

RESTAURANT SPACE FOR SALE

# ±1,780 SF FREESTANDING BUILDING

9964 Sandalfoot Boulevard, Boca Raton, FL



TURN-KEY RESTAURANT OPPORTUNITY IN WEST BOCA AVAILABLE

EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

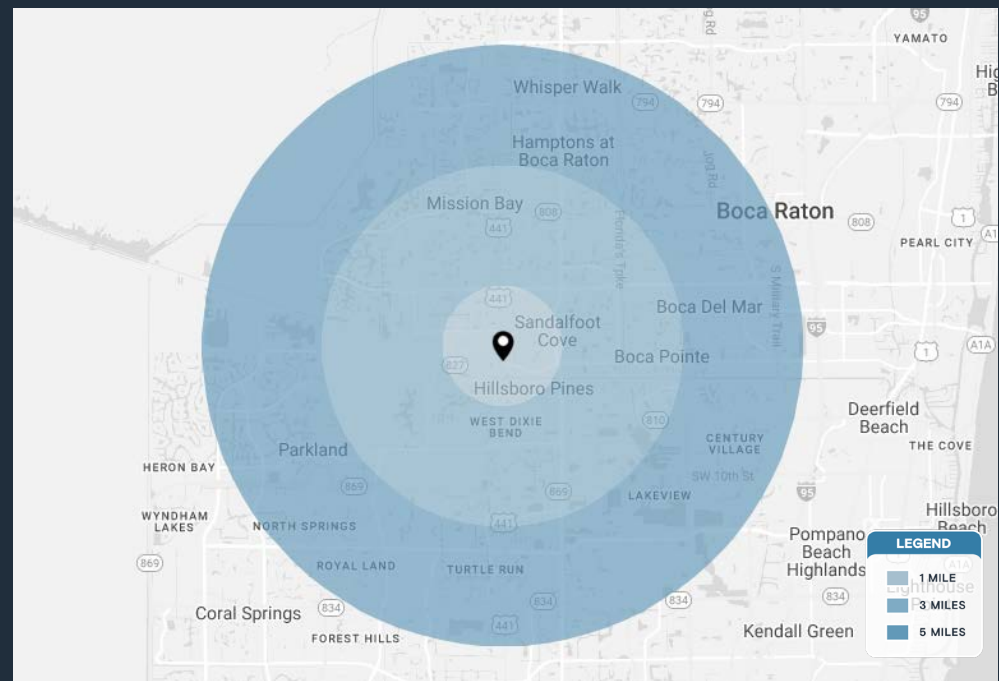
RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

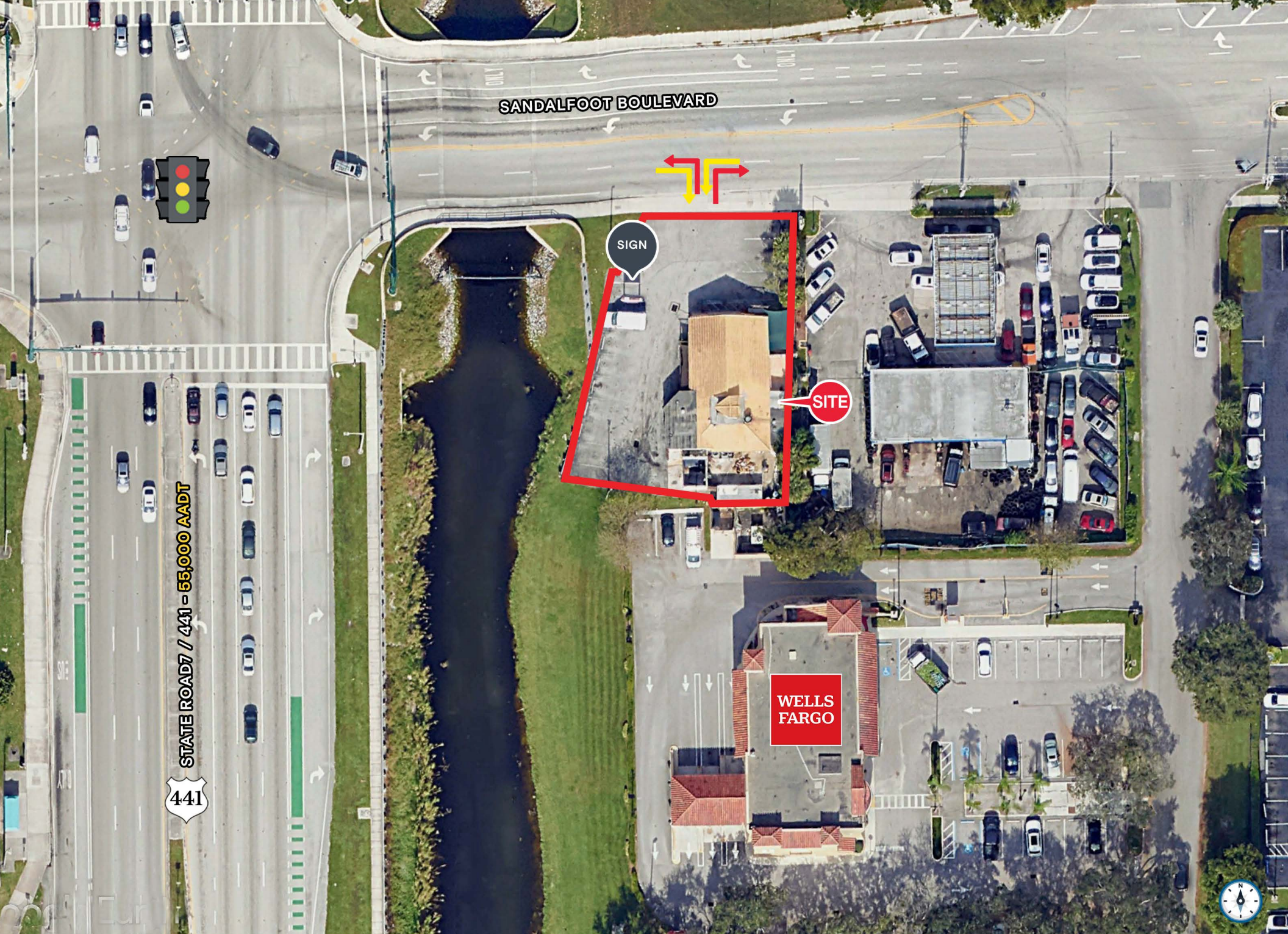
- ±1,780 SF 2nd generation restaurant with ±290 SF of outdoor seating available for sale in one of Boca Raton's most highly trafficked retail corridor
- Situated at the busy intersection of Sandalfoot Boulevard & US 441 with 55,000 AADT
- Property offers excellent visibility and convenient access, making it ideal for a variety of restaurant concepts
- 49 indoor seating capacity with 15 outdoor seating capacity
- Upgraded grease trap
- Turnkey Opportunity: Fully equipped kitchen and dining area, reducing the need for major upfront capital investment
- High Traffic Location: Located at a major intersection with strong daily vehicle traffic, drawing customers from nearby residential and commercial areas
- Established Area: Surrounded by dense residential communities, retail stores, and professional offices, creating a robust customer base
- Ample Parking: Convenient parking for patrons, making it easy for dine-in and take-out customers alike
- Strong Demographics: Located in affluent Boca Raton, with a growing population that supports a vibrant dining scene
- Versatile Layout: Flexible space that can accommodate casual dining, quick service, or upscale concepts



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,844	109,469	288,738
HOUSEHOLDS	8,646	40,628	115,198
EMPLOYEES	19,452	90,061	240,877
AVERAGE HH INCOME	\$88,739	\$126,229	\$119,116

DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
POPULATION	41,532	151,533	342,486
HOUSEHOLDS	15,135	56,813	137,121
EMPLOYEES	33,954	125,025	285,683
AVERAGE HH INCOME	\$106,248	\$125,399	\$118,377





SANDALFOOT BOULEVARD

STATE ROAD 7 / 441 - 55,000 AADT

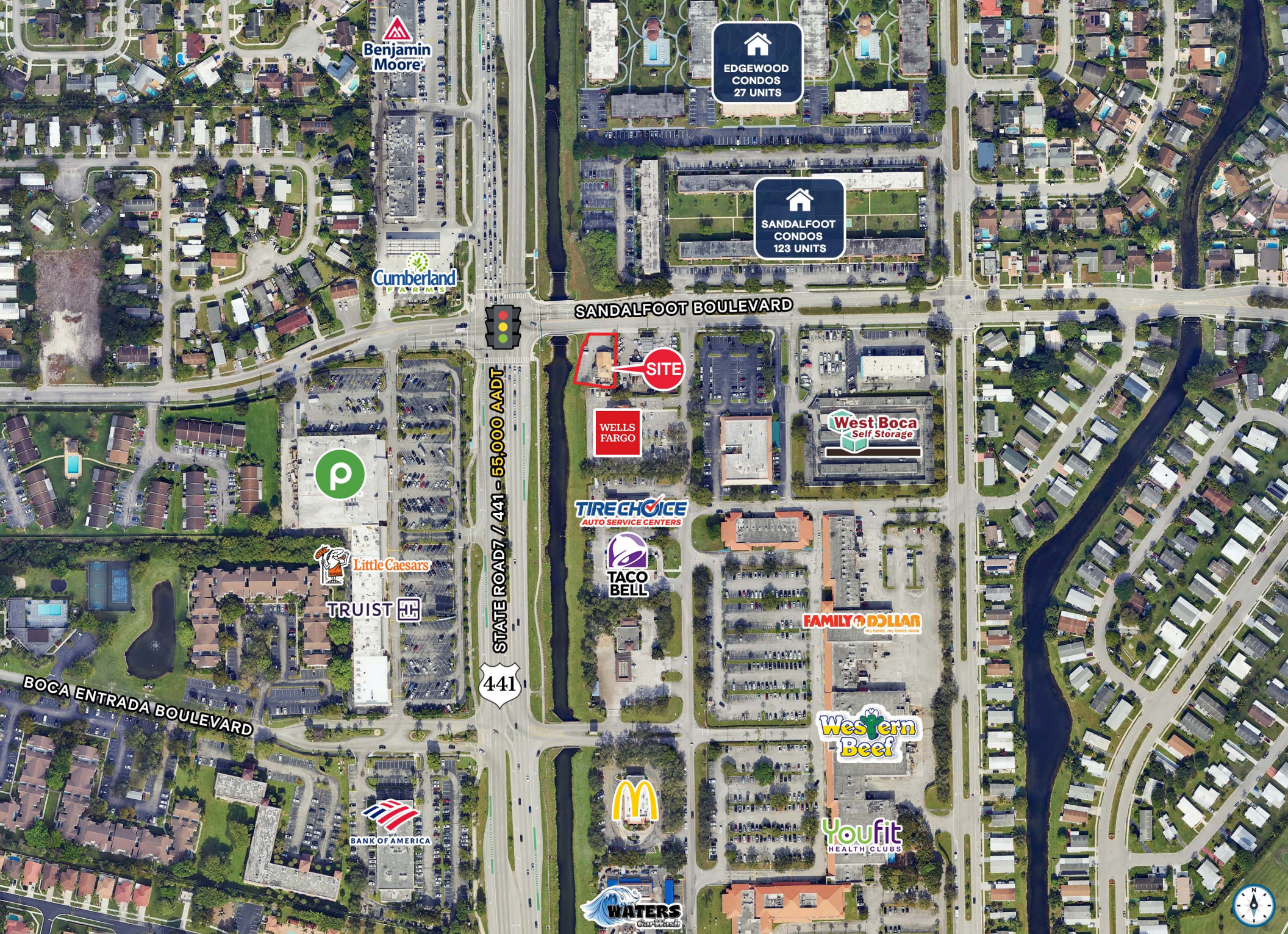


SIGN

SITE

WELLS FARGO





**Benjamin Moore**

**EDGEWOOD CONDOS**  
27 UNITS

**SANDALFOOT CONDOS**  
123 UNITS

**Cumberland RETAIL**

**SANDALFOOT BOULEVARD**



**SITE**

**WELLS FARGO**

**West Boca Self Storage**



**TIRE CHOICE**  
AUTO SERVICE CENTERS

**TACO BELL**

**Little Caesars**

**TRUIST**

**FAMILY DOLLAR**  
My family, my handy dollar.

**441**

**BOCA ENTRADA BOULEVARD**

**Western Beer**

**McDonald's**

**BANK OF AMERICA**

**Youfit HEALTH CLUBS**

**WATERS Car Wash**





# Contact Broker

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

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