KATZ & ASSOCIATES

FOR LEASE

PRIME RETAIL SPACE AVAILABLE

1499 S. FEDERAL HIGHWAY | BOYNTON BEACH, FL

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SITE HIGHLIGHTS

- Prime restaurant/retail space 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
- Looking for fitness center and boutique stores to compliment residences and existing retailers in Boynton Beach

AREA HIGHLIGHTS

- 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

DEMOGRAPHICS

	POPULATION	DAYTIME EMPLOYEES	HOUSEHOLDS	AVG HOUSEHOLD INCOME
1 MILE	16,124	12,832	7,524	$66,314
3 MILES	72,106	59,923	31,453	$76,295
5 MILES	187,019	138,181	80,913	$74,049

CURRENT TENANTS:

Unit:	Tenant:
A-303	THE UPS STORE
A-305	SOUVLAKI FAST
A-309	TSUNAMI SUBS
A-311	STRETCH ZONE
A-319	THE MORTGAGE FIRM
B-1403	KD CONSTRUCTION
B-1405	LAW OFFICE OF TARYN G. SINATRA
B-1411-1419	BACIAMI ITALIAN RESTAURANT
B-1505	RE/MAX
B-1507-1509	SWEETWATER PUB & GRILL
B-1513-1515	TIPSY SALON & SPA
B-1517	COMMON GROUNDS COFFEE

AVAILABLE:

Unit:	Square Footage
A-301	1,200 - Dry Cleaner - At Lease
A-307	1,229 - Built-out coffee/juice space
A-313	1,229
A-315	1,229
A-317	1,229
A-321	5,600

AVAILABLE:

Unit:	Square Footage
B-1401	1,386
B-1407	1,229
B-1409	1,239
B-1501	1,239
B-1503	1,229

PLAN | SITE

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AERIAL | CLOSE-UP

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