

BUILD TO SUIT

APPROVED ±15,000 SF NEW RETAIL BUILDING IN EAST BOCA

6099 N Federal Highway, Boca Raton, FL

DIVISIBLE



DIRECT FRONTAGE ON MAIN THOROUGHFARE, FEDERAL HIGHWAY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Exceptional opportunity for BTS by leading developer
- Flexibility in size and design
- Well positioned in dense upscale residential trade area
- Underserved market with strong demand for retail
- Market co-tenancy: **Publix**

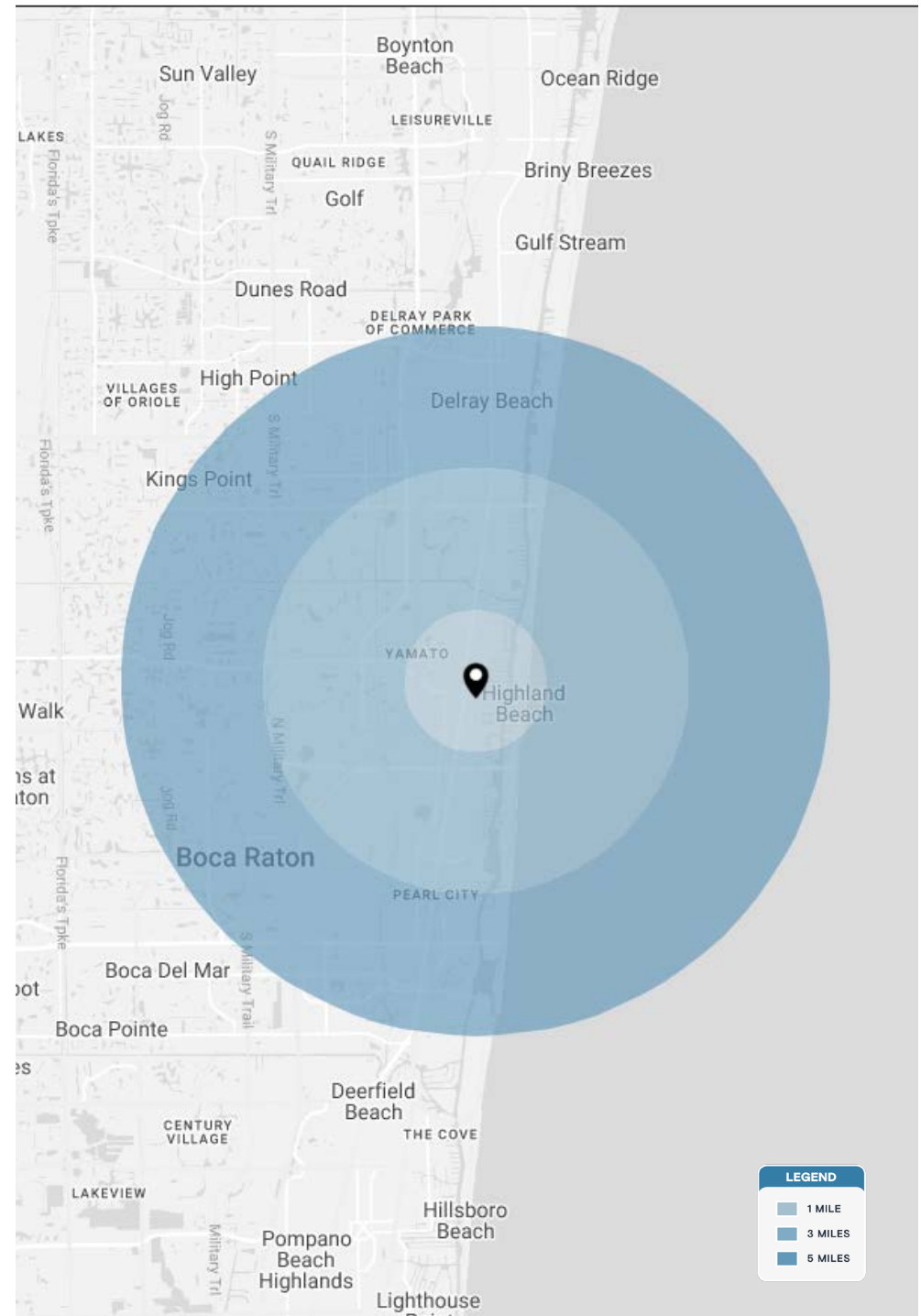


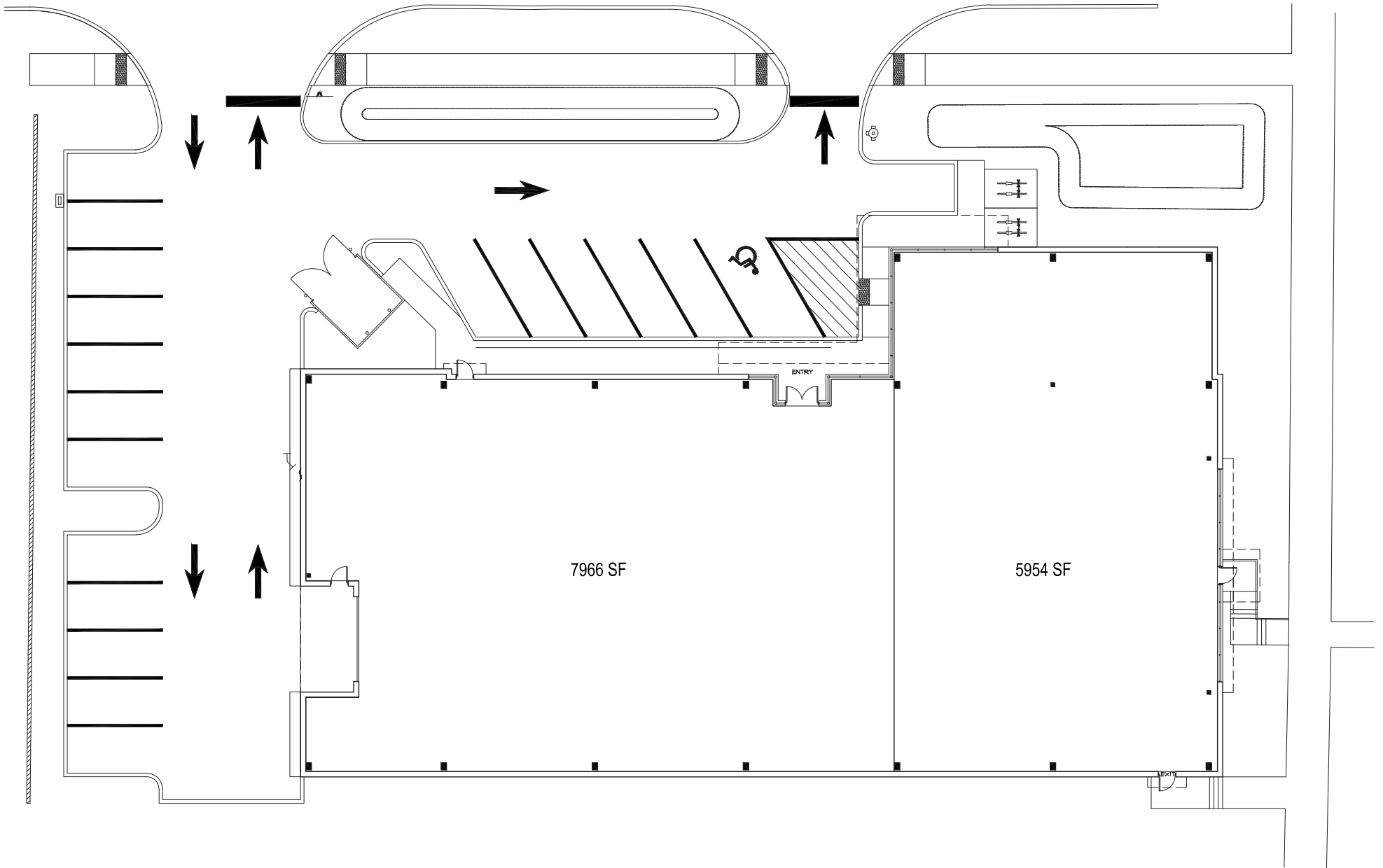
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,582	61,436	165,661
HOUSEHOLDS	6,236	27,449	76,600
EMPLOYEES	11,269	54,157	145,443
AVERAGE HH INCOME	\$154,991	\$136,750	\$145,041

DEMOGRAPHICS

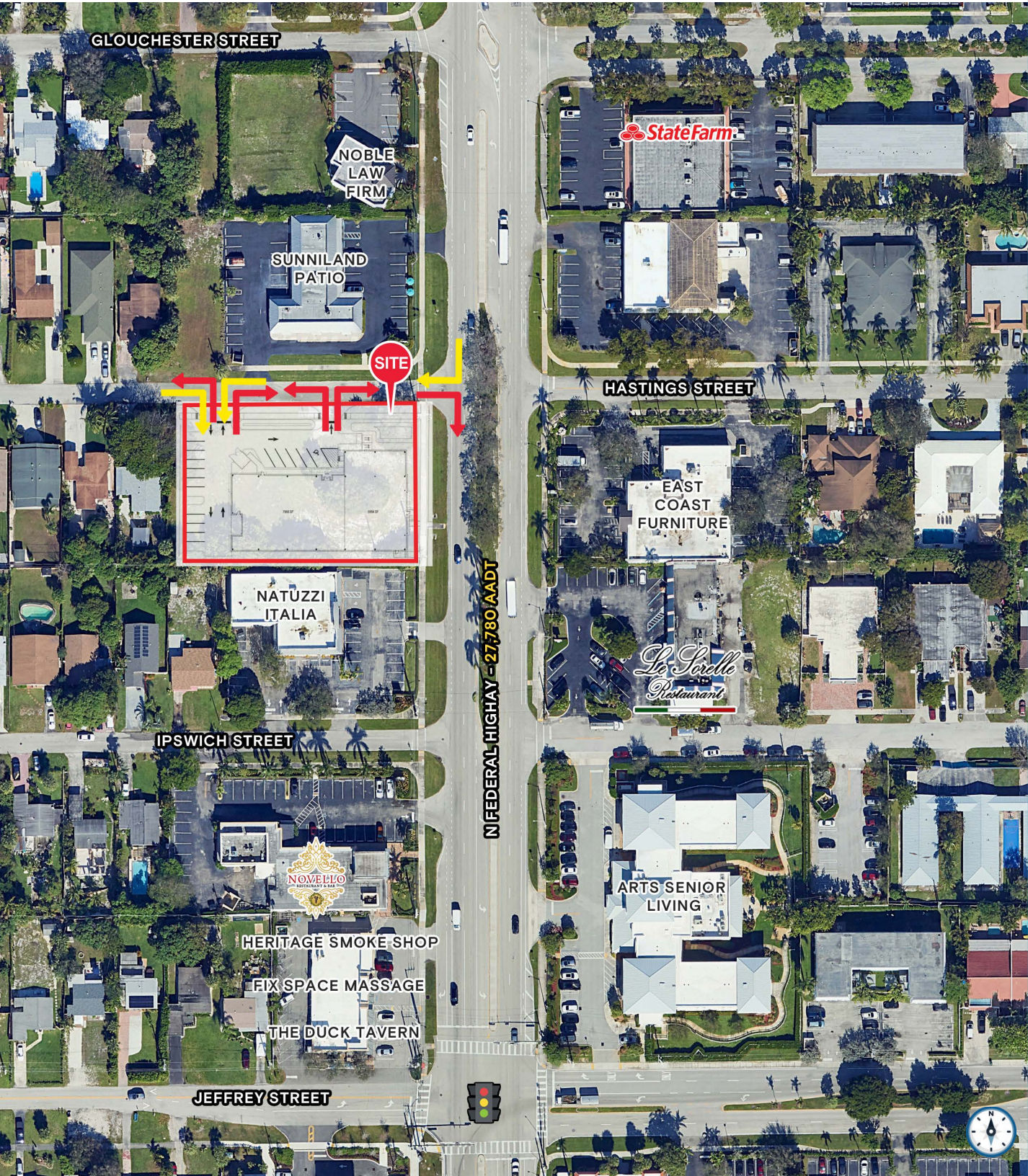
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	19,538	94,782	213,862
HOUSEHOLDS	8,923	41,511	97,055
EMPLOYEES	17,026	82,591	186,539
AVERAGE HH INCOME	\$118,930	\$142,330	\$141,589











GLOUCHESTER STREET

NOBLE
LAW
FIRM

SUNNILAND
PATIO

SITE

StateFarm

HASTINGS STREET

EAST
COAST
FURNITURE

NATUZZI
ITALIA

Le Sorelle
Restaurant

N FEDERAL HIGHWAY - 27,780 AADT

IPSWICH STREET

NOMELLO

ARTS SENIOR
LIVING

HERITAGE SMOKE SHOP

FIX SPACE MASSAGE

THE DUCK TAVERN

JEFFREY STREET



Contact Brokers

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