

RETAIL SPACE FOR LEASE

BOCA STATION

NW 19th Street & Military Trail, Boca Ration, FL 33431

Property Owned By



CURLINE

±1,800 SF END CAP
SPACE FOR LEASE WITH
GREAT AVAILABILITY



**JOIN STARBUCKS IN NEW OUTPARCEL SHADOWING
THE SHOPS AT BOCA CENTER ON MILITARY TRAIL**

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Daniel Gardner

DIRECTOR

danielgardner@katzretail.com

(904) 534-8785

Jennifer Houston

SENIOR DIRECTOR

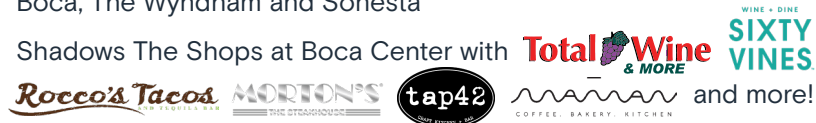
jenniferhouston@katzretail.com

(561) 400-4675

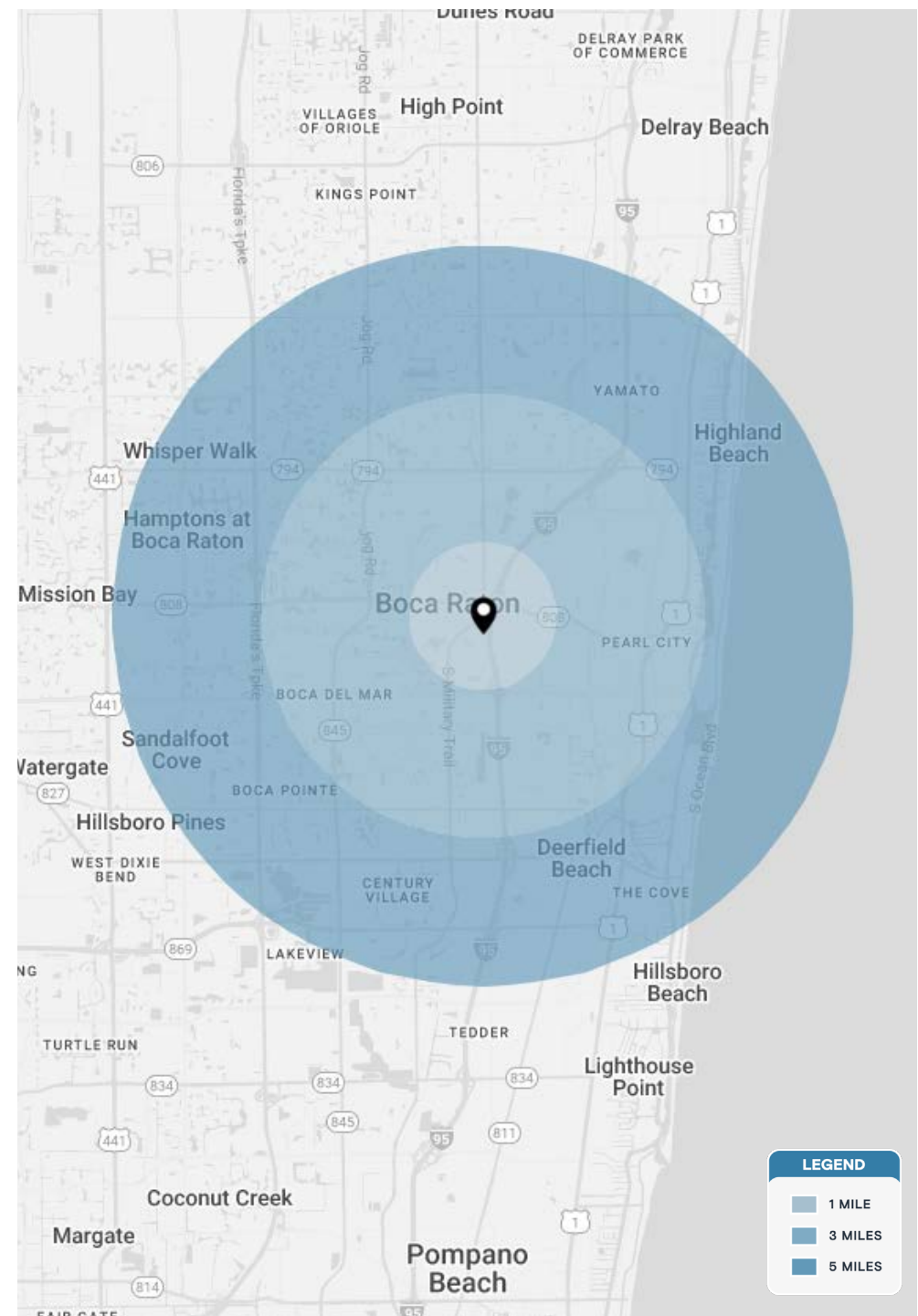
Property Overview

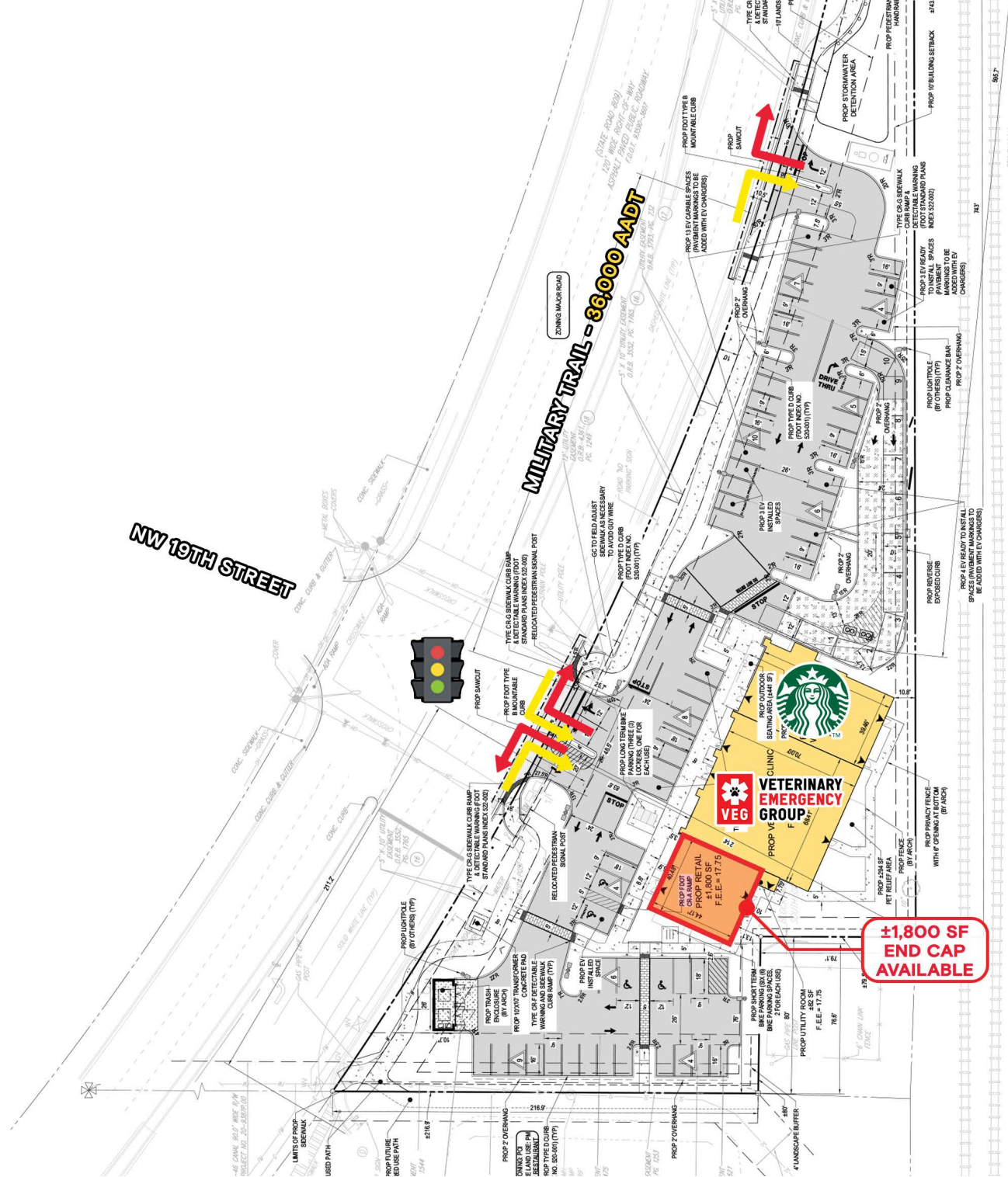
HIGHLIGHTS

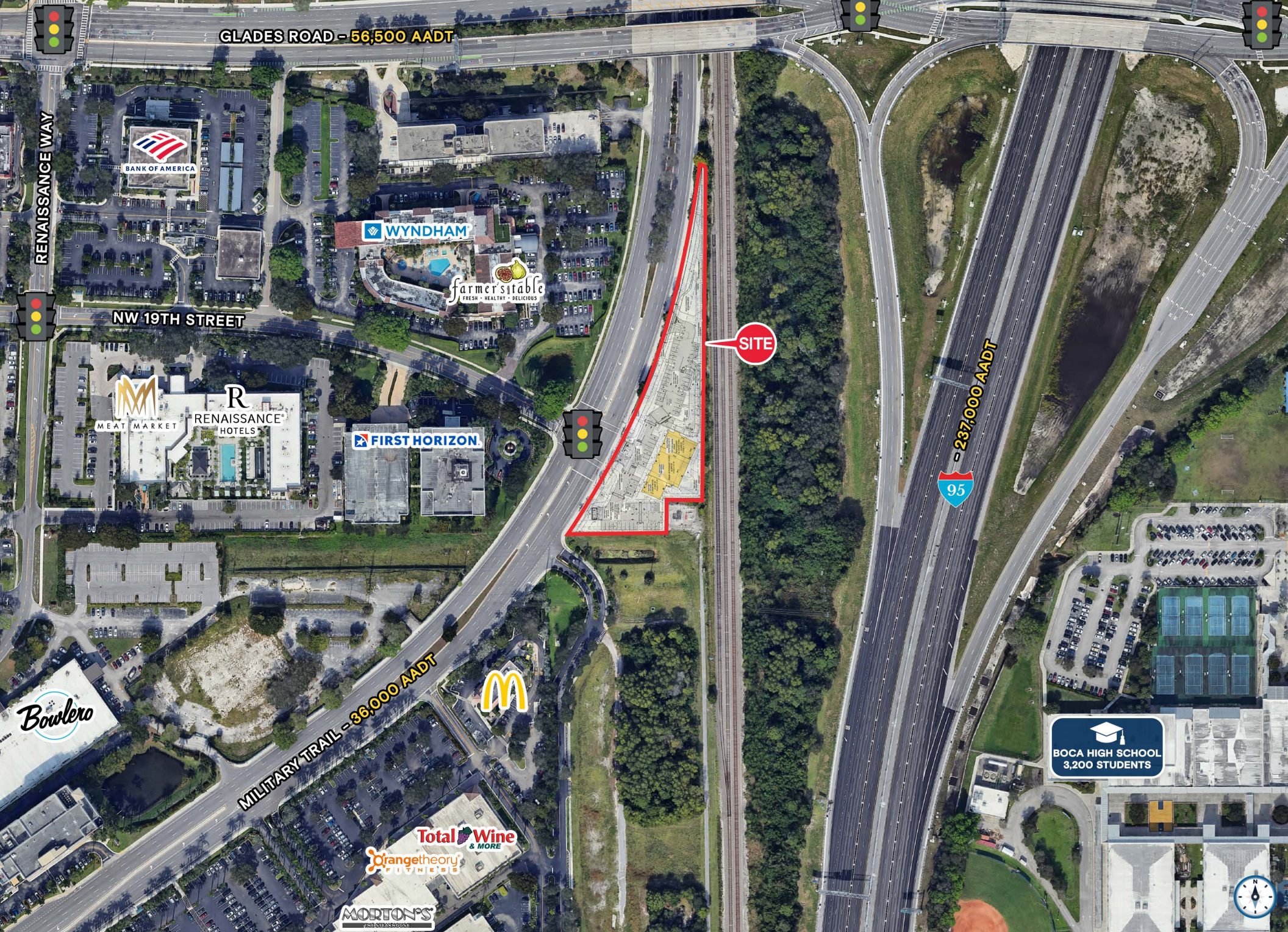
- Located in affluent Central Boca at the signalized intersection of Military Trail and NW 19th Street
- NW 19th Street connects the property with Simon's Town Center at Boca Raton
- Surrounded by office towers, adjacent to Boca Center, three office towers with over 360,000 SF
- Walking distance from 4 hotels, Boca Raton Marriott, Renaissance Boca, The Wyndham and Sonesta
- Shadows The Shops at Boca Center with



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|------------|------------|
| POPULATION | 9,950 | 106,068 | 265,139 |
| HOUSEHOLDS | 3,903 | 44,322 | 119,206 |
| EMPLOYEES | 8,290 | 90,997 | 229,886 |
| AVERAGE HH INCOME | \$146,182 | \$154,884 | \$136,698 |
| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
| POPULATION | 42,396 | 181,272 | 393,035 |
| HOUSEHOLDS | 15,214 | 80,130 | 171,382 |
| EMPLOYEES | 36,146 | 156,349 | 336,994 |
| AVERAGE HH INCOME | \$154,177 | \$138,057 | \$124,816 |









TOWNE PLAZA
Wild Fork
FOODS

NEW YORK
DE LIME

Seasons 52
FRESH ITALIAN CUISINE

Gallagher's

HOUSTON'S

BOCA RATON
AIRPORT

FAU
FLORIDA ATLANTIC
UNIVERSITY
30,377 STUDENTS

GLADES ROAD = 56,500 AADT

GLADES PLAZA
HOOTERS
McEwan's
Starbucks
TODAY'S
Moe's
crumbl
cookies
NICK'S
FIVE GUYS
BURGERS and FRIES
JUICE
LASPADAS
RESTAURANT

farmer's table
FRESH - HEALTHY - DELICIOUS

SITE

- 237,000 AADT
95

**TOWN CENTER
AT BOCA RATON**
★ macy's Neiman Marcus
NORDSTROM
bloomingdale's
Blue Dog
COOKHOUSE
TRUE
FOOD
KITCHEN
CAPITAL
GOLD-PLATE
MAGGIE McFLY'S
local craft eatery & bar
The Cheesecake Factory
Joseph's
CLASSIC MARKET

Bowlero

MILITARY TRAIL = 86,000 AADT

**RESTAURANT
ROW**
EL CAMINO
MOTEL
stage
SUSHI

**SHOPS AT
BOCA CENTER**
Total Wine
& MORE
Rocco's Tacos
MORTON'S
SIXTY VINES
tap42
copperfish
STEAKS

BOCA HIGH SCHOOL
3,200 STUDENTS

**UNIVERSITY
COMMONS**
WHOLE FOODS
MARKET
NORDSTROM
BARNES
& NOBLE
Michaels
J. ALEXANDER'S
RESAURANT
PF CHANG'S
MARIO'S

**BOCA RATON
COMMUNITY
MIDDLE SCHOOL**
1,313 STUDENTS





Property Owned By



CURLINE

Contact Brokers

Daniel Gardner

DIRECTOR

danielgardner@katzretail.com

(904) 534-8785

Jennifer Houston

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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: 02.25.25