

FOR SALE | FOR LEASE

±3,469 SF FREESTANDING RESTAURANT ON ±0.79 ACRES

8801 W Boynton Beach Boulevard, Boynton Beach, FL 33472



2ND GEN RESTAURANT
WITH DRIVE-THRU

44,000 AADT ON BOYNTON BEACH BOULEVARD!

Robert Nuchereo
DIRECTOR
RN@katzretail.com
(716) 867-5222

EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

HIGHLIGHTS

- ±3,469 SF former QSR with drive-thru on ±0.79 acres for sale or lease
- Sale price of \$3.3 million
- Outparcel to Cobblestone Commons which includes: **Winn/Dixie**
PETSMART **Wawa** **CHASE** **BURGERFI** **FIRST WATCH** **crumbl cookies**
- Across from: **Publix** **Chick-fil-A** **Starbucks** **Panera BREAD**
- Located on Boynton Beach Boulevard with heavy traffic counts (44,000 AADT)
- Within 0.5 miles from Florida Turnpike exit
- Newly built former restaurant with hood, grease trap, walk-in cooler, and walk-in freezer
- Strong visibility to the road including monument signage
- Ample parking
- High growth market with thousands of new homes



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,070	51,667	141,056
HOUSEHOLDS	1,273	22,329	61,790
EMPLOYEES	3,284	45,459	123,663
AVERAGE HH INCOME	\$182,453	\$132,030	\$117,461

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,078	93,590	227,585
HOUSEHOLDS	6,616	40,289	98,838
EMPLOYEES	14,267	81,660	197,918
AVERAGE HH INCOME	\$148,631	\$123,828	\$114,463

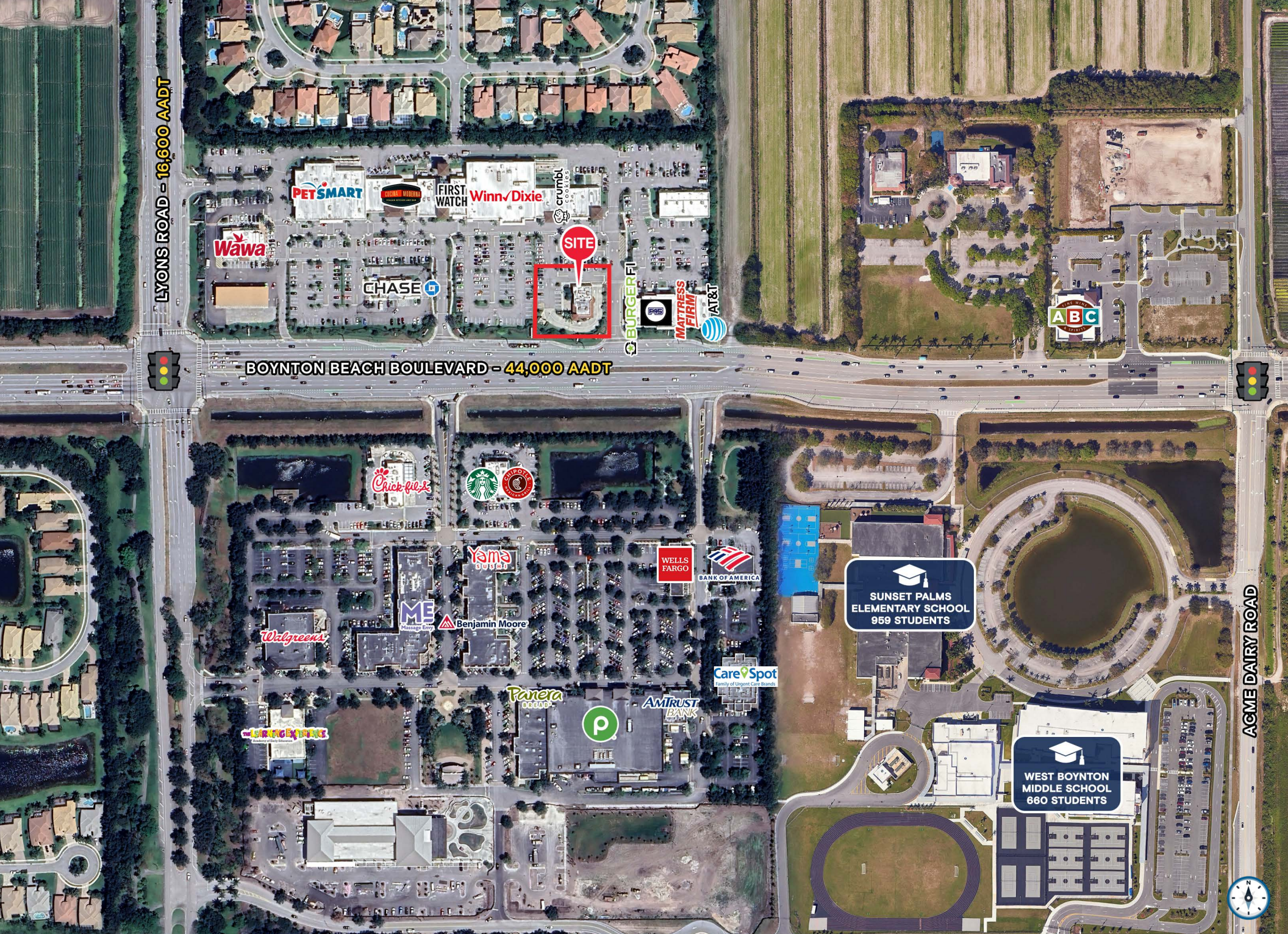






LYONS ROAD - 16,600 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT



LYONS ROAD - 16,600 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT

SITE

SUNSET PALMS
ELEMENTARY SCHOOL
959 STUDENTS

WEST BOYNTON
MIDDLE SCHOOL
660 STUDENTS

ACME DAIRY ROAD





US HIGHWAY 441 - 31,500 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT

LYONS ROAD - 16,600 AADT

FLORIDA'S TURNPIKE - 85,500 AADT

 **BETHESDA HOSPITAL WEST**
80 BEDS

 **SOMERSET ACADEMY CANYONS**
1,765 STUDENTS

COBBLESTONE COMMONS
Winn-Dixie
PETSMART

ABC

SITE

FLORIDA'S TURNPIKE

WHOLE FOODS

 **SUNSET PALMS ELEMENTARY SCHOOL**
959 STUDENTS

CUBESMART self storage

CANYON TOWN CENTER
Walgreens

 **WEST BOYNTON MIDDLE SCHOOL**
660 STUDENTS

TARGET

 **HAGEN RANCH ELEMENTARY SCHOOL**
773 STUDENTS





Contact Brokers

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