

RETAIL SPACE FOR LEASE

ONE BOYNTON

1351 S Federal Highway, Boynton Beach, FL 33435



ONE BOYNTON



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle

DIRECTOR

allancarlisle@katzretail.com

(561) 385-4791

Jon Cashion

PRINCIPAL

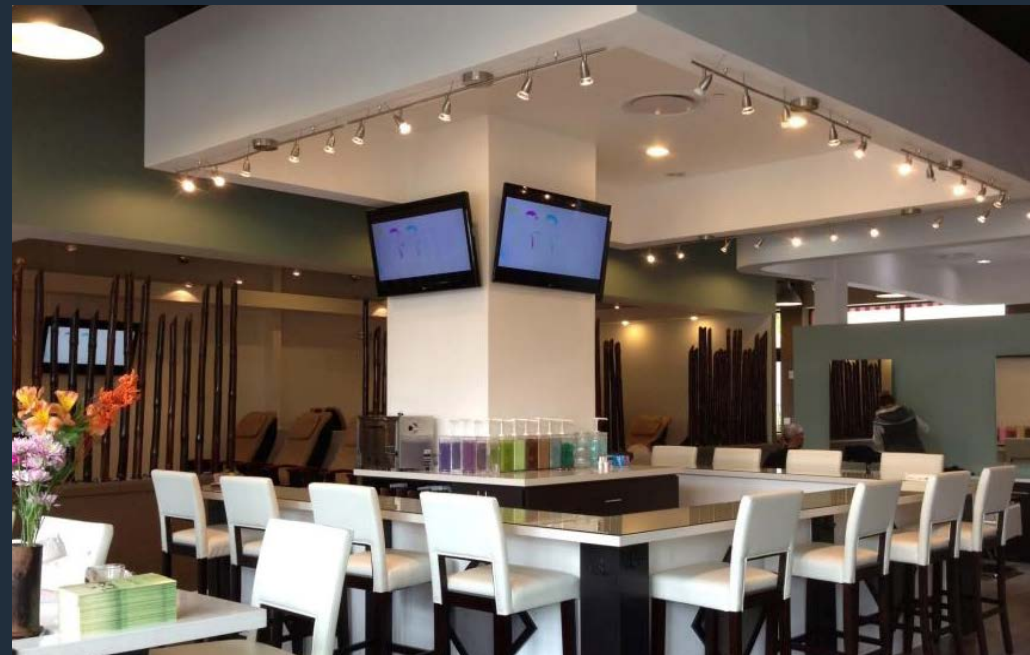
joncashion@katzretail.com

(561) 302-7071

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	15,666	74,433	193,822
HOUSEHOLDS	7,537	32,933	84,573
EMPLOYEES	13,604	63,305	165,631
AVERAGE HH INCOME	\$107,082	\$109,685	\$111,737
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	43,483	106,789	262,267
HOUSEHOLDS	19,516	47,280	115,234
EMPLOYEES	37,330	91,128	224,001
AVERAGE HH INCOME	\$106,156	\$112,080	\$109,092

SOON TO COME:
DIRECTIONAL SIGNAGE

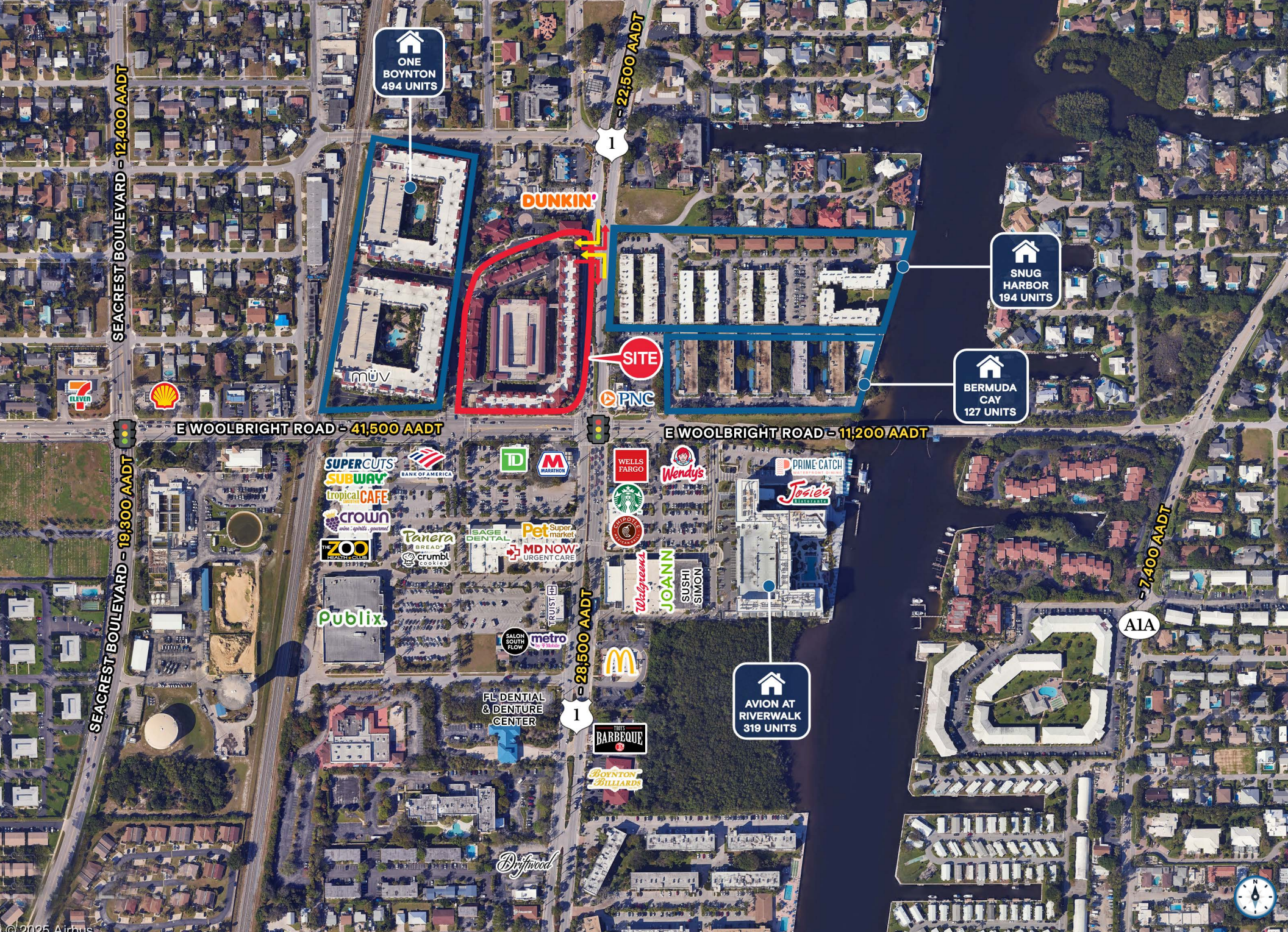


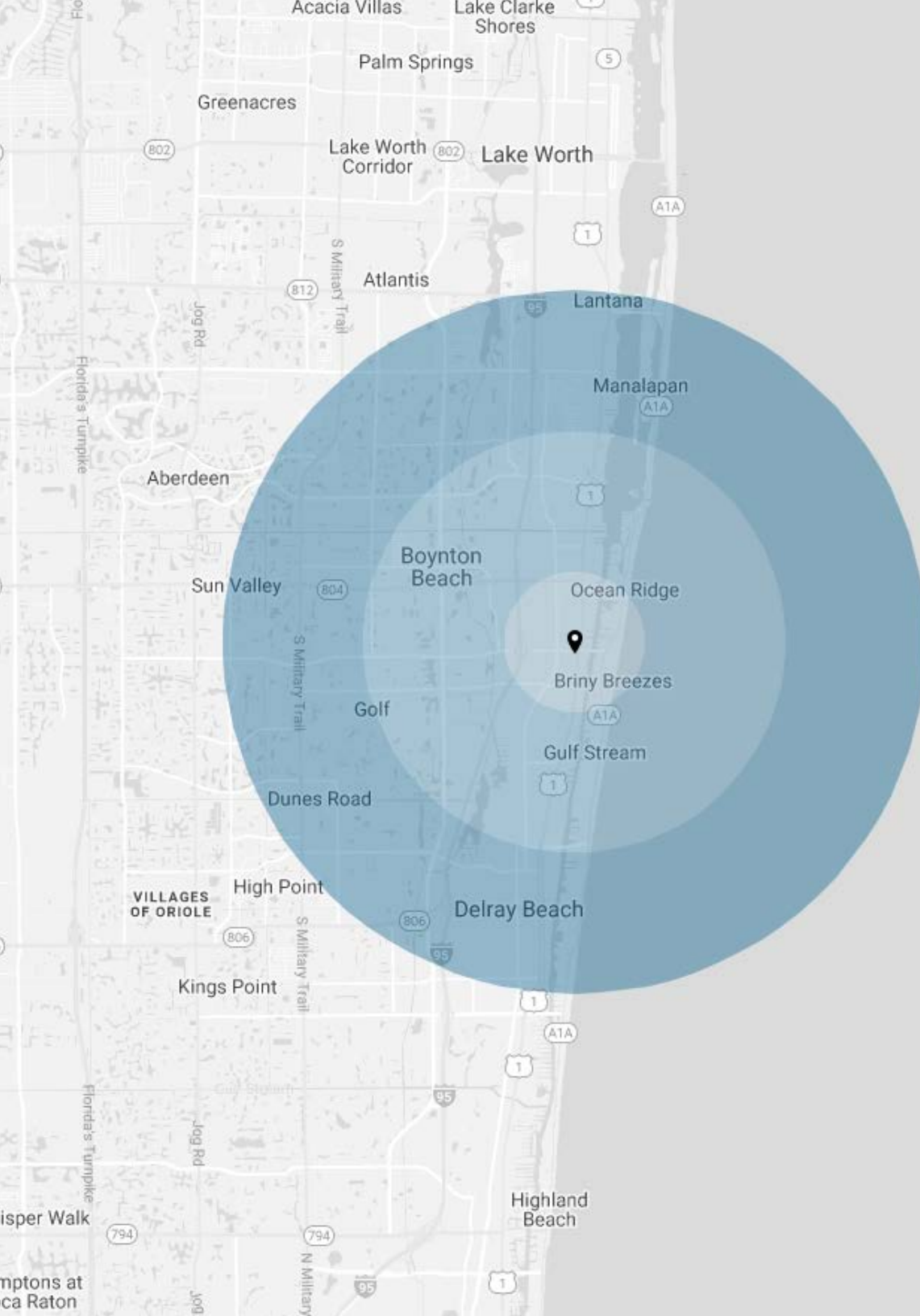
SOON TO COME:
DIRECTIONAL SIGNAGE

SOON TO COME:
DIRECTIONAL SIGNAGE

Tenant Roster

A-301	1,200 SF Available	VIEW LEASE PLAN	A-313/15	Harmanah Dental		B-1403	Law Office		B-1507-09	Sweetwater
A-303	The UPS Store		A-317	1,887 SF Available	VIEW LEASE PLAN	B-1407-09	2,468 SF Available	VIEW LEASE PLAN	B-1513-15	Tipsy Salon
A-305	Souvlaki Fast		A-319	The Mortgage Firm		B-1411-19	Italian Restaurant		B-1517	Common Grounds
A-307	Tokio Ramen		A-321	Kabuki Sushi Thai Tapas		B-1501	1,239 SF Available	VIEW LEASE PLAN		
A-309	Tsunami Subs		B-1401	1,386 SF Available	VIEW LEASE PLAN	B-1503	Man Cave			
A-311	Stretch Zone		B-1403	Hip Hip Furray Groomers		B-1505	Design Stop			





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

Allan Carlisle
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

Jon Cashion
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

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: 02.06.25