

831 YAMATO ROAD BOCA RATON, FL

PRIME REDEVELOPMENT OPPORTUNITY

SELLER FINANCING AVAILABLE



THE GRILLE
on Congress

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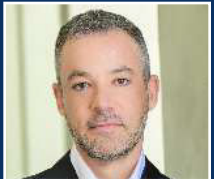


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EXECUTIVE SUMMARY



Vero Capital Group is pleased to exclusively offer the opportunity to acquire a vacant single-tenant property located at 831 W Yamato Road in Boca Raton, Florida. The asset consists of a 3,245 square foot building situated on a 0.78-acre (34,016 square foot) parcel. The property was formerly occupied by Wendy's until Q2 2024 and is zoned Light Industrial and Research Park (LIRP), a flexible designation well-suited for a variety of commercial uses.

STRATEGIC LOCATION

The property sits along W Yamato Road, one of the area's main commercial corridors, just steps from the signalized intersection at Congress Avenue. This stretch of Yamato is a major artery connecting residential neighborhoods, office parks, and retail centers. The site anchors the southern edge of a robust commercial cluster that includes newly developed multifamily communities like CERU and Avalon, as well as major employment centers. Among these is the Boca Raton Innovation Campus (BRiC), a 1.7 million square foot tech and office park located on a 123-acre site just moments from the property.

The immediate area is also supported by strong transportation infrastructure, including the Boca Raton Tri-Rail station less than half a mile away, Interstate 95 within 0.7 miles, and US Route 1 about 1.8 miles east.

VERSATILE ZONING

The site falls within the Light Industrial and Research Park (LIRP) zoning district, one of Boca Raton's more flexible commercial designations, which allows for a variety of potential uses. Prospective buyers are encouraged to contact Vero Capital Group directly for zoning details and potential development paths.

DEMAND DRIVERS

The property is directly across the street from Everglades University, and within two miles of both Lynn University, which enrolls roughly 3,500 students, and Florida Atlantic University, home to approximately 30,000 students. Retailers and lifestyle amenities nearby include Costco, Publix, ALDI, LA Fitness, Starbucks, Panera Bread, The Melting Pot, Dunkin', Jamba Juice, Subway, and McDonald's, all contributing to consistent traffic throughout the day. The intersection of Yamato and Congress sees more than 63,700 vehicles daily, reinforcing the site's visibility and accessibility.

DEMOGRAPHICS

The property is also surrounded by a well-established and affluent residential base. Within a three-mile radius, there are over 84,900 residents with an average household income of \$159,213. Expanding to five miles, the population exceeds 223,000 people with an average household income of \$140,632. Additionally, the area supports a sizable employment base, with more than 200,200 people working within five miles of the site.

PROPERTY DATA

Listing Price
\$2,350,000

ASSET OVERVIEW

ADDRESS	831 W Yamato Road, Boca Raton, FL 33431
PROPERTY TYPE	Vacant Building
FORMER USE	Former Burger King Restaurant
OWNERSHIP TYPE	Fee Simple
BUILDING SIZE	3,245 SF
PARCEL SIZE	0.78 Acres (34,016 SF)
PROPERTY ZONING	LIRP (Light Industrial and Research Park)
YEAR BUILT	1998
REAL ESTATE TAXES	\$32,524 (annual)
FRONTAGE	100 feet on Yamato Road
TRAFFIC VOLUME	63,700 VPD (Yamato Rd & Congress Ave)



LOCATION OVERVIEW

Boca Raton, Florida

Boca Raton is a highly desirable coastal city located in southern Palm Beach County, Florida. Known for its affluent population, well-planned infrastructure, and strong economic base, Boca Raton consistently ranks as one of the top markets for both residential and commercial real estate in the state.

The city is home to a diverse economy anchored by sectors such as finance, healthcare, education, technology, and professional services. Major employers include the Boca Raton Innovation Campus (BRiC), Office Depot’s former corporate headquarters, and several regional hospitals and medical centers. Boca Raton also supports a vibrant startup and innovation ecosystem, with BRiC serving as a hub for life sciences, research, and tech firms.

Boca Raton benefits from strong demographic trends. The city attracts a highly educated, high-income population and has seen steady population growth over the last decade. Within a 5-mile radius of most commercial hubs, the average household income exceeds \$140,000, and the local labor force is both skilled and sizable. These demographics support high consumer spending and demand for quality real estate.

The city is also home to three universities—Florida Atlantic University, Lynn University, and Everglades University—bringing a steady base of students, faculty, and support services. Florida Atlantic University alone enrolls approximately 30,000 students and has a growing research and medical footprint.

From a transportation standpoint, Boca Raton offers excellent connectivity. The area is served by Interstate 95 and US Route 1, and includes a Tri-Rail commuter station with direct access to the broader South Florida region. Boca Raton Executive Airport offers corporate and private aviation access, while Palm Beach International and Fort Lauderdale-Hollywood International Airports are both within a 30-40 minute drive.

In addition to its economic strength, Boca Raton is known for its high quality of life. The city features well-maintained public parks, miles of beachfront, top-ranked schools, and high-end shopping and dining destinations, including Mizner Park and Town Center Mall. These lifestyle factors, combined with a pro-business environment and sustained real estate demand, make Boca Raton a compelling location for investment, development, and long-term growth.

DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2020 Census	81,949	214,280	654,723
2023 Estimate	86,075	223,034	675,504
2028 Projection	90,856	230,581	717,432

Households	3 Mile	5 Mile	10 Mile
2020 Census	35,239	100,479	286,691
2023 Estimate	37,272	104,421	297,976
2028 Projection	39,211	107,494	313,965

Income	3 Mile	5 Mile	10 Mile
Average HH Income	\$159,609	\$140,957	\$125,147
Median HH Income	\$108,325	\$96,763	\$91,825

Business	3 Mile	5 Mile	10 Mile
2023 Est. Total Businesses	15,222	28,630	64,763
2023 Est. Total Employees	123,240	196,818	396,913







AERIAL OVERVIEW



REGIONAL MAP

