

FOR LEASE

1830 N FEDERAL HWY

BOCA RATON, FL 33432



PROPERTY DESCRIPTION

Join Starbucks in a two-tenant outparcel fronting Federal Highway. Neighboring tenants include Chase Bank, Dollar Tree, and Firehouse Subs.

PROPERTY HIGHLIGHTS

- Former Mattress Firm space available adjacent to a bustling Starbucks, just north of Glades Road
- Outstanding visibility with an average of 30,694 vehicles passing daily
- Excellent ingress/egress and prominent signage opportunities for maximum exposure
- Strategically positioned to capture both vehicular and pedestrian traffic from Starbucks and surrounding retail
- Nestled within a densely populated residential area, offering a strong local demand

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,092 SF
Building Size:	5,784 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,835	28,207	75,530
Total Population	10,668	66,731	167,636
Average HH Income	\$139,076	\$141,406	\$127,543

BRYAN COHEN

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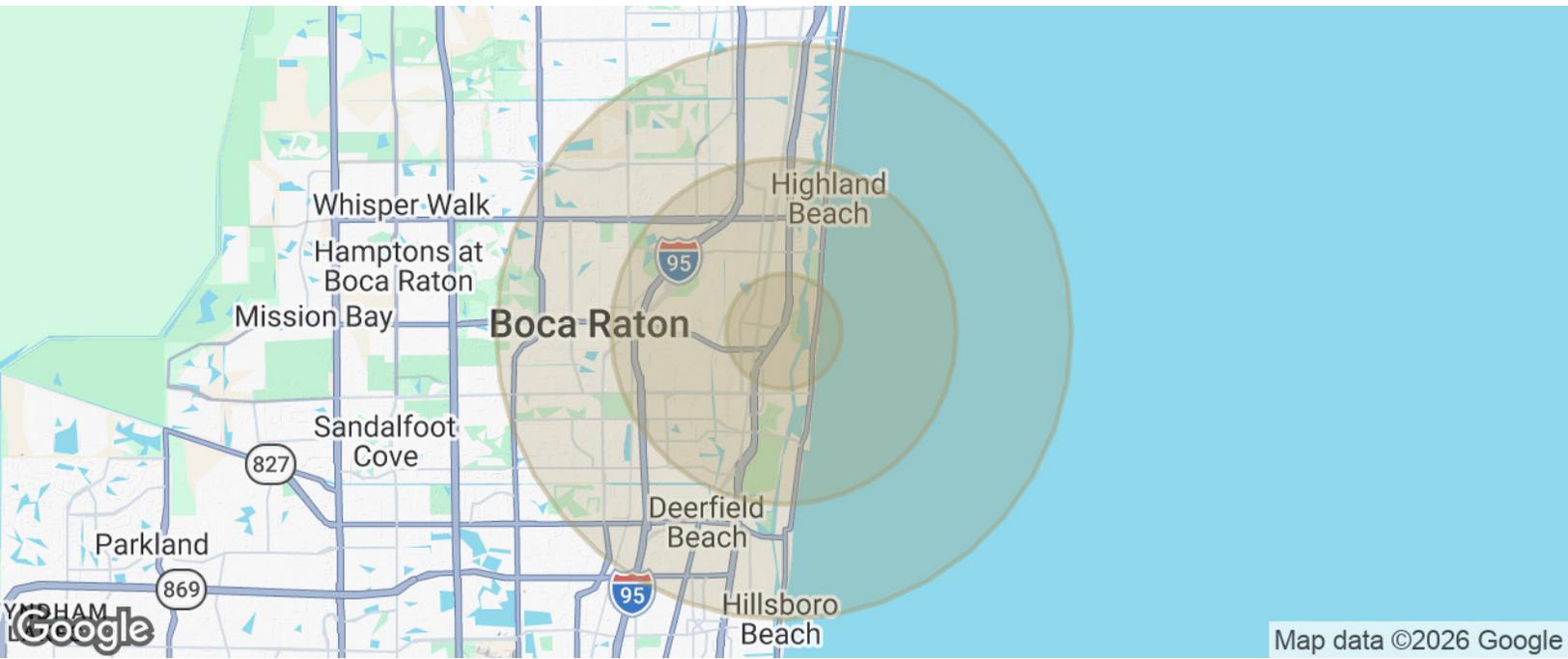
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,668	66,731	167,636
Average Age	46	45	48
Average Age (Male)	45	45	47
Average Age (Female)	47	46	48
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,835	28,207	75,530
# of Persons per HH	2.2	2.4	2.2
Average HH Income	\$139,076	\$141,406	\$127,543

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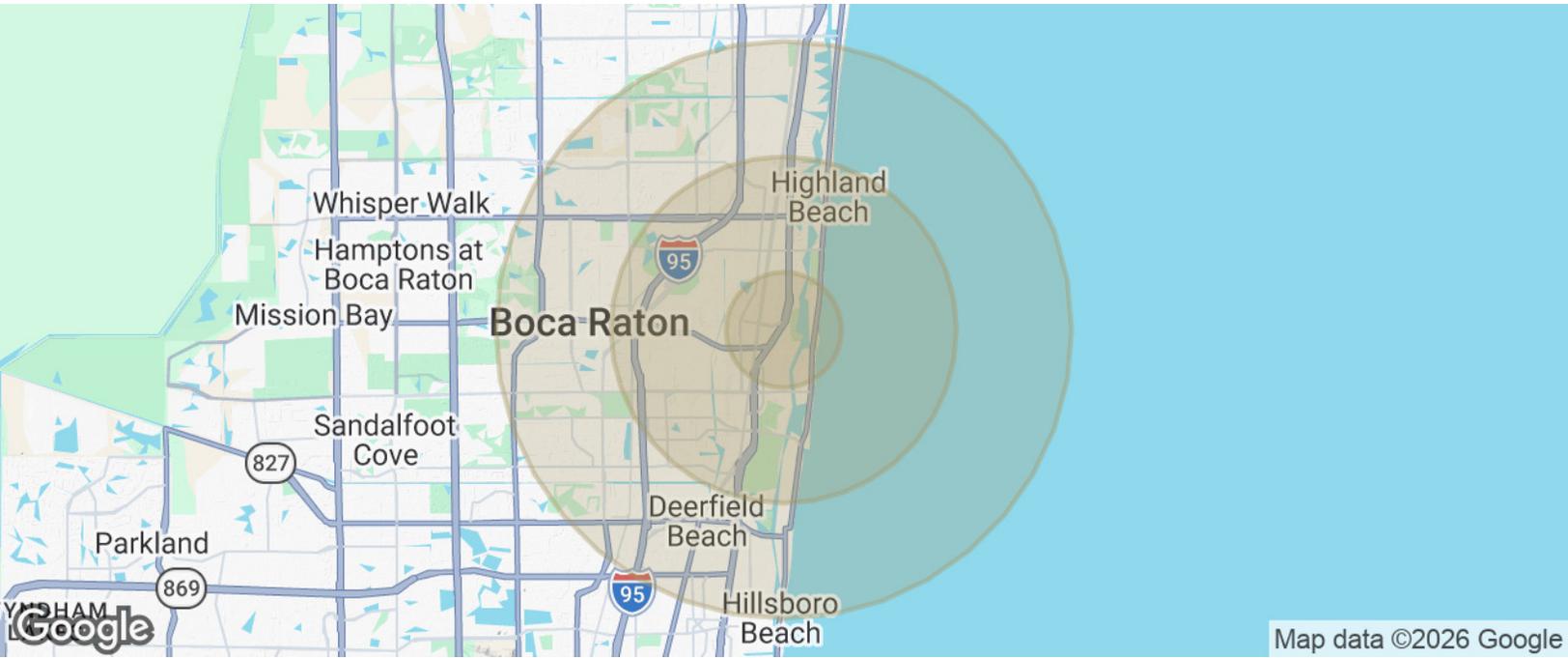
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Average House Value

\$817,737

\$753,119

\$640,710

Demographics data derived from AlphaMap

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