

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

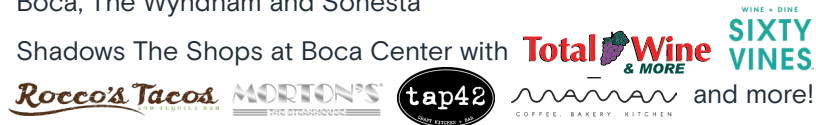
RETAIL REAL ESTATE ADVISORS

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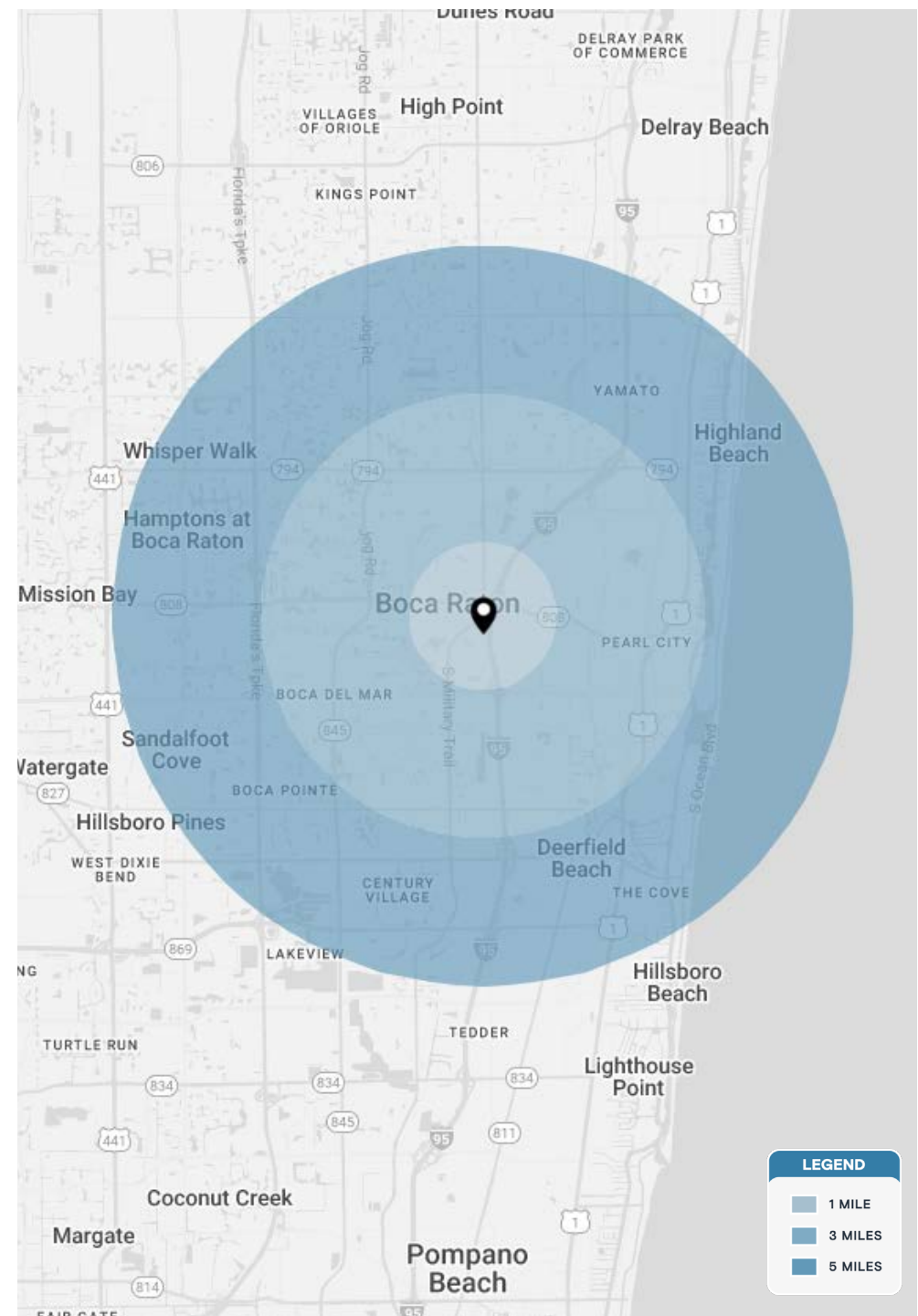
Property Overview

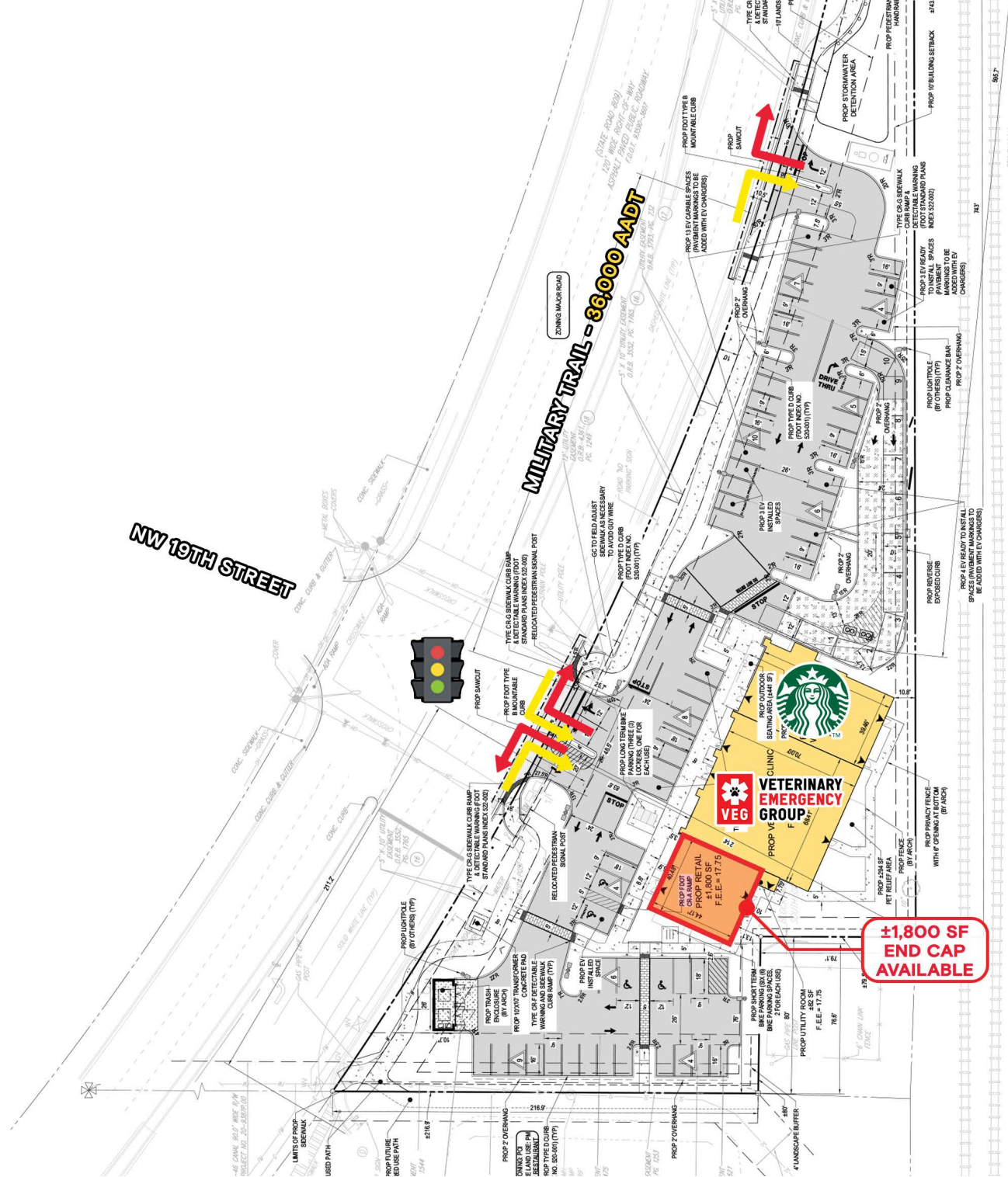
HIGHLIGHTS

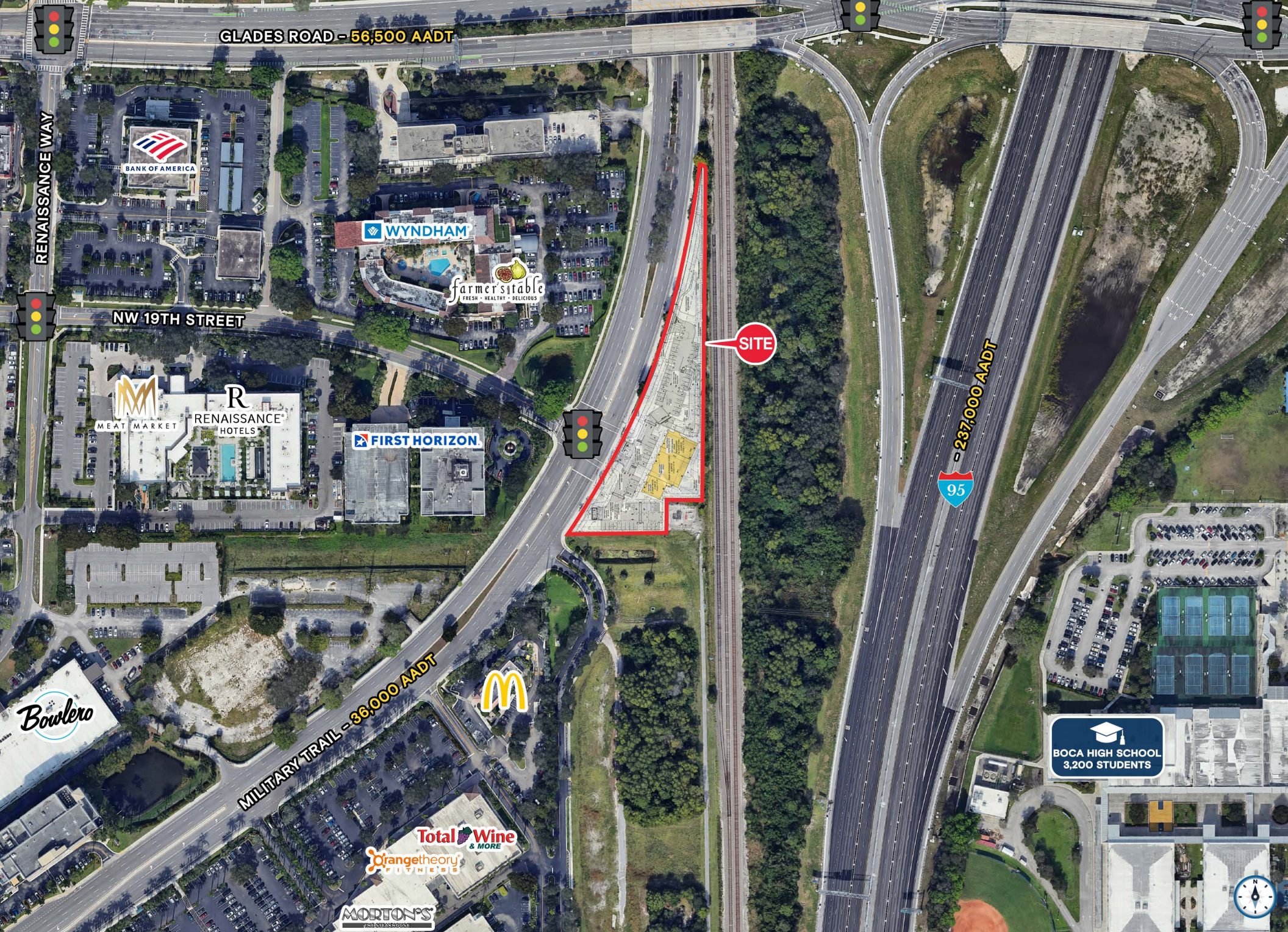
- Located in affluent Central Boca at the signalized intersection of Military Trail and NW 19th Street
- NW 19th Street connects the property with Simon's Town Center at Boca Raton
- Surrounded by office towers, adjacent to Boca Center, three office towers with over 360,000 SF
- Walking distance from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



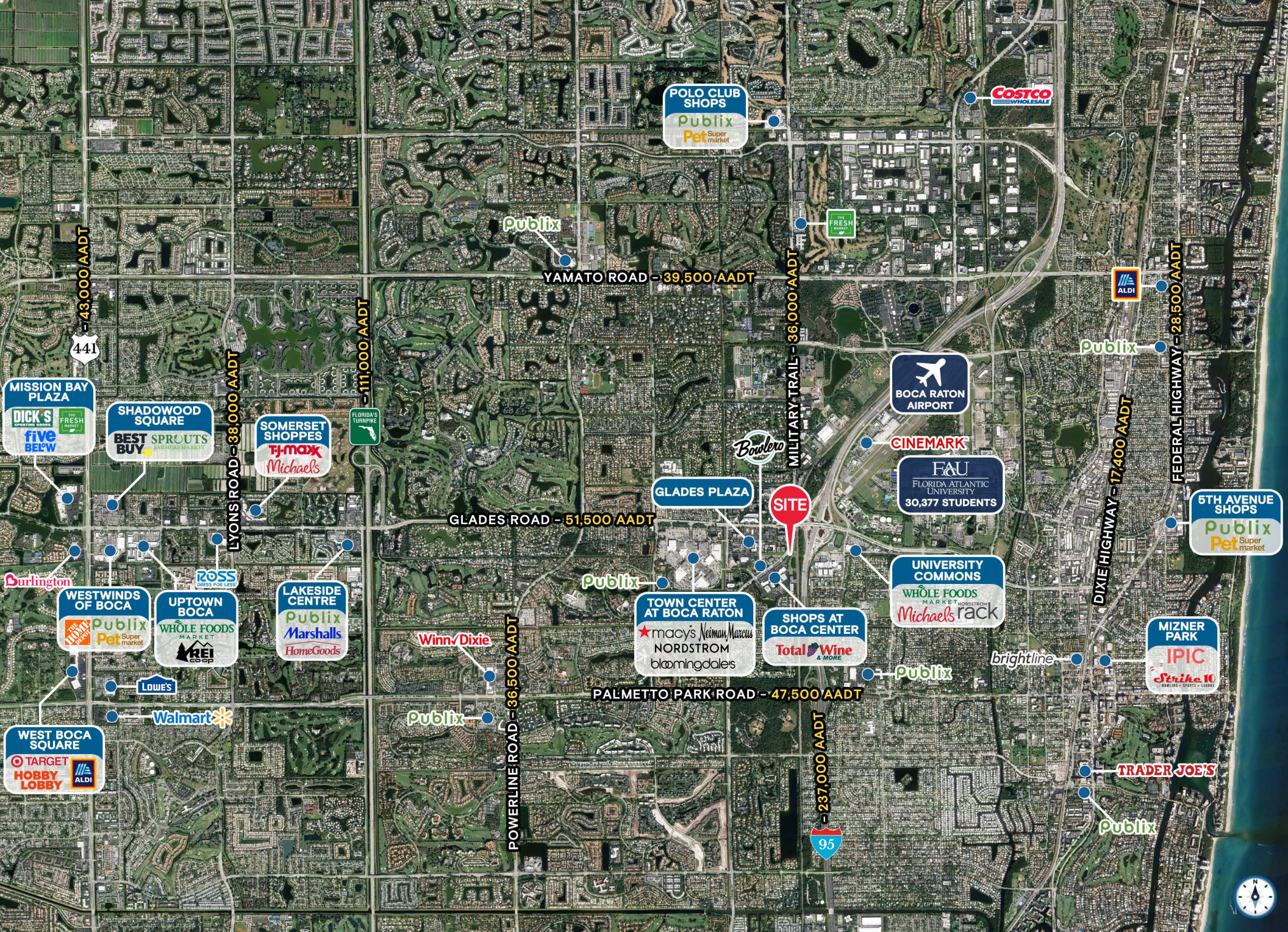
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,950	106,068	265,139
HOUSEHOLDS	3,903	44,322	119,206
EMPLOYEES	8,290	90,997	229,886
AVERAGE HH INCOME	\$146,182	\$154,884	\$136,698
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	42,396	181,272	393,035
HOUSEHOLDS	15,214	80,130	171,382
EMPLOYEES	36,146	156,349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













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Contact Broker

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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: 04.23.25