



**4796**  
**NORTH**

4796 N Congress Ave. Boynton Beach, FL 33426

**FOR SALE**  
**±5,828 SF**

**ON ± 0.65 AC**  
**RETAIL OPPORTUNITY**

**NEWMARK**



# PROPERTY OVERVIEW

4796 N Congress Ave is a prime outparcel opportunity delivering 5,828 SF on .65 acres, zoned C-3 for commercial flexibility. The site is part of the highly visible Publix-anchored Boynton Lakes Plaza, positioned directly at the intersection of N Congress Avenue & Hypoluxo Road, with dedicated turn lanes off both roads for seamless entry and exit.

The property sits immediately adjacent to Meadows Square, a bustling shopping center with a strong retail mix, and benefits from steady consumer traffic generated by both centers.

Additionally, the site offers excellent connectivity with easy access to Interstate-95 via the Hypoluxo Road interchange (Exit 60), placing it within reach of major north-south traffic flow. This prime location is ideal for retail, service, or mixed-use development seeking both high visibility and regional accessibility in Boynton Beach.

# PROPERTY SPECS

Address	4796 N Congress Ave, Boynton Beach, FL 33426
Asking Price	\$2,750,000
Building Size	Size: 5,828 SF
Lot Size	0.65 Acres
Zoning	C-3 (Commercial)
Location	Outparcel of Publix-anchored Boynton Lakes Plaza
Access	Dedicated turn lanes from both N Congress Ave & Hypoluxo Rd
Visibility	High exposure at signalized intersection





# AERIAL OVERVIEW



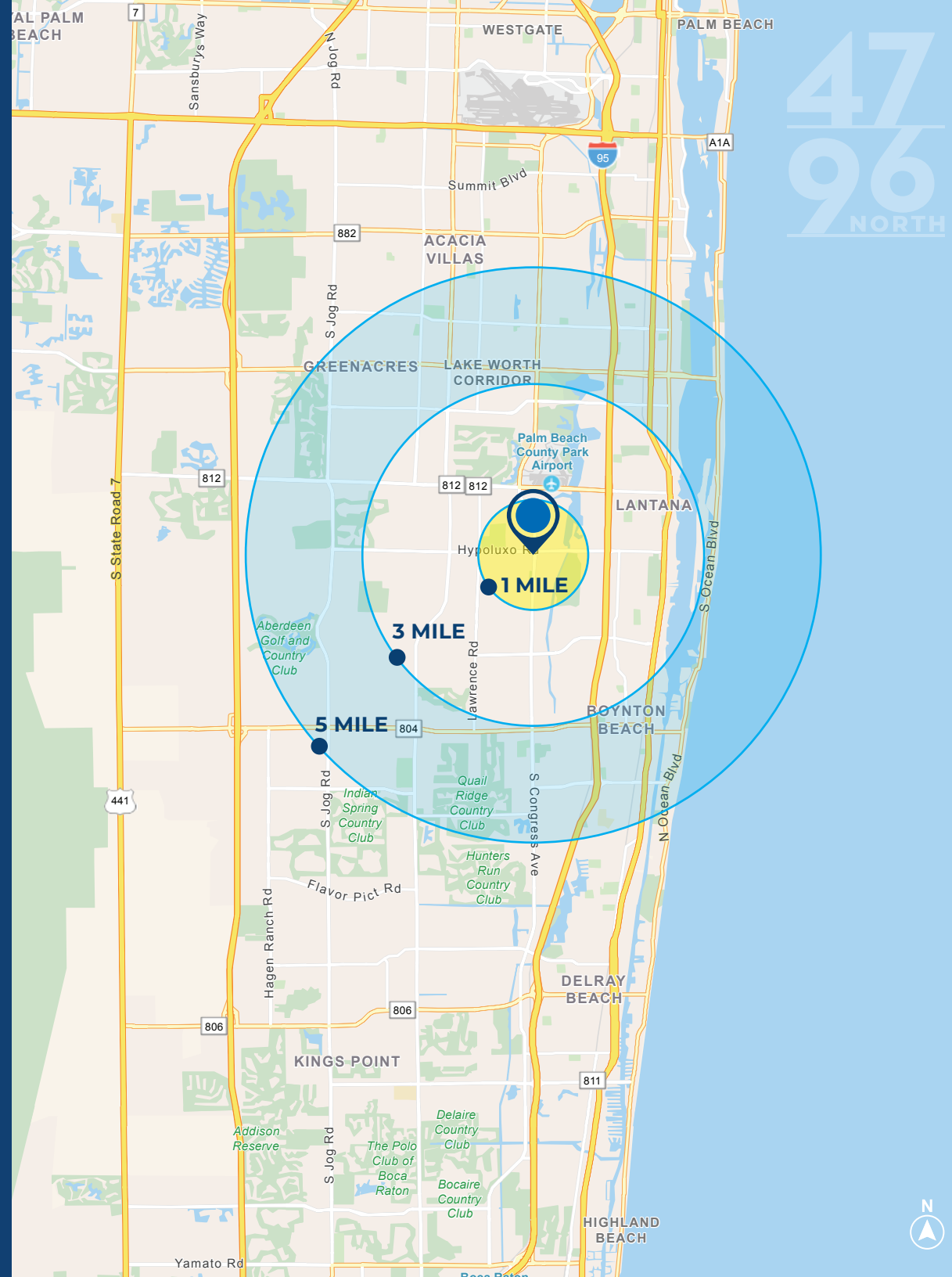


# LOCATION OVERVIEW



# AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	3,703	127,724	321,569
Households	4,912	47,583	124,165
Median Age	39	39	42
Avg HH Income	\$86,560	\$80,197	\$86,205
Total F&B Spending	\$40.9M	\$374M	\$1B
Daytime Employees	3,268	42,433	104,746





# LEASE TERMS IN PLACE / NOI

Tenant	Park Avenue BBQ
LXP	November 30 <sup>th</sup> , 2027
Current NOI through November 30 <sup>th</sup> 2025	\$14K/month
December 1 <sup>st</sup> 2025-December 31 <sup>st</sup> 2027	\$15K/month
Options	Tenant has two 5 year option

	Annually	Monthly	PSF
December 1 <sup>st</sup> 2025 - November 30 <sup>th</sup> 2026	\$180,000	\$15,000	\$30.88
December 1 <sup>st</sup> 2026 - November 30 <sup>th</sup> 2027	\$180,000	\$15,000	\$30.88

OPTIONS	Annually	Monthly	PSF
December 1 <sup>st</sup> 2027 - November 30 <sup>th</sup> 2032	\$192,000	\$16,000	\$32.90
December 1 <sup>st</sup> 2032 - November 30 <sup>th</sup> 2037	\$192,000	\$16,000	\$32.90

*Note: This property is subject to a Right of First Refusal*





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Boynton Beach, FL 33426

**Mitch Heifetz**

MANAGING DIRECTOR

t 561-893-6234

mitchell.heifetz@nmrk.com

## NEWMARK

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## FOR SALE ± 5,828 SF on ± 0.65 AC RETAIL OPPORTUNITY

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