

**Publix at Spanish River (Publix #0785)**  
 4141 N Federal Highway  
 Boca Raton, FL 33431  
 Lat 26.387, Long -80.077

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2016 Population	9,679	49,627	147,781
2021 Population	10,270	52,837	156,012
2016 Average HH Income	\$104,155	\$94,365	\$98,009
2016 Median HH Income	\$68,212	\$59,208	\$59,382

## PROPERTY HIGHLIGHTS

- Palm Beach County Market
- Publix Super Markets Anchor
- Located in prestigious Boca Raton
- Excellent visibility on Federal Highway and Spanish River Boulevard
- Combined Traffic Count (2015): 50,580 CPD

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4141 N Federal Highway

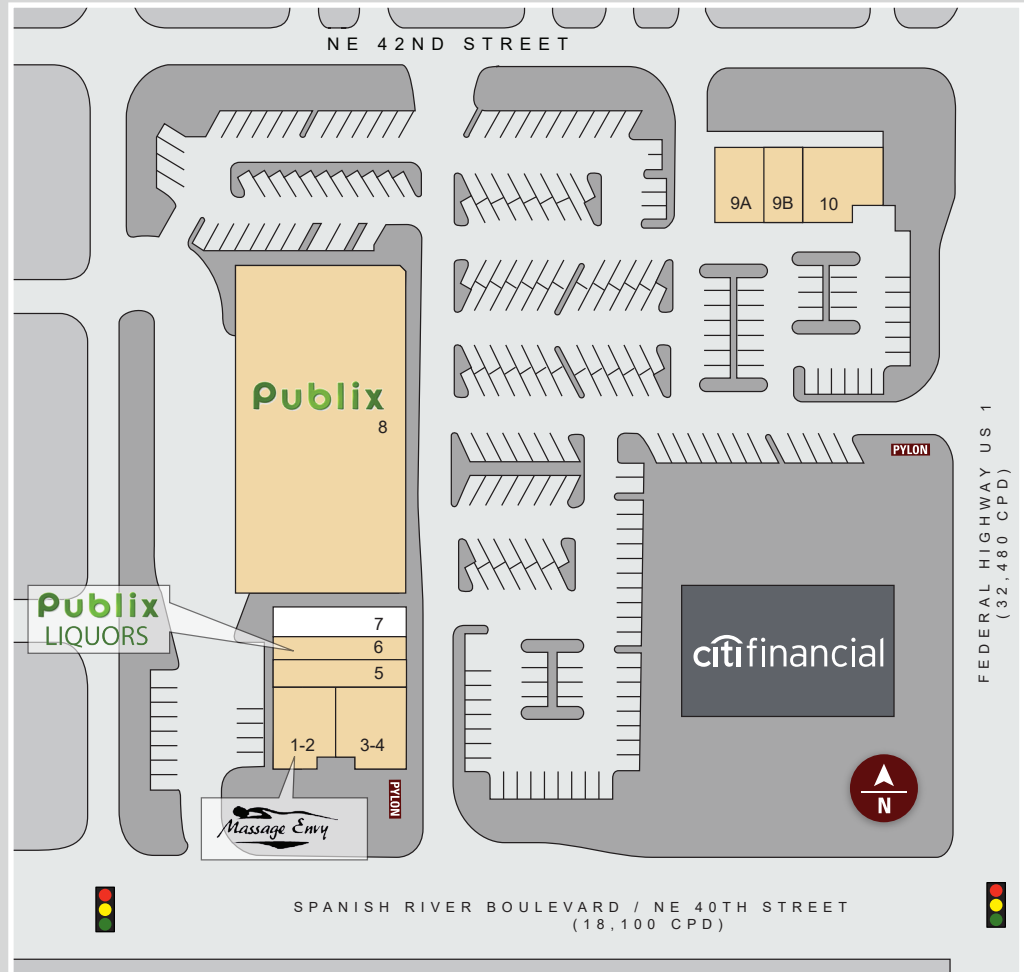
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## SITE PLAN

STE	TENANT	SIZE
1-2	Massage Envy	2,740
3-4	Piezano's Pizza and Pasta	2,687
5	K Nails	1,400
6	Publix Liquor	1,831
7	AVAILABLE	1,911
8	Publix	27,887
9A	Unleaseable	2,000
9B	Unleaseable	1,219
10	Kathy's Gazebo Cafe	3,199
<b>TOTAL</b>		<b>41,655</b>

AVAILABLE     NOT OWNED



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