

RETAIL SPACE FOR LEASE

ONE BOYNTON

1351 S Federal Highway, Boynton Beach, FL



ONE BOYNTON



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- Prime restaurant/retail spaces available; looking for fitness center and boutique stores to compliment residences and existing retailers
- Located in redevelopment area of Boynton Beach - CRA; Grant money available
- Located at the lighted intersection of Woolbright Road & Federal Highway/US-1
- Mixed-use development featuring 494 luxury rental residential units that are 98% occupied and 41,067 SF of retail, office and restaurant space
- Under served market with 1,731 of additional residences coming to the immediate market
- Annual consumer expenditures in the immediate market \$1.81B and \$266M in food and beverage



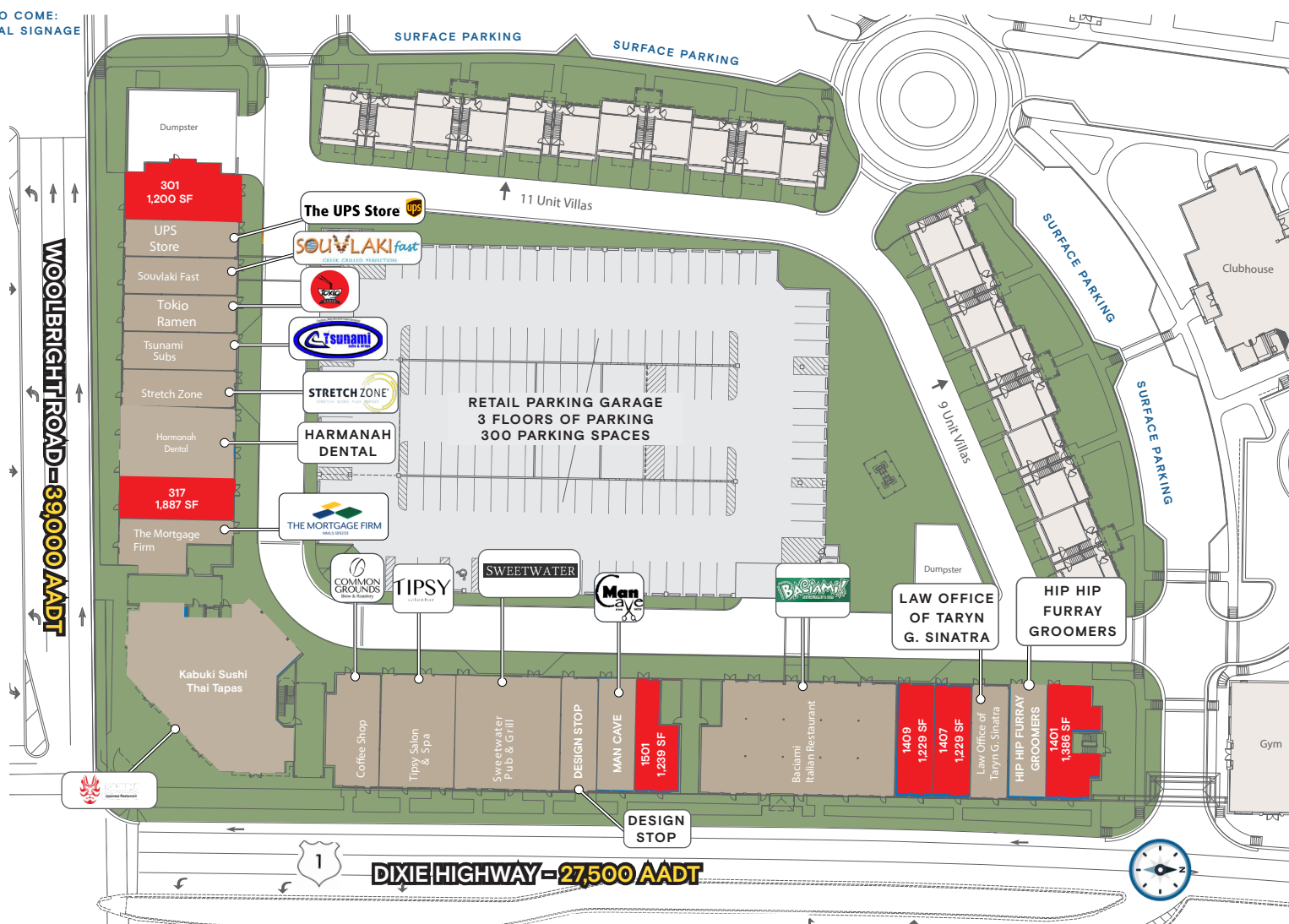
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,997	76,879	194,734
HOUSEHOLDS	7,602	33,984	84,803
EMPLOYEES	13,938	65,522	166,581
AVERAGE HH INCOME	\$91,635	\$92,515	\$93,310

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	41,923	114,430	273,190
HOUSEHOLDS	18,678	50,551	120,073
EMPLOYEES	35,991	97,910	233,817
AVERAGE HH INCOME	\$95,283	\$93,853	\$91,746

SOON TO COME:
DIRECTIONAL SIGNAGE

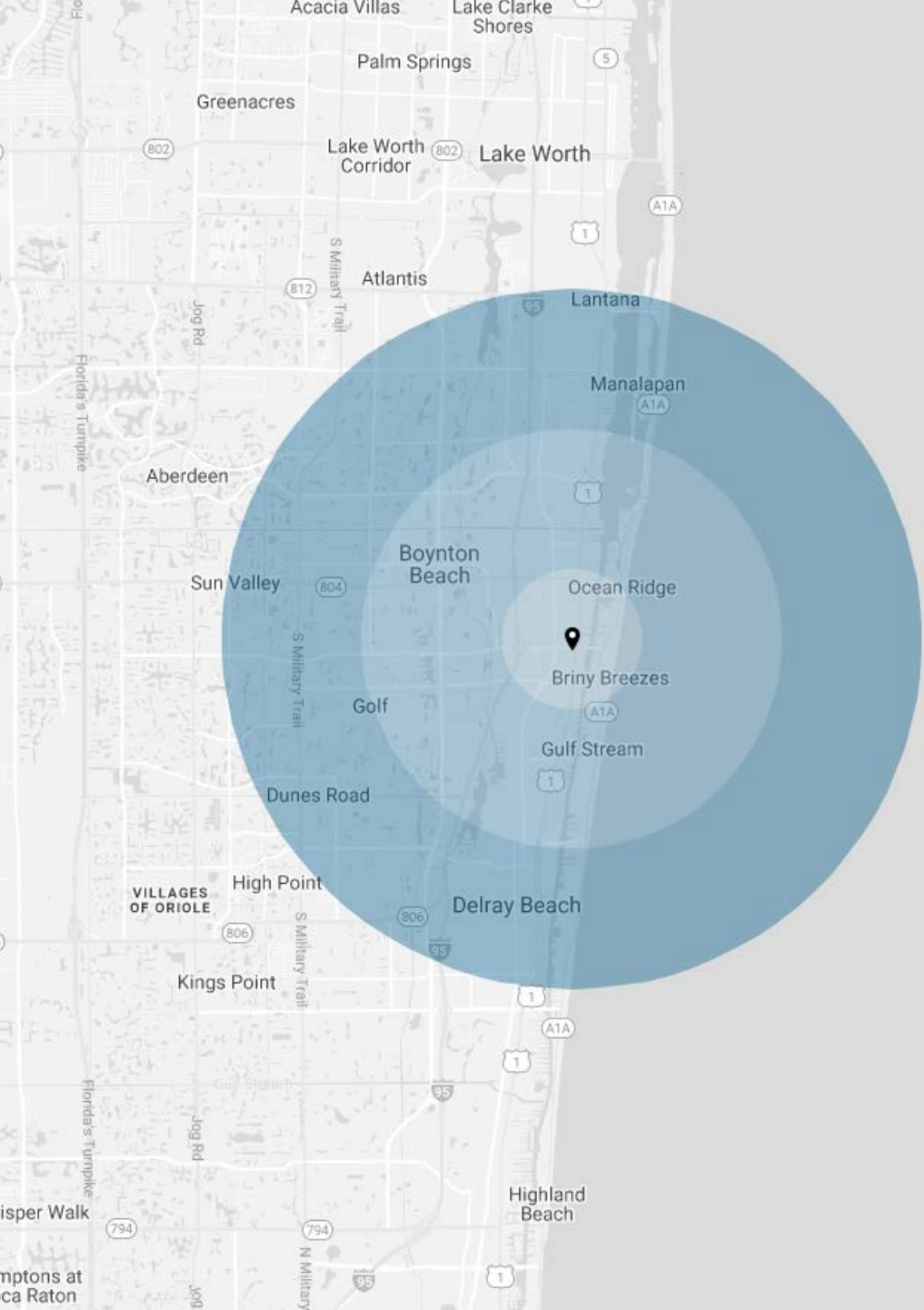


Tenant Roster

SOON TO COME:
DIRECTIONAL SIGNAGE

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DIRECTIONAL SIGNAGE

A-301 1,200 SF Available	A-313/15 Harmanah Dental	B-1403 Law Office	B-1505 Design Stop
A-303 The UPS Store	A-317 1,887 SF Available	B-1407 1,229 SF Available	B-1507-09 Sweetwater
A-305 Souvlaki Fast	A-319 The Mortgage Firm	B-1409 1,239 SF Available	B-1513-15 Tippy Salon
A-307 Tokio Ramen	A-321 Kabuki Sushi Thai Tapas	B-1411-19 Italian Restaurant	B-1517 Common Grounds
A-309 Tsunami Subs	B-1401 1,386 SF Available	B-1501 1,239 SF Available	
A-311 Stretch Zone	B-1403 Hip Hip Furray Groomers	B-1503 Man Cave	



Contact Brokers

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