

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



**SALE PRICE: \$3.2 MILLION / RENTAL RATE IS \$225,000 ANNUALLY**

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EXCLUSIVE RETAIL LISTING  
**KATZ & ASSOCIATES**  
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# Property Overview

## HIGHLIGHTS

- ±3,469 SF former QSR with drive-thru on ±0.79 acres for sale or lease
- Sale price of \$3.2 million / Rental rate is \$225,000 annually
- 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

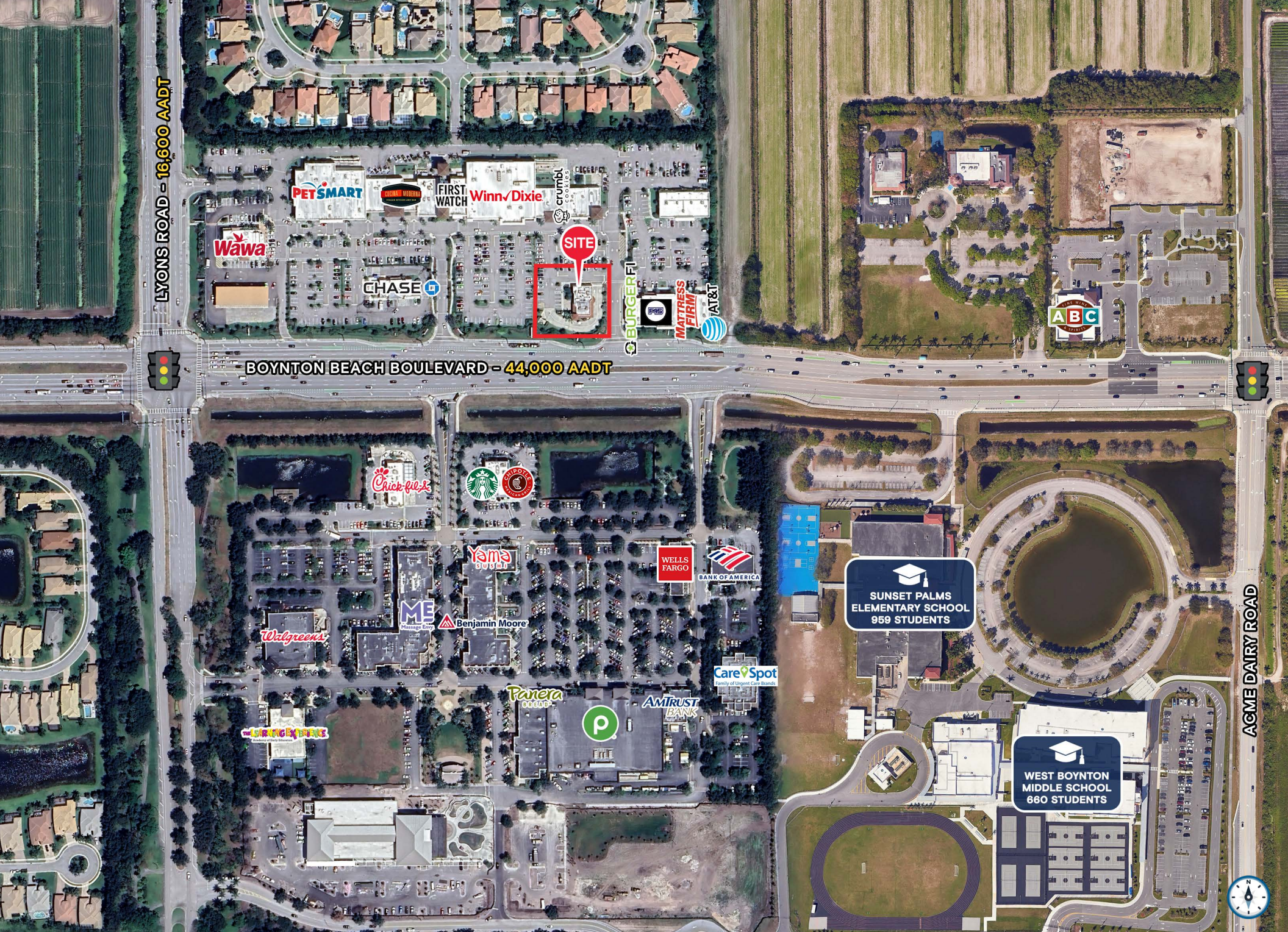






LYONS ROAD - 16,600 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT



LYONS ROAD - 16,600 AADT

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SITE

SUNSET PALMS  
ELEMENTARY SCHOOL  
959 STUDENTS

WEST BOYNTON  
MIDDLE SCHOOL  
660 STUDENTS

ACME DAIRY ROAD



BETHESDA  
HOSPITAL WEST  
80 BEDS

SOMERSET  
ACADEMY CANYONS  
1,765 STUDENTS

COBBLESTONE  
COMMONS  
Winn-Dixie  
PETSMART

ABC

SITE

FLORIDA'S  
TURNPIKE

WHOLE  
FOODS

CUBESMART  
self storage

TARGET

HAGEN RANCH  
ELEMENTARY SCHOOL  
773 STUDENTS

WEST BOYNTON  
MIDDLE SCHOOL  
660 STUDENTS

CANYON  
TOWN CENTER  
Walgreens

SUNSET PALMS  
ELEMENTARY SCHOOL  
959 STUDENTS

BOYNTON BEACH BOULEVARD - 44,000 AADT

LYONS ROAD - 16,600 AADT

85,500 AADT

US HIGHWAY 441 - 31,500 AADT



# Contact Brokers

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