

RETAIL/RESTAURANT SPACES FOR LEASE IN
EAST BOYNTON BEACH



ONE BOYNTON

1499 S FEDERAL HIGHWAY, BOYNTON BEACH, FL 33435



PROPERTY OVERVIEW

- Join the ground floor of One Boynton, a mixed-use retail and residential destination in East Boynton Beach
- **Availabilities:**
 - Suite 301: 1,200 SF
 - Suite 317: 1,887 SF
 - Suite 1401: 1,552 SF
 - Suite 1407-1409: 2,466 SF
 - Suite 1501: 1,239 SF
- One Boynton has a total of 494 luxury residential units and a three-story, free parking garage
- Commands high visibility through its prominence along main, signalized thoroughfares S Federal Hwy/US-1 and E Woolbright Rd, just minutes from the beach
- Directly across the street from Sunshine Square, owned by Edens, with Publix, Pure Barre, TD Bank, Tropical Smoothie, Pet Supermarket, MD Now, Crumbl Cookies, Panera Bread, and more
- Across from a new Starbucks, Chipotle, Prime Catch, and the Avalon Riverwalk development with 319 new residential units



3-MILE DEMOGRAPHICS

76,901

Population

32,240

Est. Households

\$106,146

Average HHI

76,077

Daytime Population

SITE PLAN

 Click to review floor plan  Available

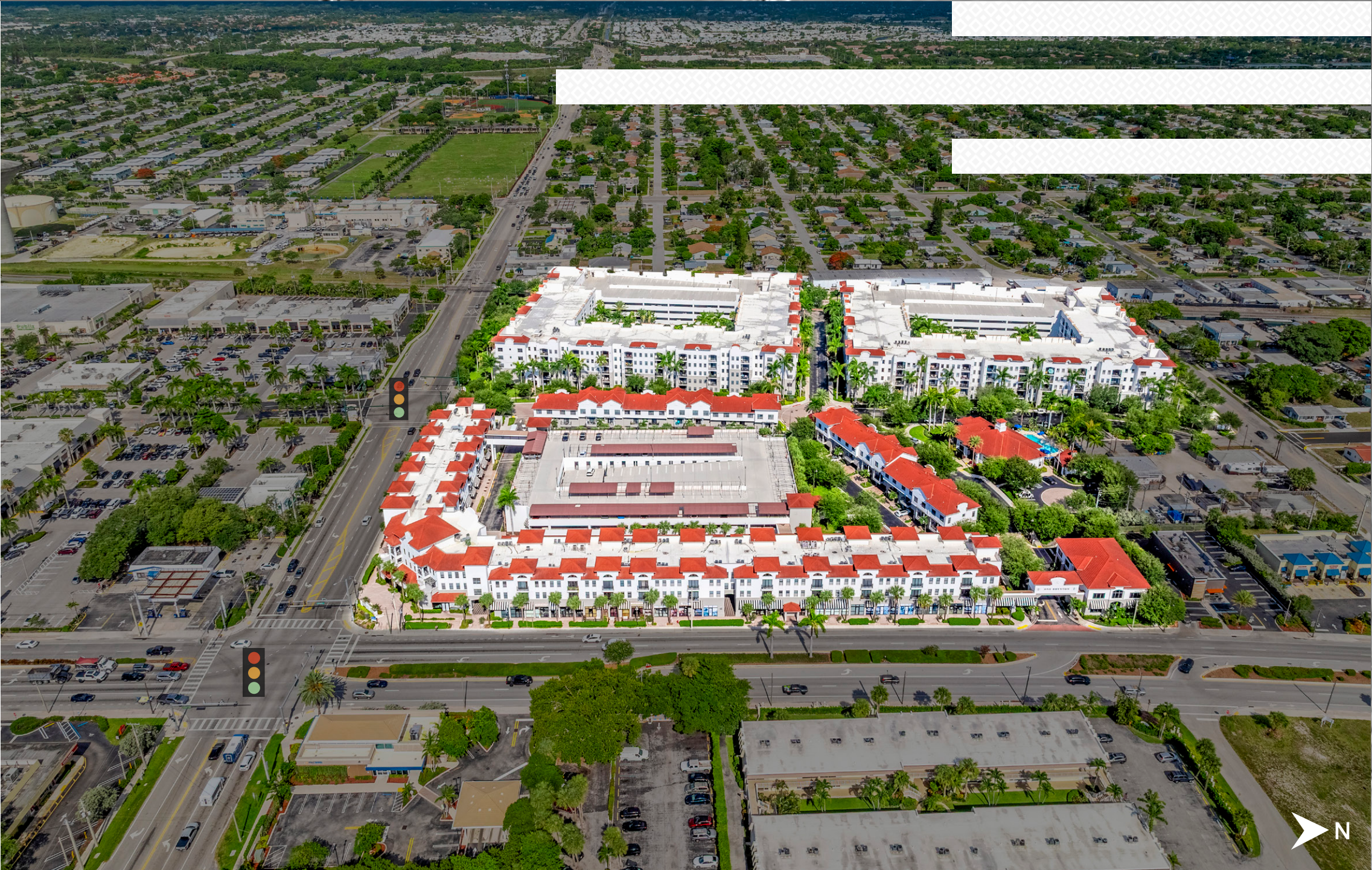


SUITE	TENANT	SF
 301	Vacant	1,200
303	The UPS Store	1,229
305	Souvlaki Fast	1,229
307	Tokio Ramen	1,229
309	Tsunami Subs & Wraps	1,229
311	Stretch Zone	1,229

SUITE	TENANT	SF
 313	Hamarnah DDS	1,800
 317	Vacant	1,887
319	The Mortgage Firm	1,375
321	Kabuki Sushi Thai Tapas	5,598
 1401	Vacant	1,552
1403	Hip Hip Furry	1,229

SUITE	TENANT	SF
1405	Law Office of Taryn G. Sinatra PA	1,229
 1407-1409	Vacant	2,466
 1411	Baciami	6,100
1501	Vacant	1,239
1503	Mancave	1,229
1505	Design Stop	1,229

SUITE	TENANT	SF
1507	Sweet Water Pub	2,971
1515	Tipsy Salon Bar	2,930
1517	Common Grounds Coffee Bar	1,726



MARKET AERIAL

IB
ONE BOYNTON
494 UNITS

IB
ONE BOYNTON
RETAIL DESTINATION

Seacrest Blvd (12,000 AADT)

S Federal Hwy (25,000 AADT)

SNUG HARBOR GARDENS
194 UNITS

BERMUDA CAY
APARTMENTS
127 UNITS

E Woolbright Rd (40,500 AADT)

AVION RIVERWALK
319 UNITS

OCEAN RIDGE YACHT CLUB
50 UNITS

CROWN COLONY CLUB
552 UNITS

SEAGATE OF GULFSTREAM
360 UNITS

GRAND VILLA OF
BOYNTON BEACH
148 UNITS

SUPERCUTS
tropical CAFE

pure barre
Panera
crumbl
cookies

Publix

Pet
Super
market

MD NOW
URGENT CARE

TRUIST
metro

PNC
WELLS FARGO
Starbucks
CVS
Walgreens

Wendy's
PRIME CATCH
Joie's

McDonald's
Froy's

BOYNTON
BILLIARDS

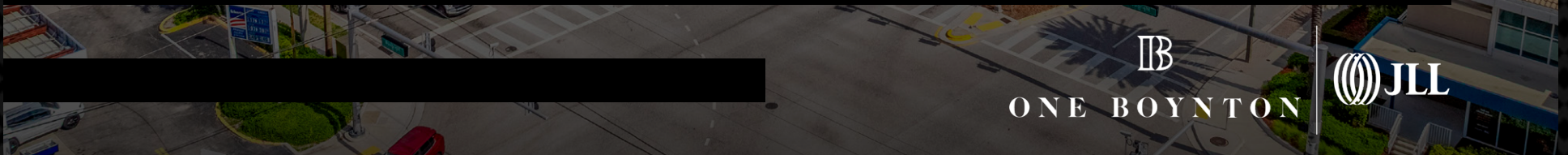


FOR MORE INFORMATION, PLEASE CONTACT:

ZACH WINKLER
zach.winkler@jll.com
305 704 1333

JONATHAN ROSEN
jonathan.rosen@jll.com
954 729 1074

DANIEL GARDNER
daniel.gardner@jll.com
904 534 8785



ONE BOYNTON | JLL

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025, Jones Lang LaSalle Brokerage, Inc. All rights reserved.