

FOR LEASE | SUBLEASE

±7,500 SF SPACE AVAILABLE

11411 W Palmetto Park Road, Boca Raton, FL 33428

TENANT ALLOWANCE AND
RENT CREDIT INCENTIVES
BEING OFFERED



OPERATING BUSINESS - PLEASE DO NOT DISTURB

Robert Nucherenno

DIRECTOR

robertnucherenno@katzretail.com

(716) 867-5222

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Eric Spritz

VICE PRESIDENT

ericspritz@katzretail.com

(954) 296-5861

Property Overview

HIGHLIGHTS

- Tenant allowance and rent credit incentives being offered
- Operating business please do not disturb
- Adjacent to new Bravo Supermarket
- Strong residential density and household income
- Ample parking
- Seeking fitness and other retail uses

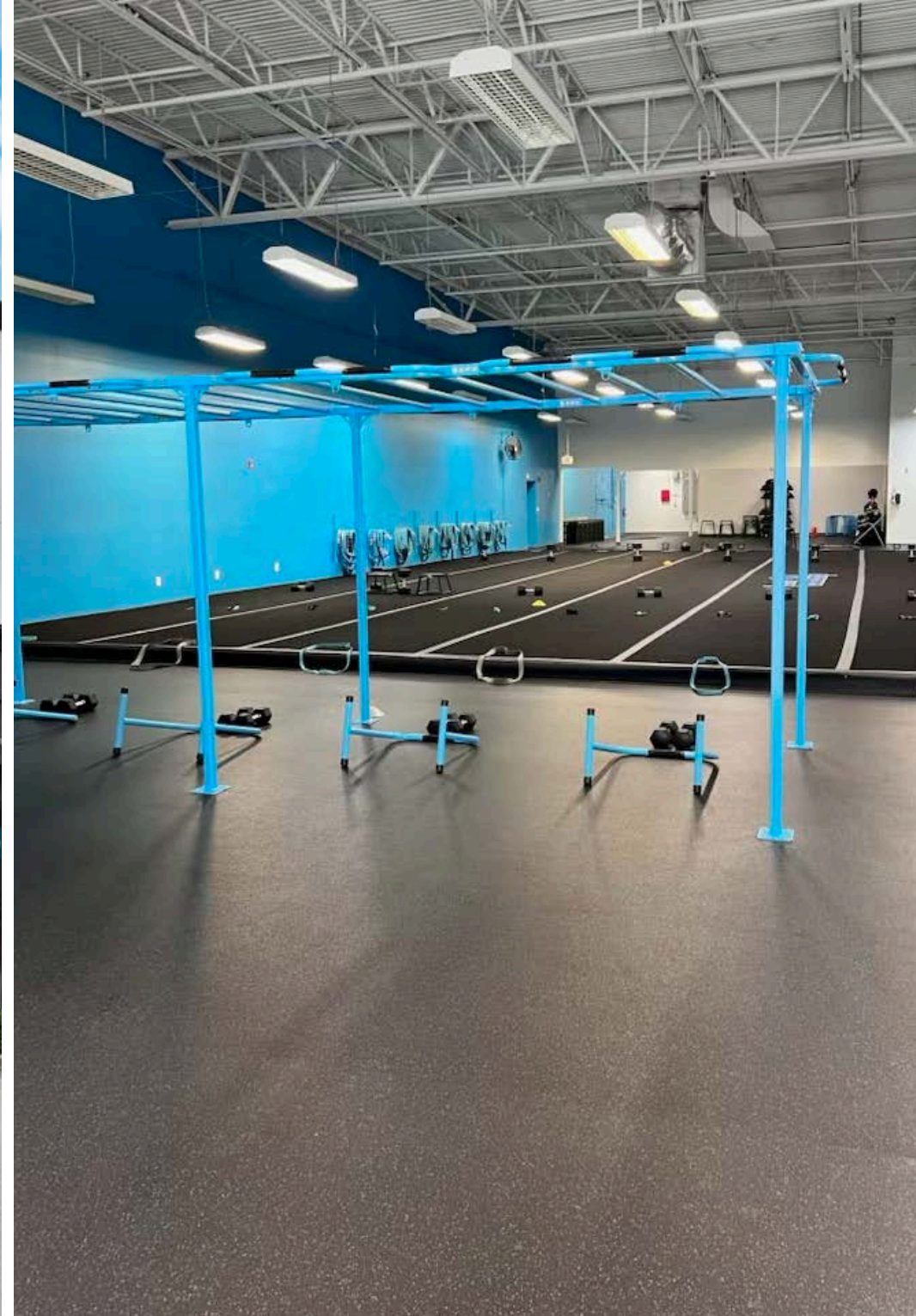
DEMOGRAPHICS

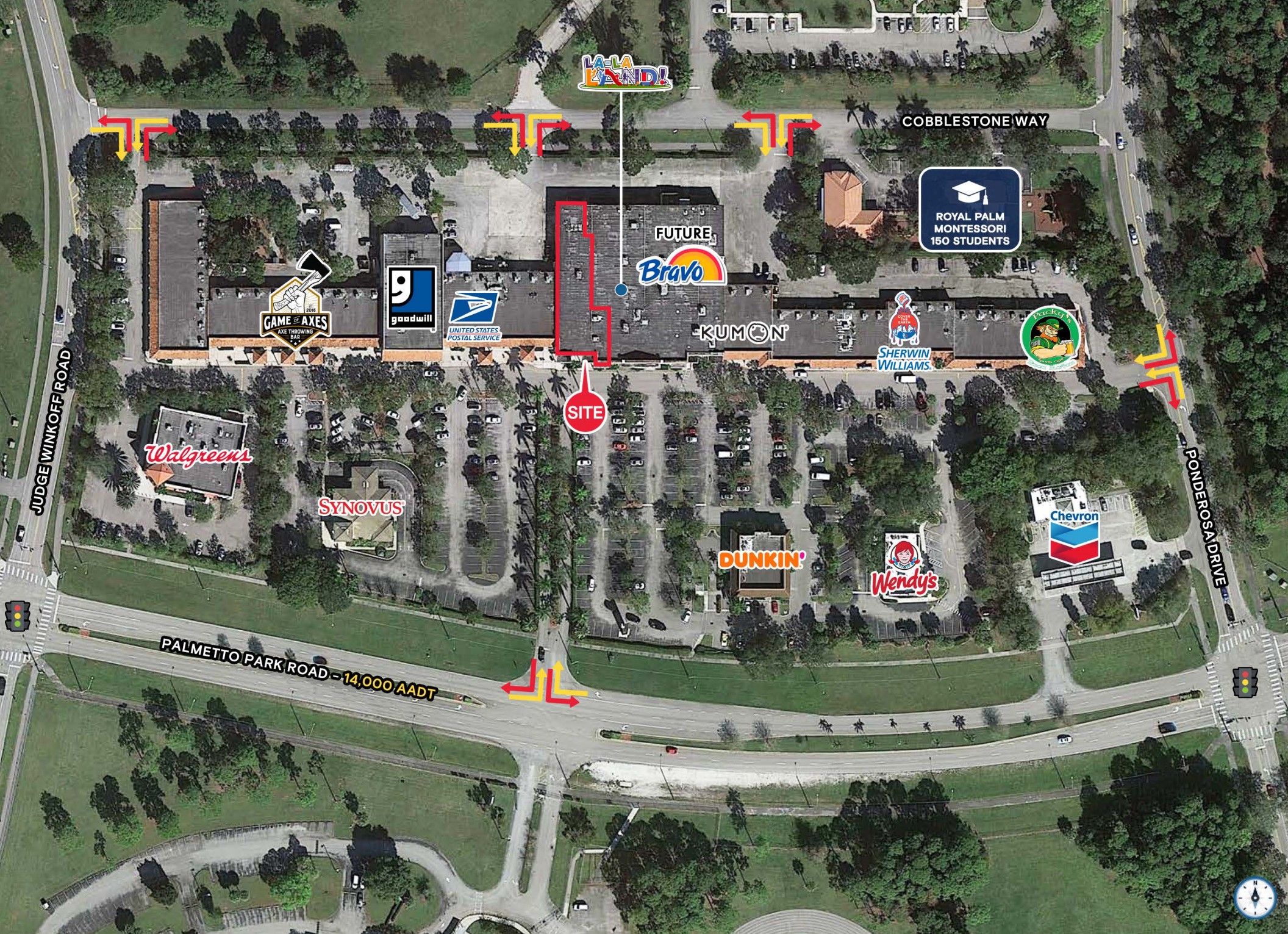
	1 MILE	3 MILES	5 MILES
POPULATION	10,175	74,915	219,433
HOUSEHOLDS	3,384	26,321	82,389
EMPLOYEES	8,360	60,872	181,098
AVERAGE HH INCOME	\$158,441	\$144,755	\$135,758

5 MINUTES 10 MINUTES 15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,882	96,246	267,290
HOUSEHOLDS	8,051	34,223	102,116
EMPLOYEES	19,455	78,123	220,390
AVERAGE HH INCOME	\$119,468	\$130,168	\$116,011







LALA LAND!

COBBLESTONE WAY

ROYAL PALM
MONTESSORI
160 STUDENTS

FUTURE

Bravo

KUMON

SHERWIN
WILLIAMS



JUDGE WINKOFF ROAD



SITE

Walgreens

SYNOVUS

DUNKIN'

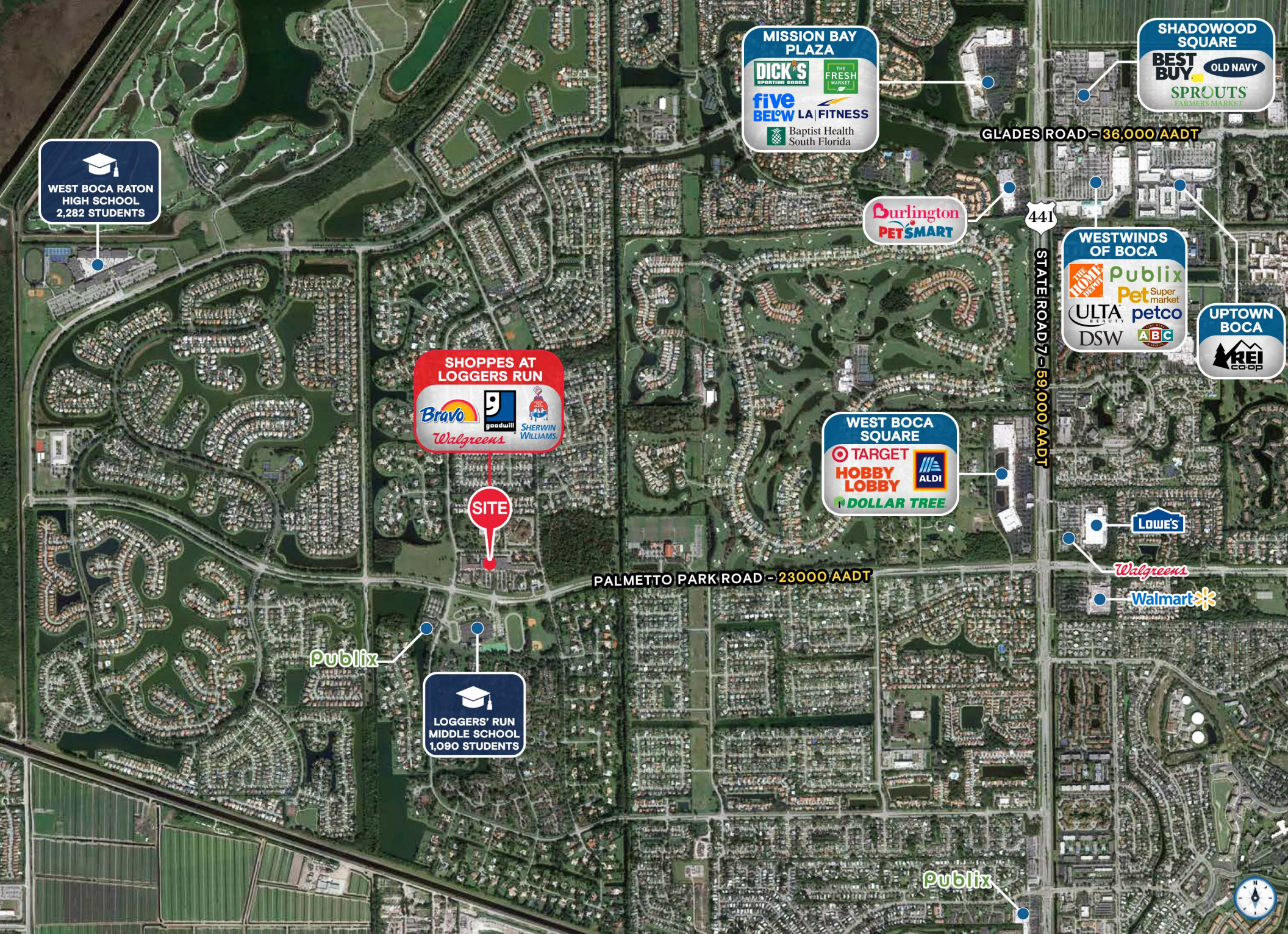
Wendy's

Chevron

PONDEROSA DRIVE

PALMETTO PARK ROAD - 14,000 AADT





WEST BOCA RATON
HIGH SCHOOL
2,282 STUDENTS

MISSION BAY
PLAZA
DICK'S SPORTING GOODS THE FRESH MARKET
five BELOW LA FITNESS
Baptist Health South Florida

SHADOWOOD SQUARE
BEST BUY OLD NAVY
SPROUTS FARMERS MARKET

GLADES ROAD = 36,000 AADT

Burlington
PETSMART

441
STATE ROAD 7 = 59,000 AADT

WESTWINDS OF BOCA
Publix
Pet Super market
ULTA petco
DSW ABC

UPTOWN BOCA
REI CO-OP

SHOPPES AT LOGGERS RUN
Bravo goodwill SHERWIN WILLIAMS
Walgreens

SITE

WEST BOCA SQUARE
TARGET
HOBBY LOBBY ALDI
DOLLAR TREE

PALMETTO PARK ROAD = 23,000 AADT

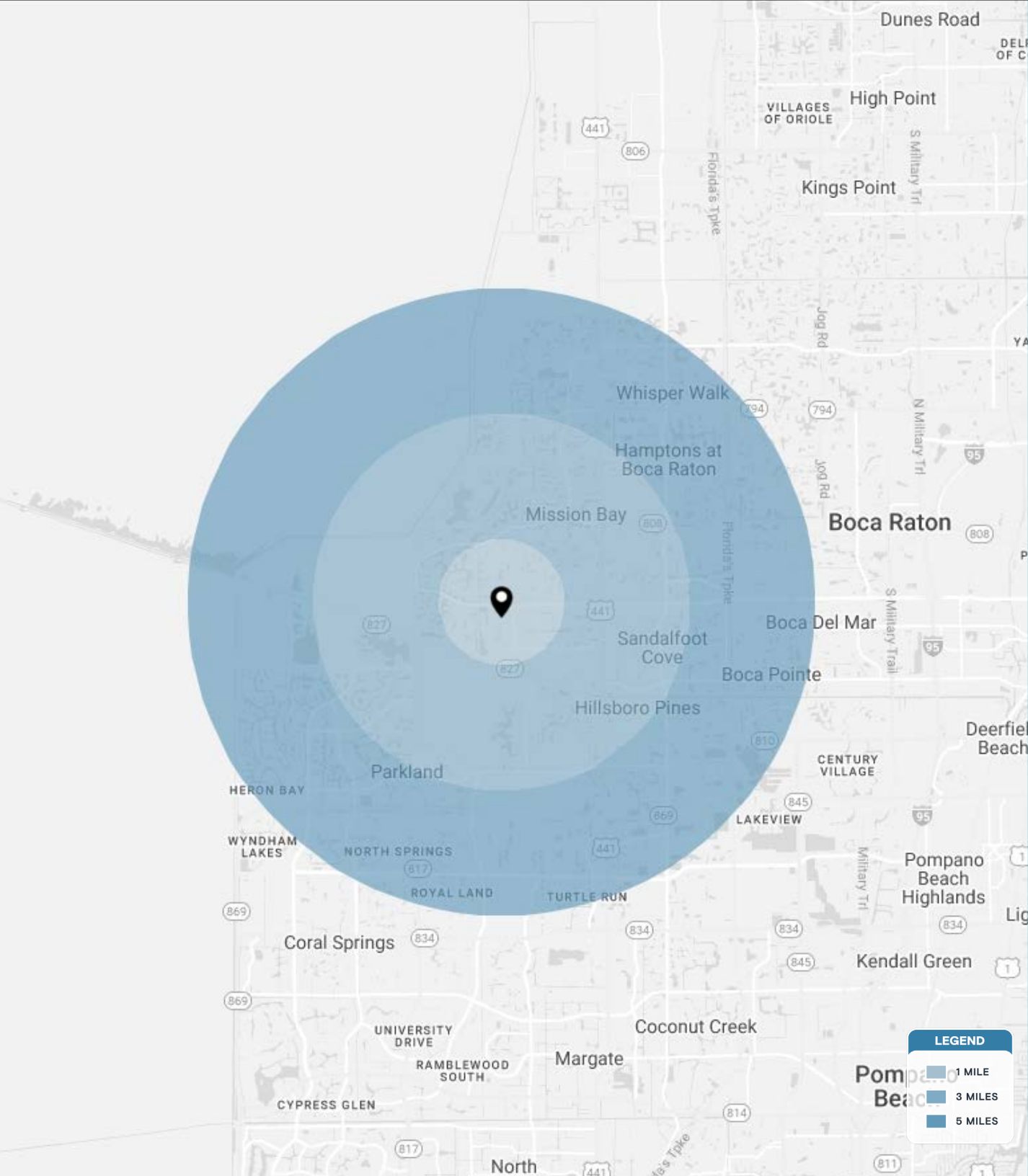
LOWE'S

Walgreens
Walmart

Publix

LOGGERS' RUN
MIDDLE SCHOOL
1,090 STUDENTS

Publix



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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