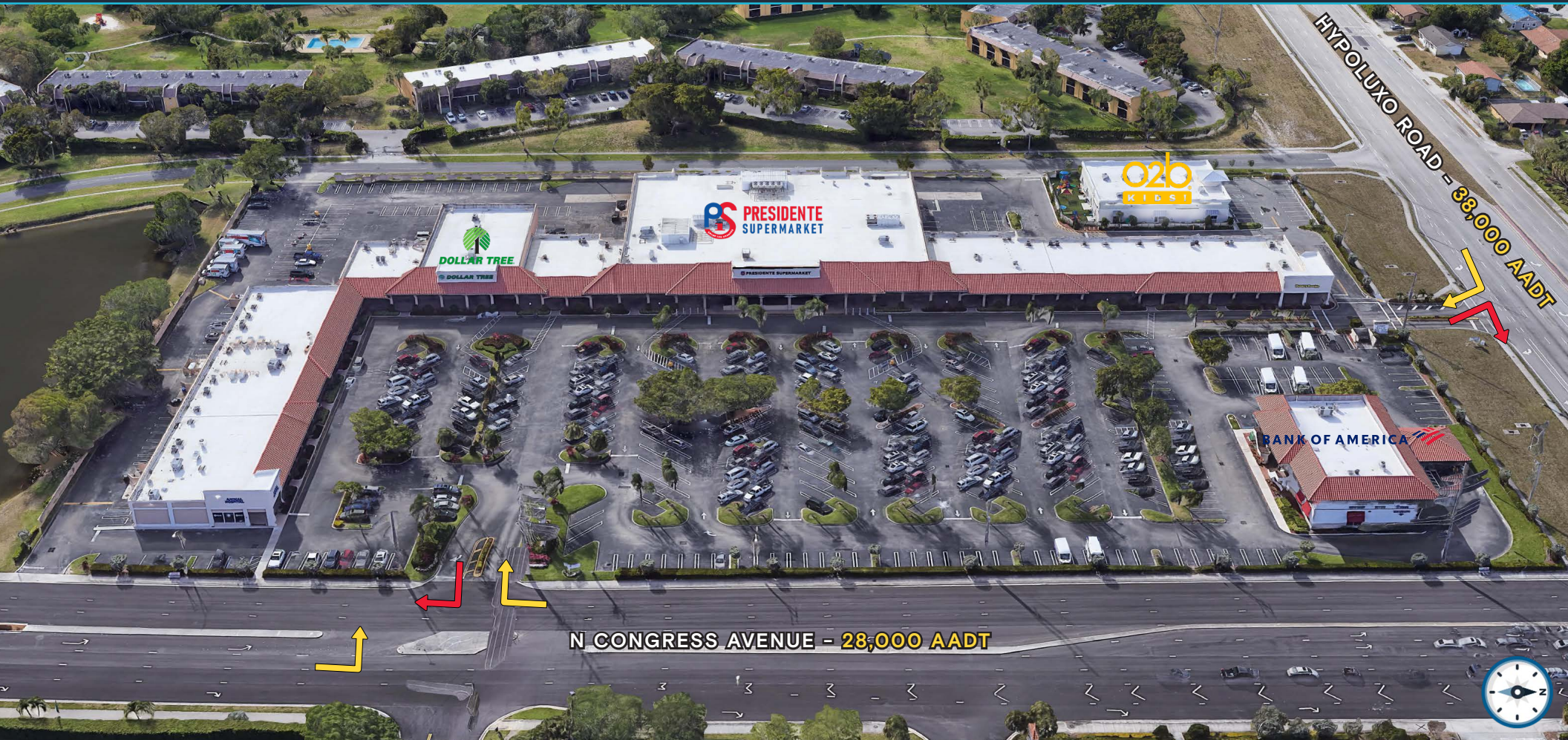


RETAIL SPACE FOR LEASE

MEADOWS SQUARE

4701 N Congress Avenue, Boynton Beach, FL 33426



±3,029 SF ENDCAP SPACE FRONTING CONGRESS AVENUE AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

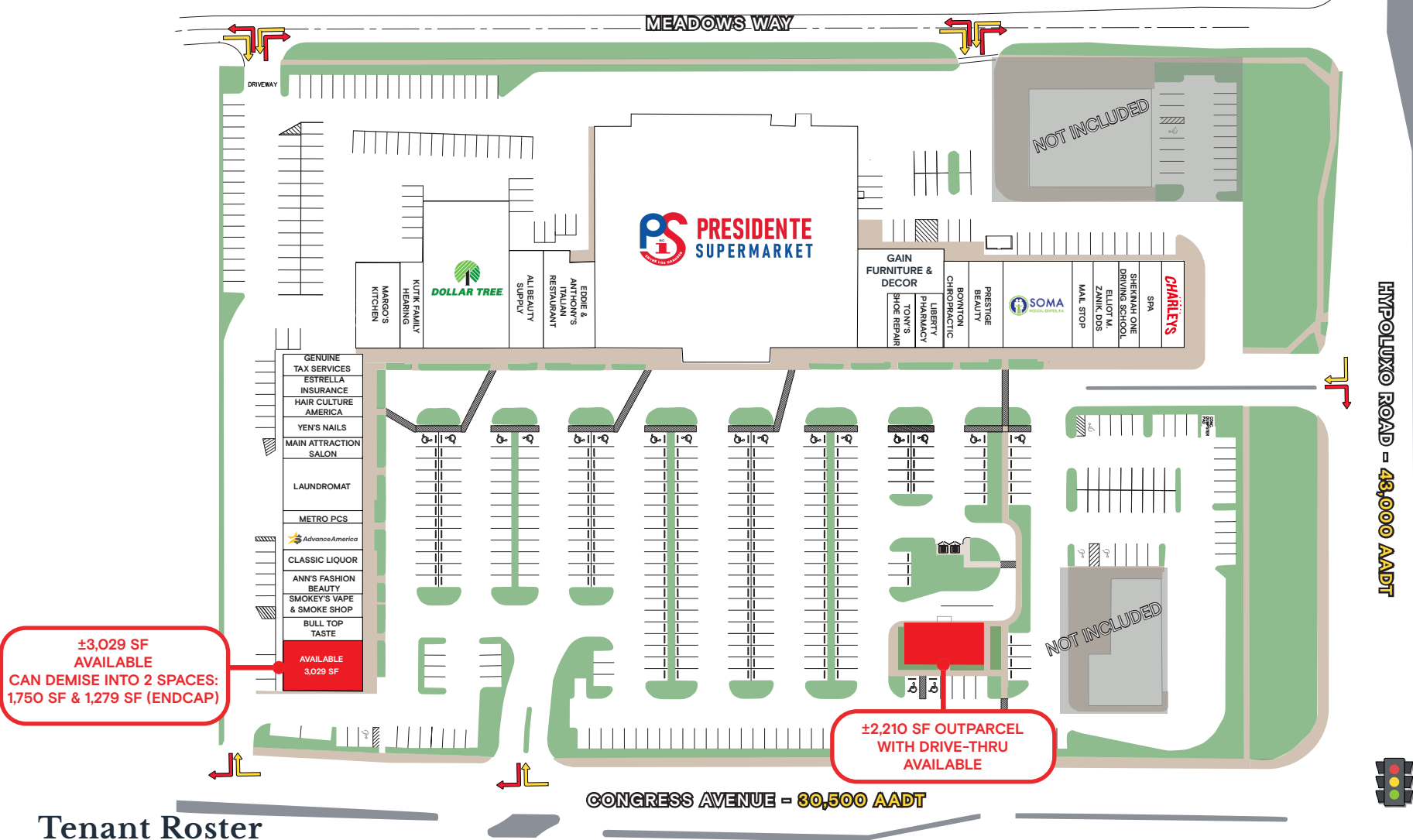
- ±3,029 SF endcap space available - can demise into 2 spaces - ±1,750 SF & ±1,279 SF (endcap)
- ±2,210 SF outparcel with drive-thru opportunity fronting Congress Avenue available
- Anchored by high volume  PRESIDENTE SUPERMARKET and  DOLLAR TREE
- Well maintained with recent renovation
- Located at the intersection of Hypoluxo Road & Congress Avenue
- Very dense residential area with limited retail options



DEMOGRAPHICS

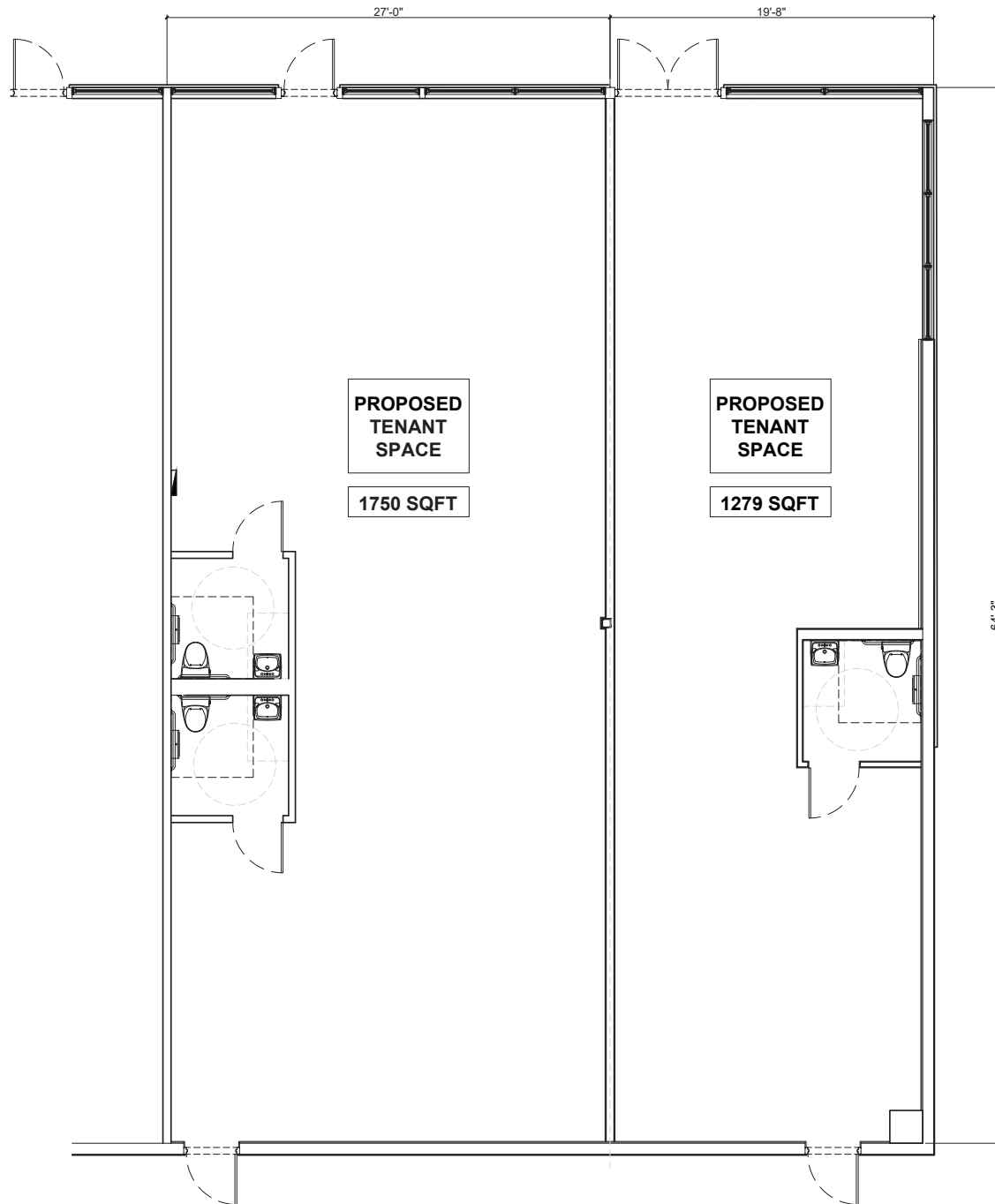
	1 MILE	3 MILES	5 MILES
POPULATION	15,493	132,970	334,612
HOUSEHOLDS	5,508	49,831	128,596
EMPLOYEES	12,454	108,225	275,581
AVERAGE HH INCOME	\$100,882	\$92,542	\$94,649

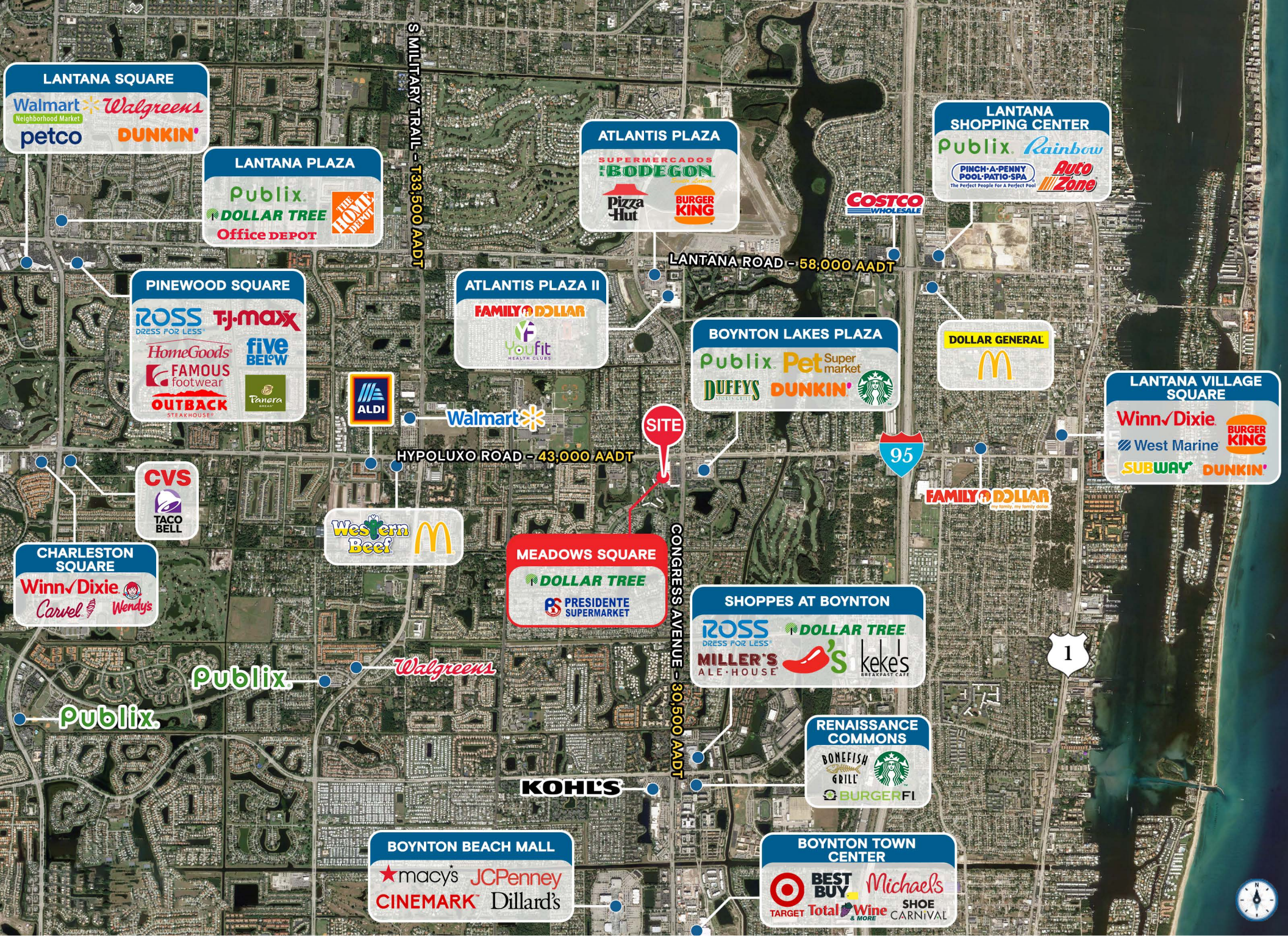
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	42,638	182,633	364,024
HOUSEHOLDS	16,053	68,523	140,865
EMPLOYEES	34,448	148,665	300,365
AVERAGE HH INCOME	\$90,653	\$91,666	\$96,230

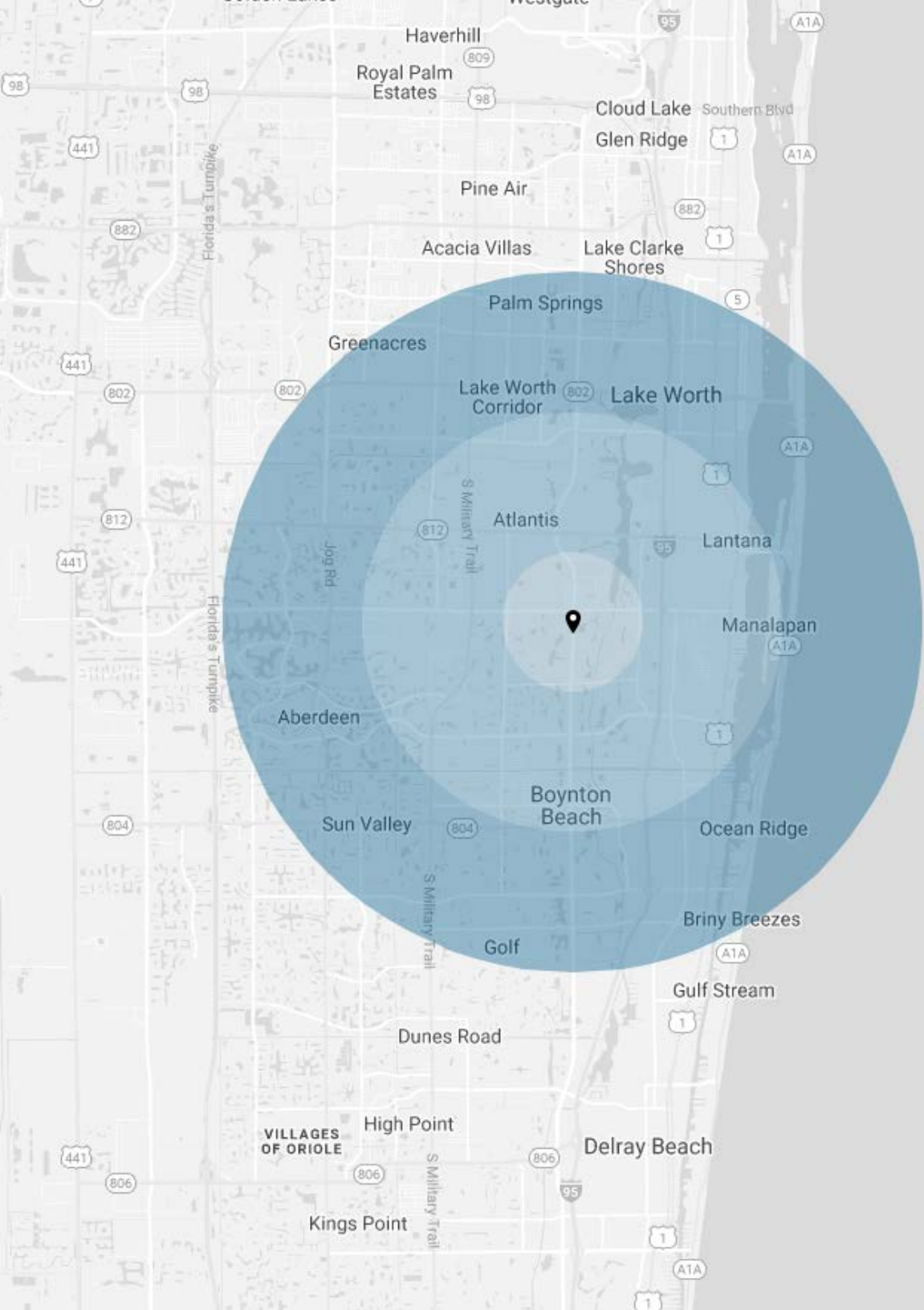


Tenant Roster

4701	Available	3,029 SF	4717	Metro PCS	975 SF	4731	Genuine Tax Service	1,305 SF	4753	Supermarket	39,795 SF	4778/77	Soma	4,625 SF
4707	Bull Top Taste	1,090 SF	4719	Laundromat	2,930 SF	4735	Margo's Kitchen	3,100 SF	4755	Gain Furniture	3,616 SF	4781	Mail Stop	1,058 SF
4709	Smoke Shop	1,084 SF	4723	Main Attraction Salon	975 SF	4739	Kutik Family Hearing	760 SF	4759	Tony's Shoe Repair	750 SF	4783	Elliot Zank, DDS	1,389 SF
4711	Ann's Beauty	1,256 SF	4725	Yen's Nails	975 SF	4741	Dollar Tree	8,400 SF	4761	Liberty Pharmacy	1,258 SF	4785	Driving School	1,044 SF
4713	Classic Liquor	1,033 SF	4727	Hair Culture Amercia	975 SF	4745	Ali Beauty Supply	2,755 SF	4765	Chiropractic Center	1,400 SF	4787	Spa	1,065 SF
4715	Advance America	1,300 SF	4729	Estrella Insurance	980 SF	4749	Italian Restaurant	2,685 SF	4769	Prestige Beauty	1,680 SF	4789	Charley's	1,405 SF







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LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

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: 03.12.25