



ONE BOYNTON



±17,892 SF PRIME RETAIL SPACE

1499 S. FEDERAL HIGHWAY | BOYNTON BEACH, FL 33435



**YOUR
SIGNAGE
HERE**

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HIGHLIGHTS

SITE

- ±17,892 SF restaurant/retail available
- Located at the lighted intersection of Woolbright Road & Federal Highway/US-1
- Ground floor retail space with US-1 and/or Woolbright Road frontage available
- Mix-use development featuring 494 luxury rental residential units that are 98% occupied and 41,067 SF of retail, office and restaurant space

AREA

- Located in redevelopment area of Boynton Beach - CRA; Grant money available
- 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

GREAT OPPORTUNITY FOR THE FOLLOWING USES

- Brewery
- Japanese Restaurant
- Burger Restaurant
- Art Gallery
- Financial Office
- Group personal fitness
- Eye Care
- Pet Care Supplies
- Lash Studio



CLOSE-UP AERIAL



SUNSHINE SQUARE

Bank of America

Publix

Tanaza

Subway

Smashburger

PT SUPERMARKET

THE ZOO HEALTH CLUB

**NEW DEVELOPMENT
COMING SOON**

RIVERWALK PLAZA

SUSHI SIMON

PRIME

Josie's

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	16,124	72,106	187,019
Daytime Population	12,832	59,923	138,181
Households	7,524	31,453	80,913
Average HHI	\$66,314	\$76,295	\$74,049



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