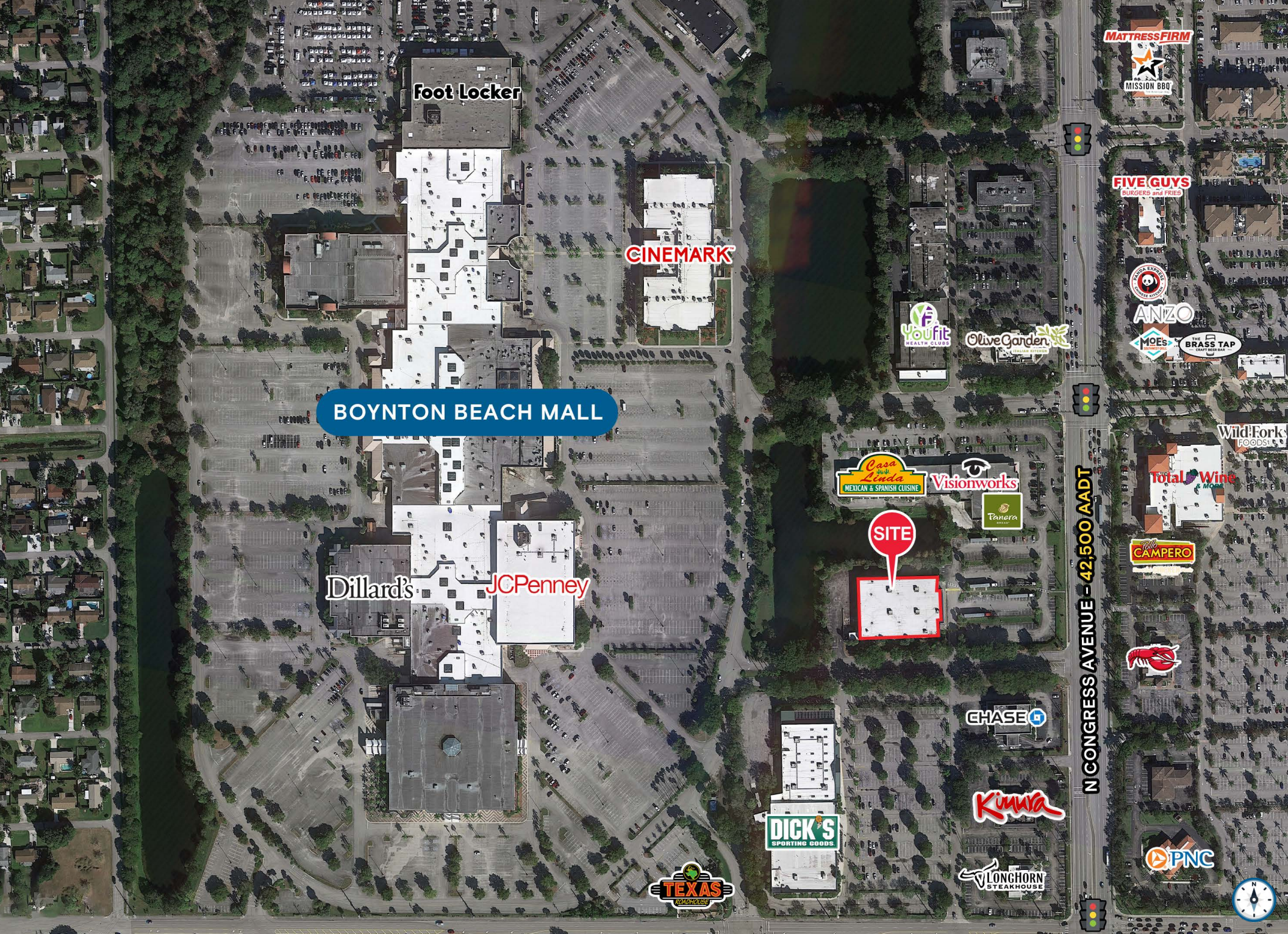
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,946	132,100	270,903
HOUSEHOLDS	7,131	56,010	114,291
EMPLOYEES	7,318	33,615	70,602
AVERAGE HH INCOME	\$101,073	\$111,769	\$120,245

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	19,607	98,569	215,993
HOUSEHOLDS	8,945	41,711	91,271
EMPLOYEES	8,120	25,637	49,319
AVERAGE HH INCOME	\$101,683	\$112,265	\$116,894





**BOYNTON BEACH MALL**

**Foot Locker**

**CINEMARK**

**Dillard's**

**JCPenney**

**SITE**

**Casa Linda**  
MEXICAN & SPANISH CUISINE

**Visionworks**

**Olive Garden**

**YouFit**  
HEALTH CLUBS

**MATTRESS FIRM**

**MISSION BBQ**

**FIVE GUYS**  
BURGERS and FRIES

**ANZO**

**MOES**

**THE BRASS TAP**

**Wild Fork**  
FOODSTOCK

**Total Wine**  
& MORE

**El CAMPERO**

**CHASE**

**CHASE**

**Kinwa**

**DICK'S**  
SPORTING GOODS

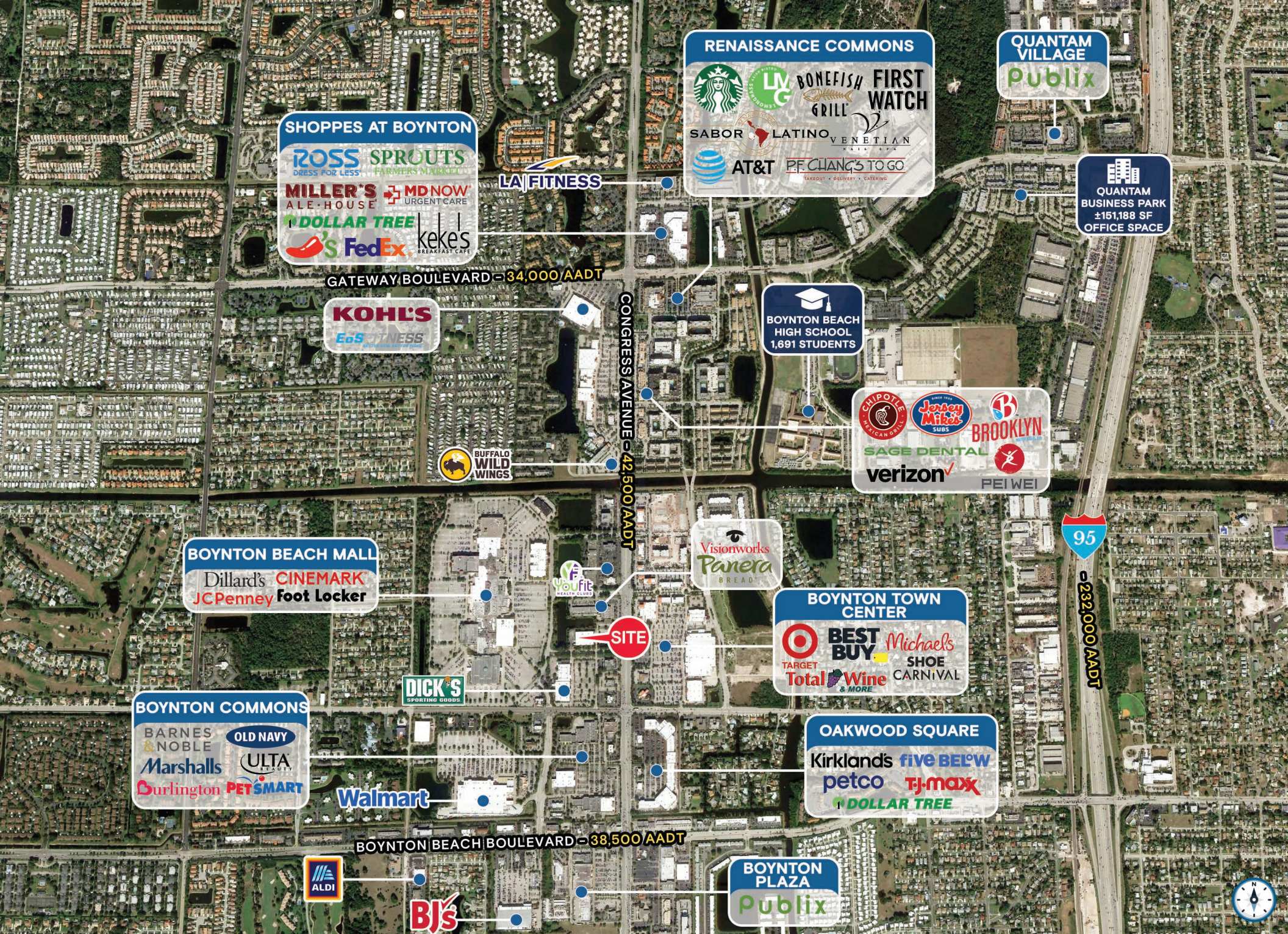
**LONGHORN**  
STEAKHOUSE

**PNP**

**N CONGRESS AVENUE - 42,500 AADT**

**TEXAS**  
RAVENS





**SHOPPES AT BOYNTON**

**ROSS** DRESS FOR LESS  
**SPROUTS** FARMERS MARKET  
**MILLER'S ALE-HOUSE** **MDNOW** URGENT CARE  
**DOLLAR TREE**  
**FedEx** **kekes** BREAKFAST CAFE

**LA FITNESS**

**RENAISSANCE COMMONS**  
Starbucks **LYC** **BONEFISH GRILL** **FIRST WATCH**  
**SABOR LATINO** **VENETIAN**  
**AT&T** **P.F. CHANG'S TO GO**

**QUANTAM VILLAGE**  
**Publix**

**QUANTAM BUSINESS PARK**  
±151,188 SF OFFICE SPACE

**GATEWAY BOULEVARD - 34,000 AADT**

**KOHL'S**  
**EoS FITNESS**

**BOYNTON BEACH HIGH SCHOOL**  
1,691 STUDENTS

**BUFFALO WILD WINGS**

**CHIPOTLE** **Jersey Mike's** **BROOKLYN**  
**SAGE DENTAL** **verizon** **PEI WEI**

**BOYNTON BEACH MALL**  
**Dillard's** **CINEMARK**  
**JCPenney** **Foot Locker**

**SITE**

**Visionworks**  
**Panera BREAD**

**BOYNTON TOWN CENTER**  
**TARGET** **BEST BUY** **Michael's**  
**Total Wine & MORE** **SHOE CARNIVAL**

**BOYNTON COMMONS**  
**BARNES & NOBLE** **OLD NAVY**  
**Marshalls** **ULTA BEAUTY**  
**Burlington** **PETSMART**

**Walmart**

**DICK'S** SPORTING GOODS

**OAKWOOD SQUARE**  
**Kirkland's** **five BELOW**  
**petco** **TJ-maxx**  
**DOLLAR TREE**

**BOYNTON BEACH BOULEVARD - 38,500 AADT**

**ALDI**

**BJ's**

**BOYNTON PLAZA**  
**Publix**

**95**  
**232,000 AADT**



# Contact Brokers

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