

RETAIL SPACE FOR LEASE

# AVION AT RIVERWALK

1602-1636 Federal Highway, Boynton Beach, FL 33435

BRAND NEW VANILLA  
SHELL SPACE AVAILABLE

AVION

319 Units

RETAIL

JOANN



E WOOLBRIGHT ROAD - 11,200 AADT

1 - 23,500 AADT

SMALL SHOP AND A 15,000 SF GROCER/ANCHOR OPPORTUNITY -  
JOIN WALGREENS, STARBUCKS & CHIPOTLE!

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Jennifer Houston  
SENIOR DIRECTOR  
jenniferhouston@katzretail.com  
(561) 400-4675



# Property Overview

## HIGHLIGHTS

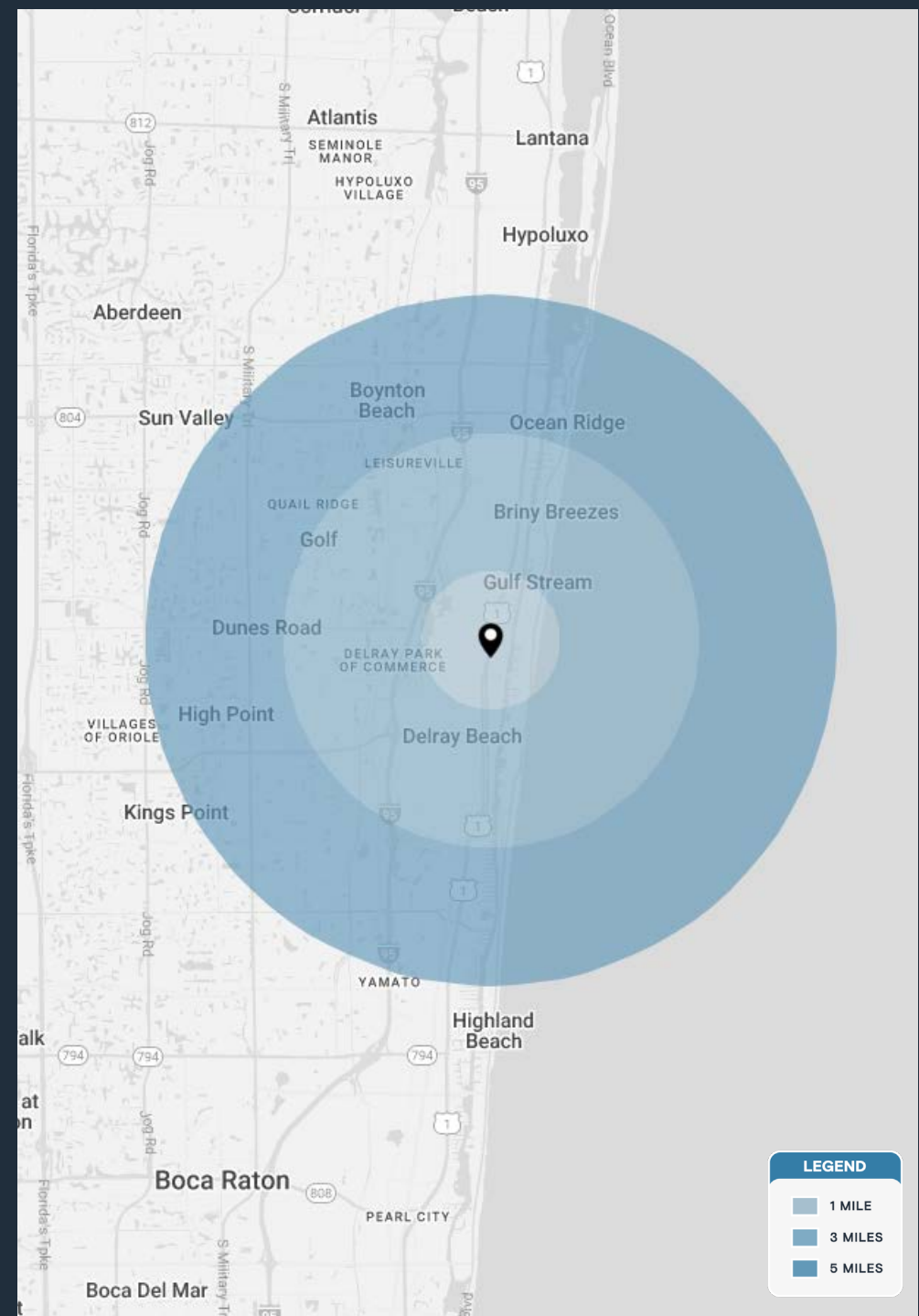
- Located at the SEC of Woolbright Road and Federal Highway in affluent East Boynton Beach
- 1,134 luxury units at the intersection
- \$107,082 average HH Income in a 1-mile radius, \$109,685 in a 3-mile radius and \$111,737 in a 5-mile radius
- Brand new vanilla shell small shop spaces from 988 SF to 2,034 SF, can combine
- Wells Fargo deposits over \$100 million

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,666	74,433	193,822
HOUSEHOLDS	7,537	32,933	84,573
EMPLOYEES	13,604	63,305	165,631
AVERAGE HH INCOME	\$107,082	\$109,685	\$111,737

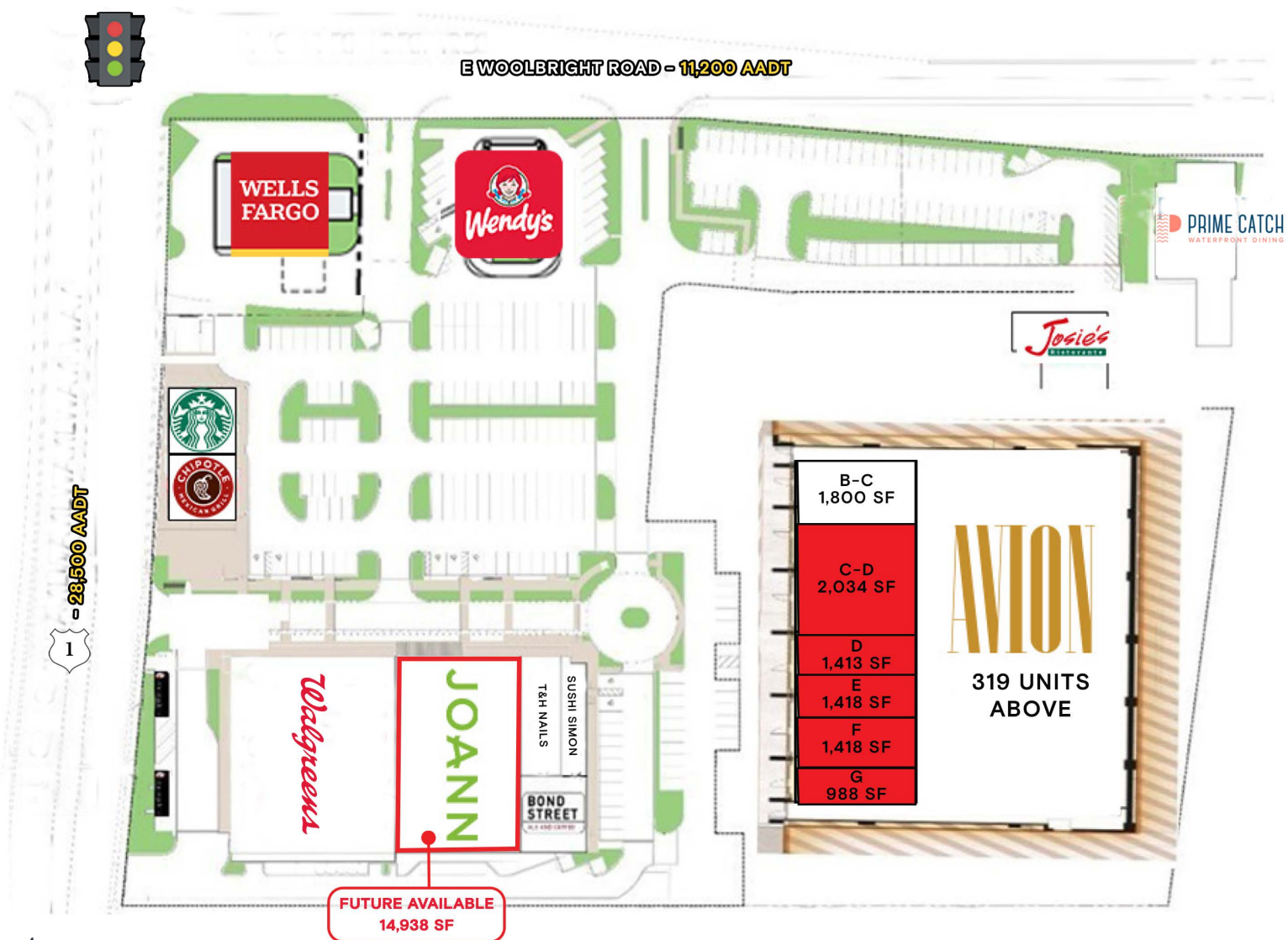
  

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	43,483	106,789	262,267
HOUSEHOLDS	19,516	47,280	115,234
EMPLOYEES	37,330	91,128	224,001
AVERAGE HH INCOME	\$106,156	\$112,080	\$109,092



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES



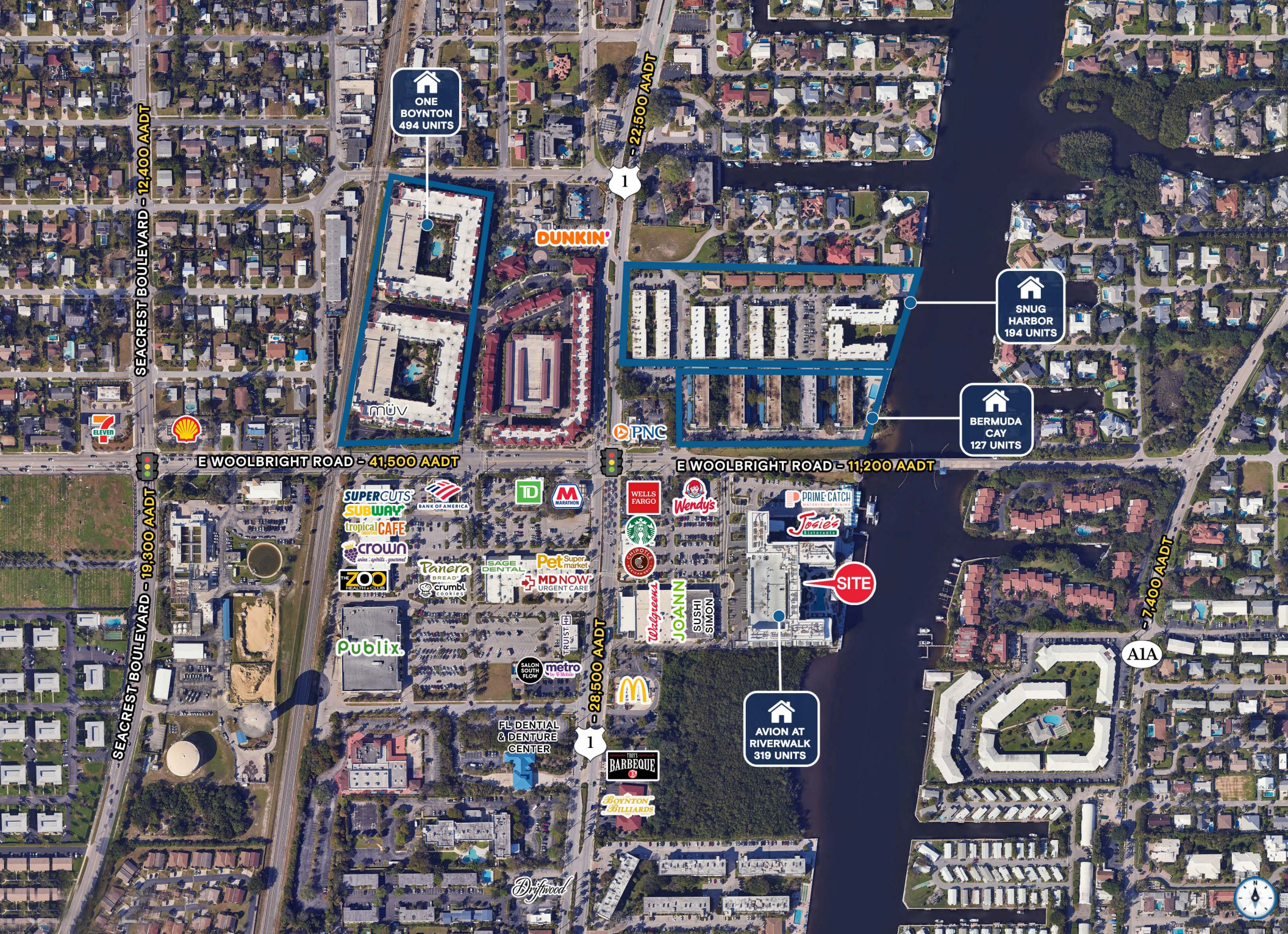
### Tenant Roster

600	Wendy's	2,988 SF	1630	T&H Nail Salon	2,468 SF	OP1620A	Starbucks	2,326 SF	D	Available	1,413 SF
650	Josie Pizza	3,414 SF	1632	Jo-Ann Fabrics	14,938 SF	OP1620B	Chipotle	2,326 SF	E	Available	1,418 SF
1626	Coffee & Aile	3,100 SF	1634	Walgreens	20,000 SF	B-C	Ghandi Health	1,800 SF	F	Available	1,418 SF
1628	Sushi Simon	1,300 SF	DR1634	Easton Art	0 SF	C-D	Available	2,034 SF	G	Available	988 SF









SEACREST BOULEVARD - 12,400 AADT

ONE BOYNTON  
494 UNITS

I-95  
- 22,500 AADT

SNUG HARBOR  
194 UNITS

BERMUDA CAY  
127 UNITS

E WOOLBRIGHT ROAD - 41,500 AADT

E WOOLBRIGHT ROAD - 11,200 AADT

SEACREST BOULEVARD - 19,300 AADT

I-95  
- 28,500 AADT

I-95  
- 7,400 AADT

AVION AT RIVERWALK  
319 UNITS

AIA





## Contact Broker

**Jennifer Houston**  
SENIOR DIRECTOR  
jenniferhouston@katzretail.com  
(561) 400-4675



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

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

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 02.12.25