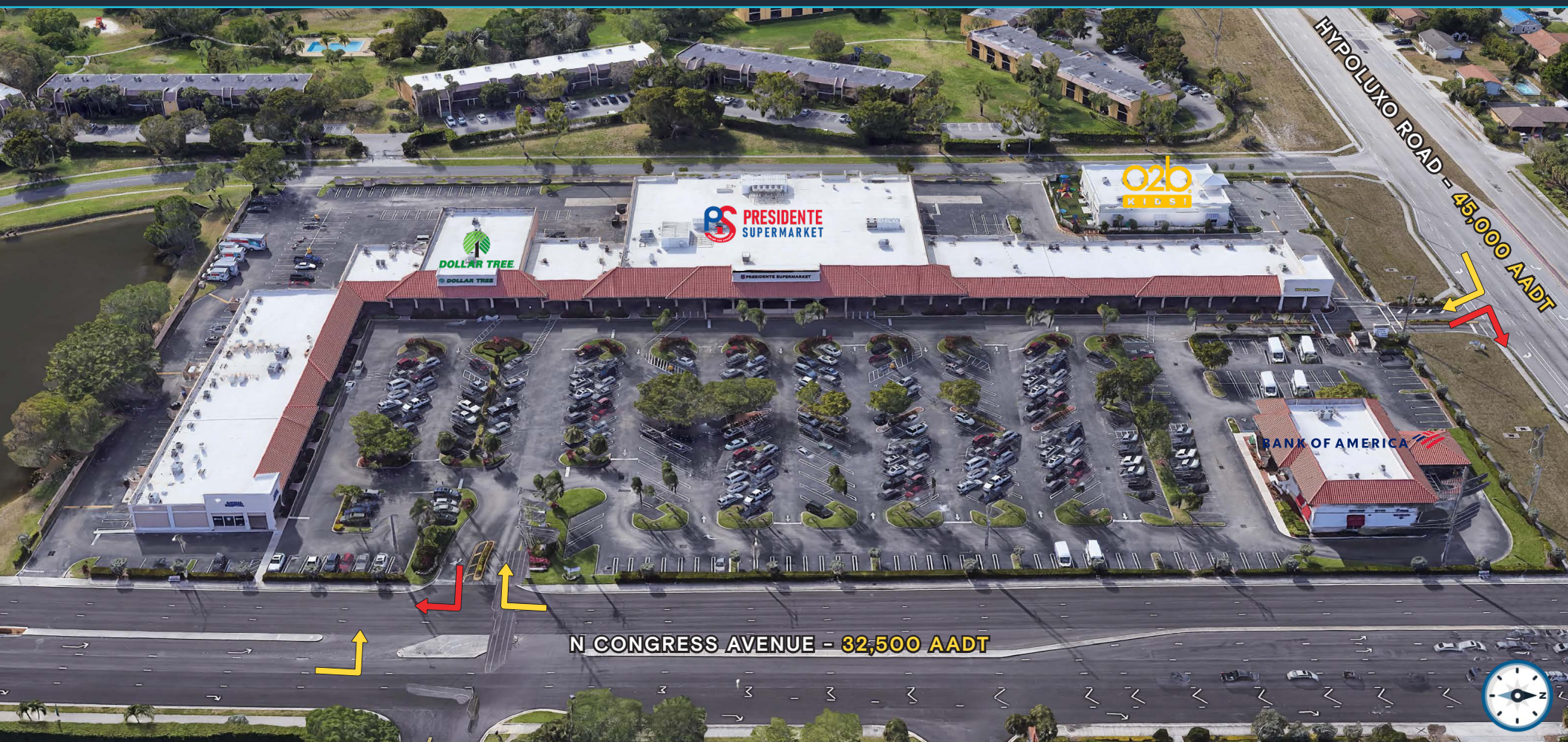


RETAIL SPACE FOR LEASE

MEADOWS SQUARE

4701 N Congress Avenue, Boynton Beach, FL 33426



±3,029 SF ENDCAP SPACE FRONTING CONGRESS AVENUE AVAILABLE

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EXCLUSIVE RETAIL LEASING
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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
- ±1,090 SF 2nd generation restaurant available
- ±3,616 SF inline space coming 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



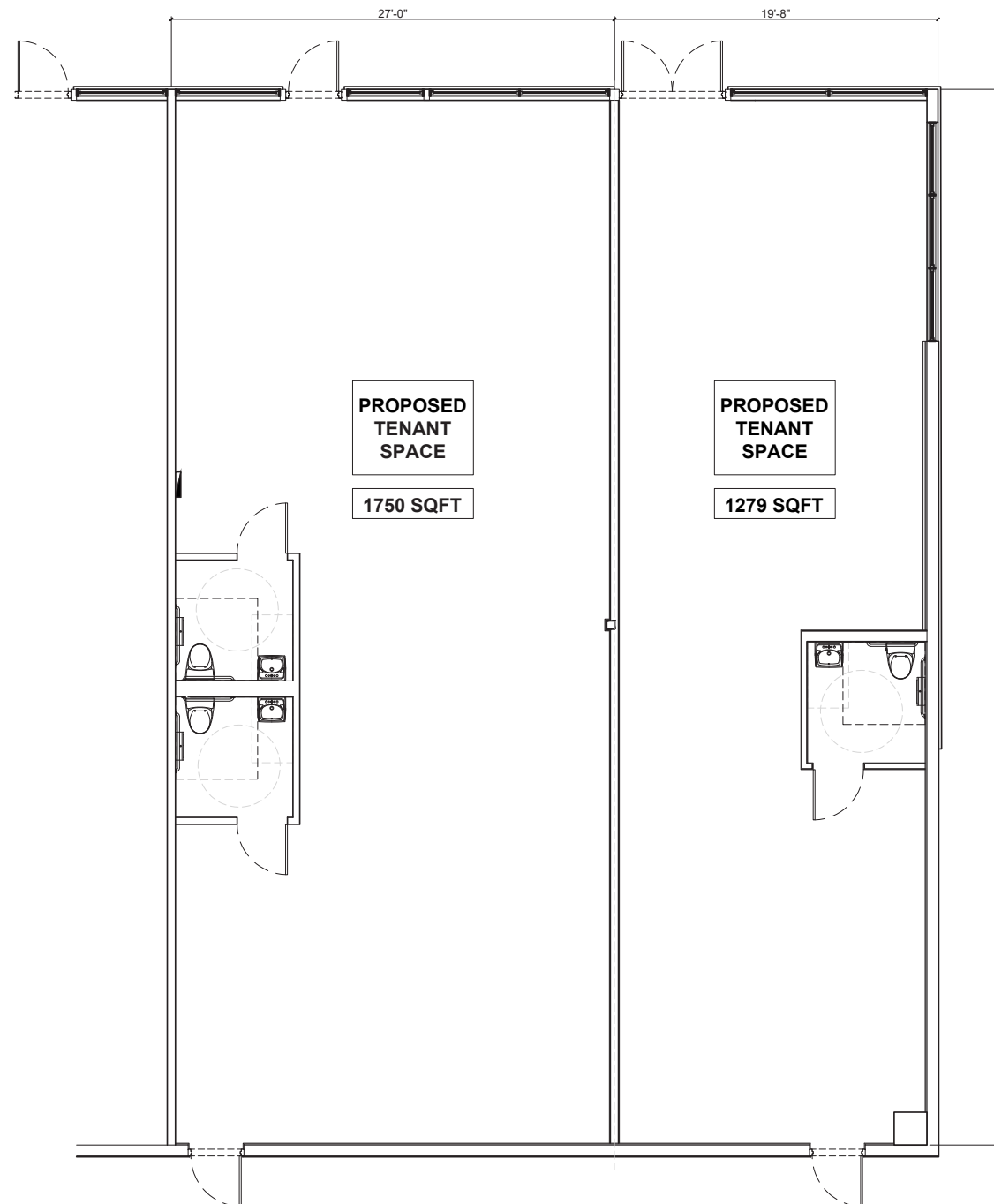
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	15,748	134,319	339,979
HOUSEHOLDS	5,610	50,298	130,572
EMPLOYEES	2,897	35,170	79,517
AVERAGE HH INCOME	\$117,458	\$106,419	\$110,935
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	29,369	115,092	280,088
HOUSEHOLDS	10,387	42,908	103,945
EMPLOYEES	4,880	29,221	60,497
AVERAGE HH INCOME	\$117,134	\$110,639	\$109,380



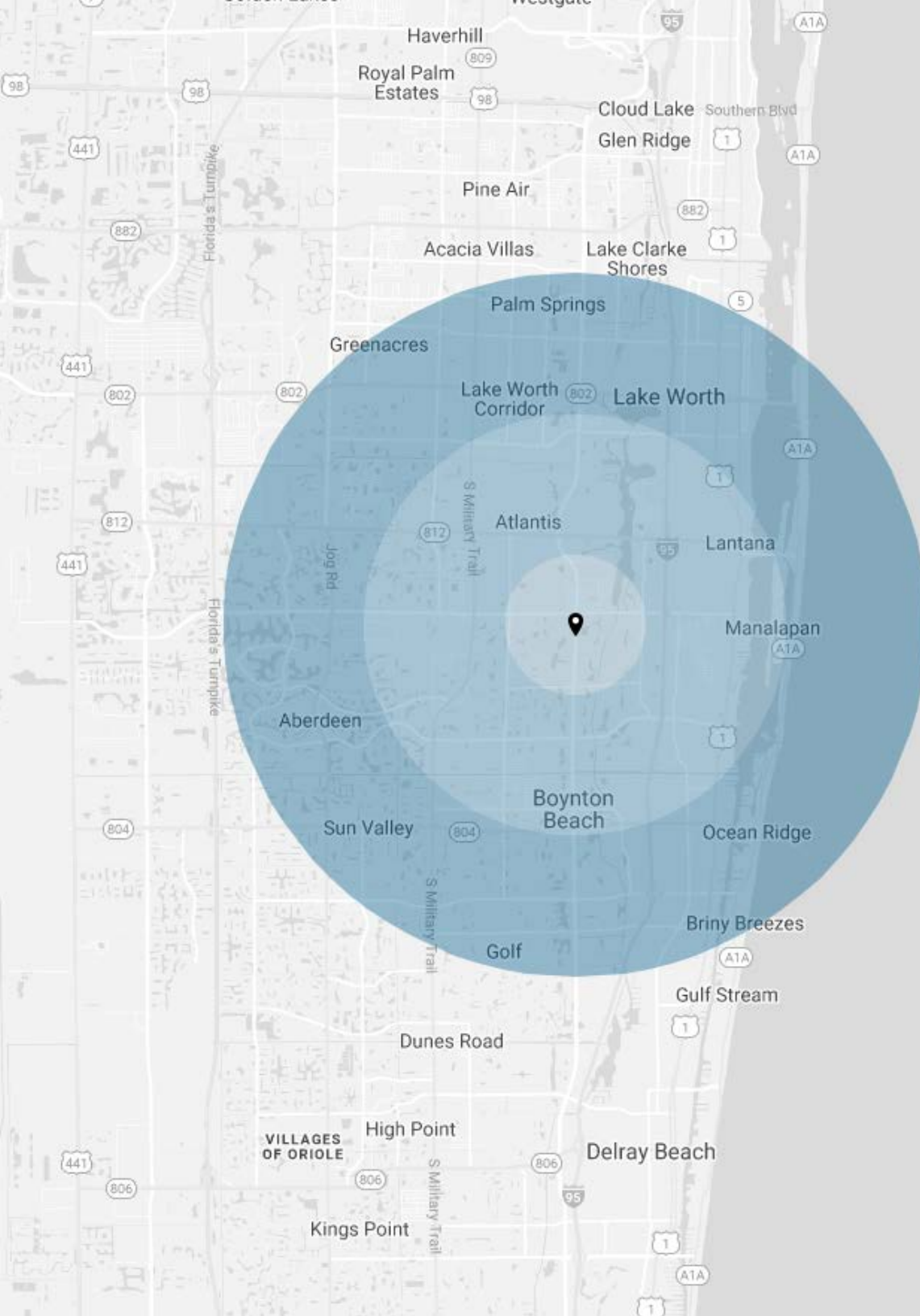


Tenant Roster

4701	Available	3,029 SF	4717	Metro PCS	975 SF	4731	Genuine Tax Service	1,305 SF	4753	Supermarket	39,795 SF	4777/78	Soma	4,625 SF
4707	2nd Gen Restaurant Available	1,090 SF	4719	Laundromat	2,930 SF	4735	Bull Top Taste	3,100 SF	4755	Coming Available	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	The Center Jiu Jitsu	1,256 SF	4725	Yen's Nails	975 SF	4741	Dollar Tree	8,400 SF	4761	Liberty Pharmancy	1,258 SF	4785	Driving School	1,044 SF
4713	Classic Liquor	1,033 SF	4727	Hair Culture America	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







LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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