

RETAIL SPACE FOR LEASE

# TWO BUILDINGS: ±2,050 SF & ±2,850 SF AVAILABLE

7021 N Federal Highway, Boca Raton, FL

EXCEPTIONAL FRONTAGE  
ON HIGHLY TRAVELED FEDERAL  
HIGHWAY IN EAST BOCA RATON



APPROVED NEW RETAIL DEVELOPMENT

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

- Self storage portion completed and open
- Two prime retail opportunities available on Federal Highway for lease
- Premier retail development in the heart of east Boca Raton
- Direct frontage on highly traveled Federal Highway
- Owned and managed by a leading development group in Florida
- Situated in dense upscale residential trade area
- Underserved market with strong demand for retail

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,822	62,882	158,520
HOUSEHOLDS	6,380	29,128	73,379
EMPLOYEES	11,013	52,580	134,708
AVERAGE HH INCOME	\$140,926	\$115,575	\$120,296

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	22,263	87,893	209,276
HOUSEHOLDS	10,896	38,941	96,464
EMPLOYEES	18,588	73,516	176,958
AVERAGE HH INCOME	\$112,201	\$117,894	\$120,497







±2,850 SF Available

±2,050 SF Available







**DIXIE HIGHWAY = 13,400 AADT**

**N FEDERAL HIGHWAY = 27,780 AADT**

**2,050 SF AVAILABLE**

**2,850 SF AVAILABLE**

STORAGE

PROPOSED ZONE C-1  
RELOCATED RRI ZONE LINE

25K 34'

1000' 37'

N89°29'26"E

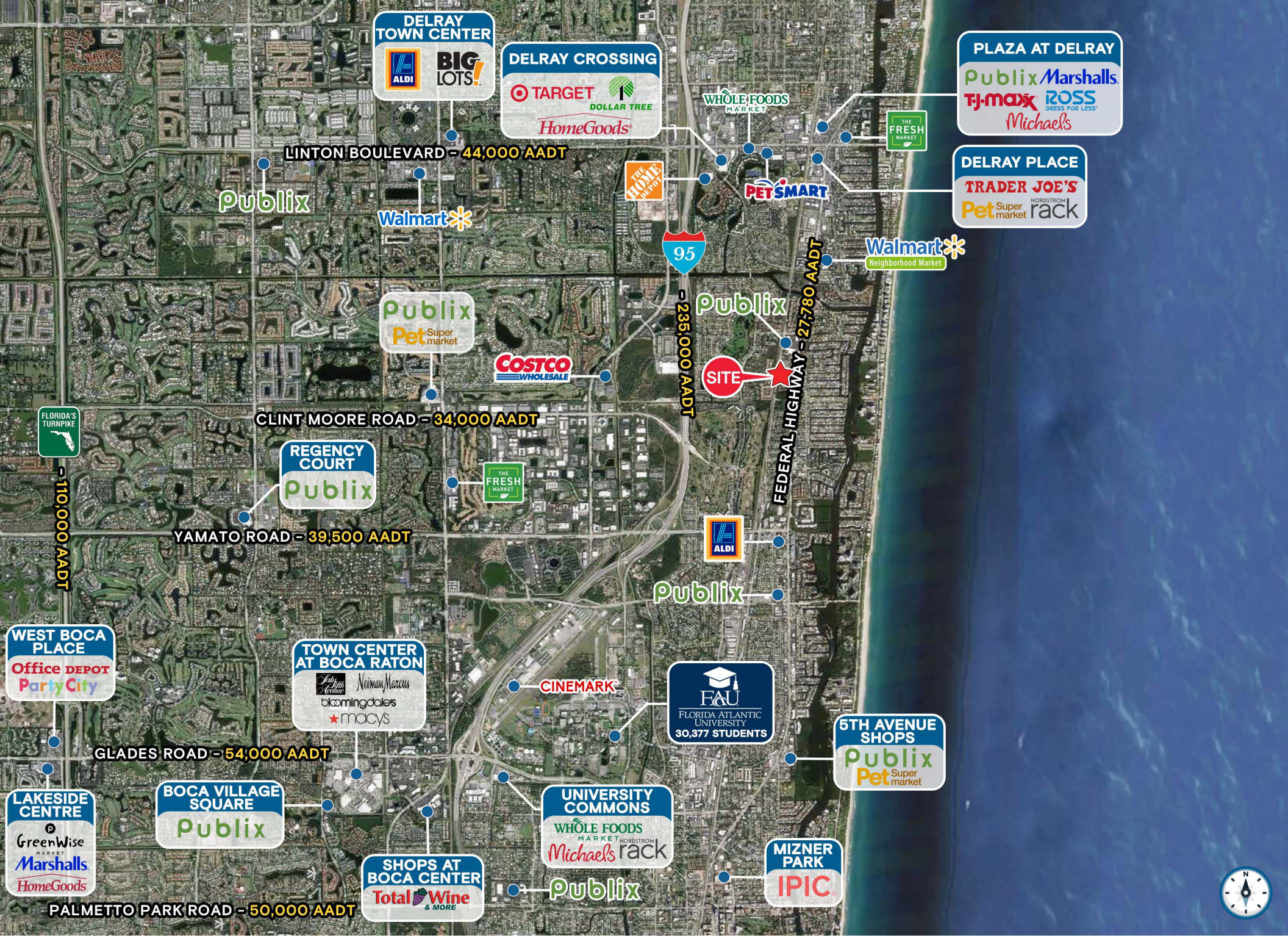
S69°29'26"W

612.52'

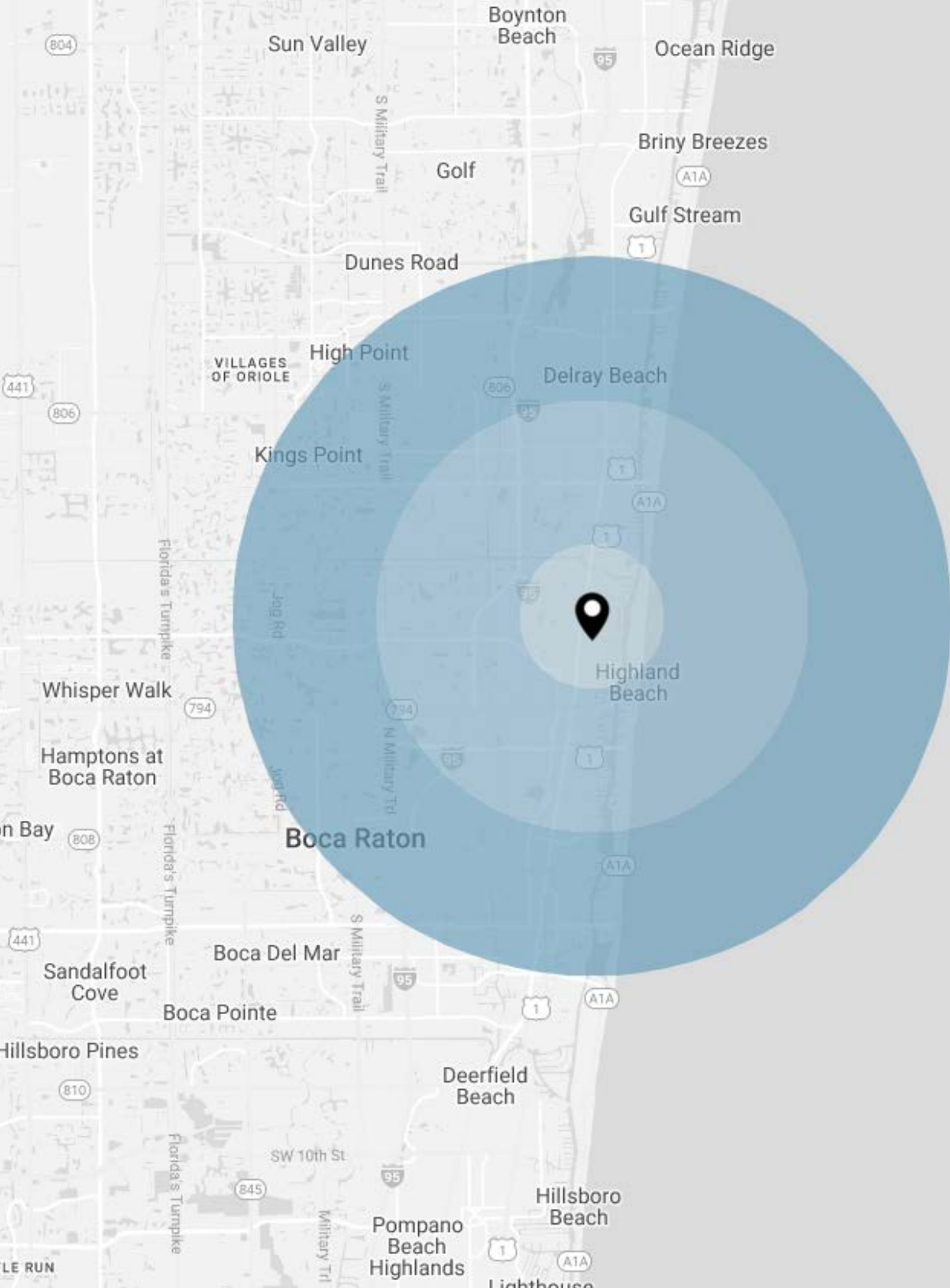
N.E. 70th STREET











**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

# Contact Brokers

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[katzretail.com](http://katzretail.com)

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