

RETAIL SPACE FOR LEASE

# ±18,786 SF FREESTANDING BUILDING

601 N Congress Avenue, Boynton Beach, FL 33426

BUILDING TO BE  
DOWNSIZED TO ±18,786 SF  
TO ACCOMMODATE NEW OUTPARCELS



RARE AVAILABLE BOX IN BOYNTON BEACH

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EXCLUSIVE RETAIL LEASING  
**KATZ & ASSOCIATES**  
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# Property Overview

## HIGHLIGHTS

- ±18,786 SF building to be downsized to accommodate new outparcels
- Property is for lease
- Leased National Bank and Leased National QSR coming to the outparcels
- Over 35,500 AADT along N Congress Avenue
- Strategically located in front of the Boynton Beach Mall and in the heart of the Boynton Beach retail corridor
- Population over 95,000 in a 3 mile radius with over 84,000 daytime employees
- Strong monument signage on N Congress Avenue



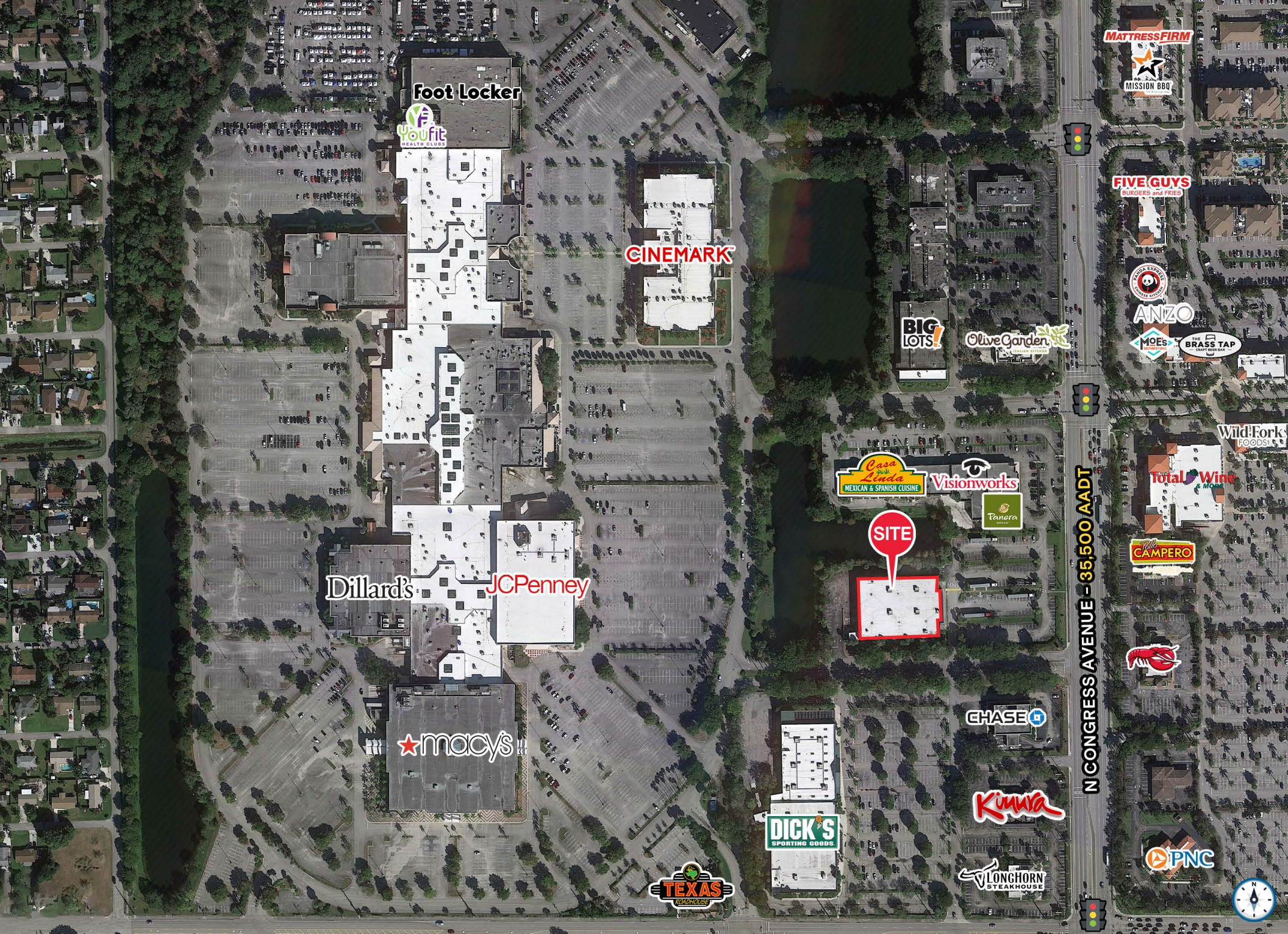
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	11,631	95,893	225,648
HOUSEHOLDS	5,244	45,439	111,436
EMPLOYEES	10,178	84,248	201,160
AVERAGE HH INCOME	\$98,076	\$114,243	\$108,127

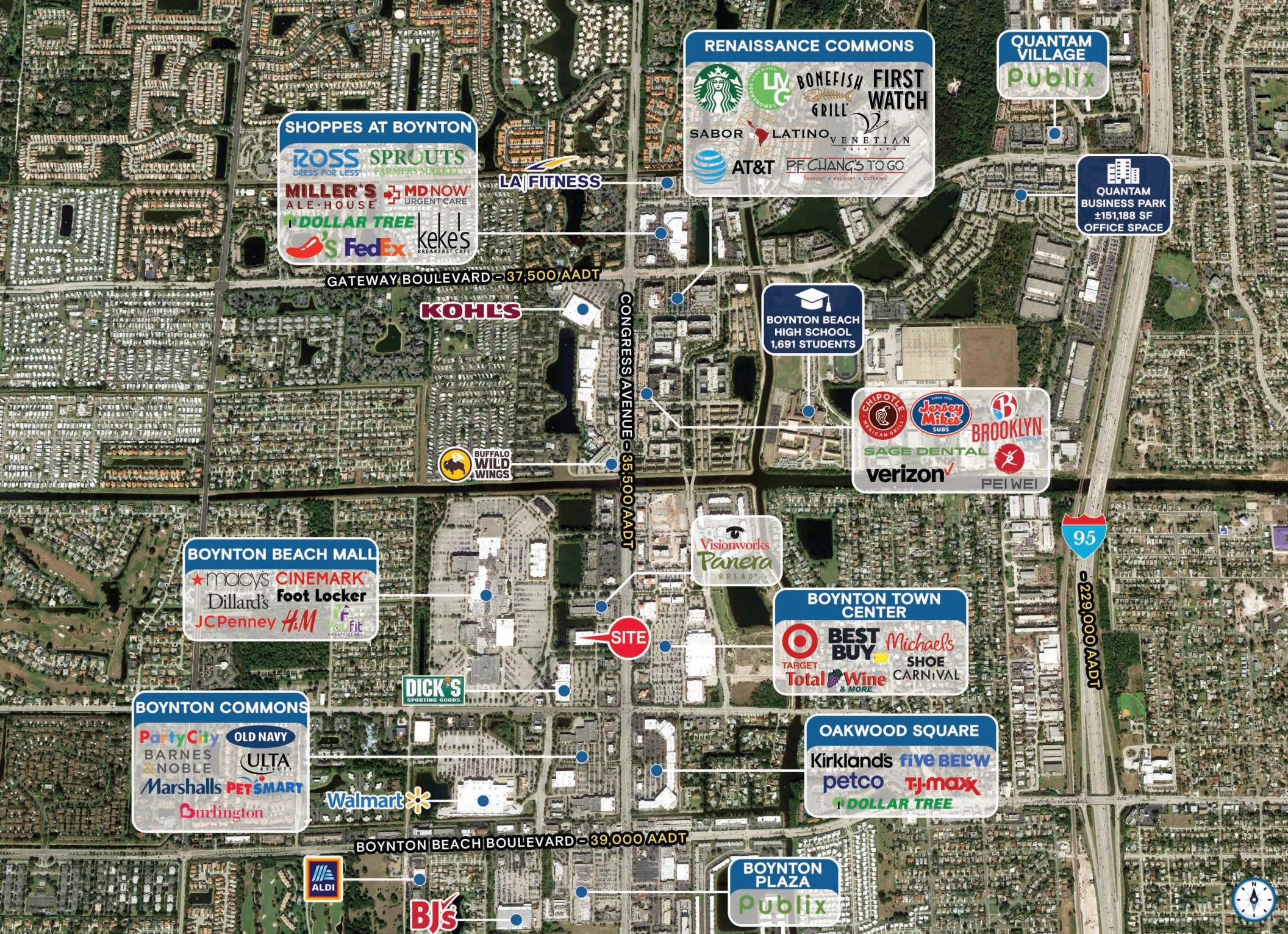
  

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	41,789	145,204	278,859
HOUSEHOLDS	17,866	68,533	132,904
EMPLOYEES	35,775	127,315	245,887
AVERAGE HH INCOME	\$110,862	\$107,740	\$108,608









**SHOPPES AT BOYNTON**

**ROSS** DRESS FOR LESS  
**SPROUTS** FARMERS MARKET  
**MILLER'S ALE-HOUSE** **MDNOW** URGENT CARE  
**DOLLAR TREE**  
**FedEx** **kekes** BREAKFAST CAFE

**LA FITNESS**

**RENAISSANCE COMMONS**

Starbucks **LYC** **BONEFISH GRILL** **FIRST WATCH**  
**SABOR LATINO** **VENETIAN**  
**AT&T** **P.F. CHANG'S TO GO**

**QUANTAM VILLAGE**  
**Publix**

**QUANTAM BUSINESS PARK**  
±151,188 SF OFFICE SPACE

**GATEWAY BOULEVARD - 37,500 AADT**

**KOHL'S**

**CONGRESS AVENUE - 35,500 AADT**

**BOYNTON BEACH HIGH SCHOOL**  
1,691 STUDENTS

**BUFFALO WILD WINGS**

**CHIPOTLE** **Jersey Mike's** **BROOKLYN**  
**SAGE DENTAL** **verizon** **PEI WEI**

**BOYNTON BEACH MALL**

macys **CINEMARK**  
 Dillard's **Foot Locker**  
**JCPenney** **H&M** **you fit**

**Visionworks**  
**Panera BREAD**

**SITE**

**BOYNTON TOWN CENTER**

**Target** **BEST BUY** **Michael's**  
**Total Wine & MORE** **SHOE CARNIVAL**

**DICK'S** SPORTING GOODS

**BOYNTON COMMONS**

**Party City** **OLD NAVY**  
**BARNES & NOBLE** **ULTA BEAUTY**  
**Marshalls** **PET SMART**  
**Burlington**

**Walmart**

**OAKWOOD SQUARE**

**Kirkland's** **five BELOW**  
**petco** **TJ-maxx**  
**DOLLAR TREE**

**BOYNTON BEACH BOULEVARD - 39,000 AADT**

**ALDI**

**BJ's**

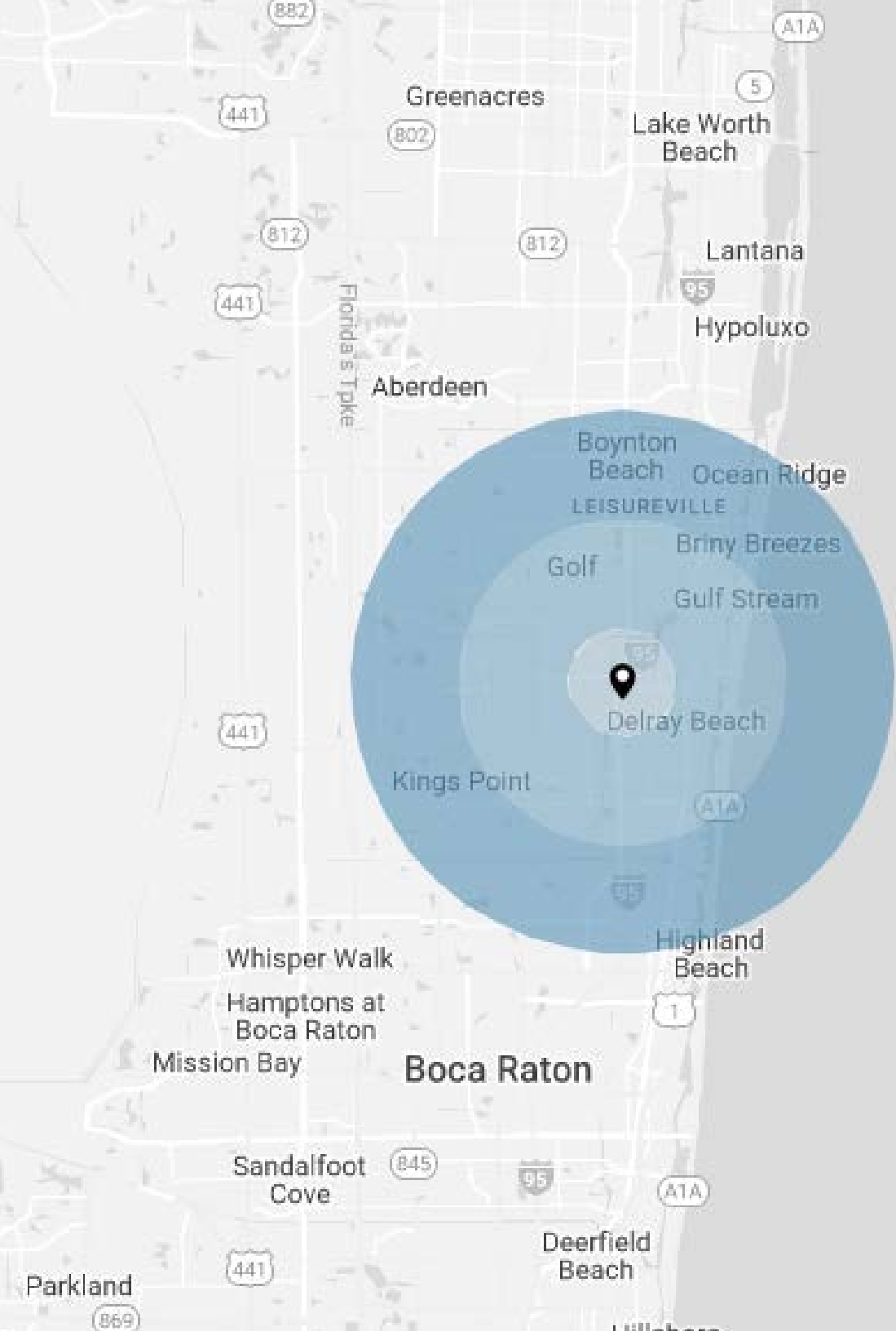
**BOYNTON PLAZA**  
**Publix**



**229,000 AADT**







# Contact Brokers

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# KATZ & ASSOCIATES

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