

3196 N Federal Hwy Boca Raton, FL 33431

Sale Price
\$5,000,000

Introducing a prime investment opportunity in Boca Raton, FL—3196 N Federal Hwy. This 3,995 SF building, constructed in 1974, comprises 1 unit, presenting a lucrative prospect for Retail / Street Retail investors. Zoned RB1, the property offers a versatile canvas for retail ventures, with ample space for innovation and growth. Its strategic location in the heart of Boca Raton ensures high visibility and access to a thriving market. With a solid foundation and a wealth of potential, this property is poised to be a lucrative addition to any investment portfolio.



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This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

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Section 1

PROPERTY INFORMATION



Property Description

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Property Highlights

Offering Summary

Sale Price:	\$5,000,000
Number of Units:	1
Lot Size:	18,983 SF
Building Size:	3,995 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	317	1,324	4,591
Total Population	746	3,159	10,607
Average HH Income	\$130,232	\$121,977	\$126,014



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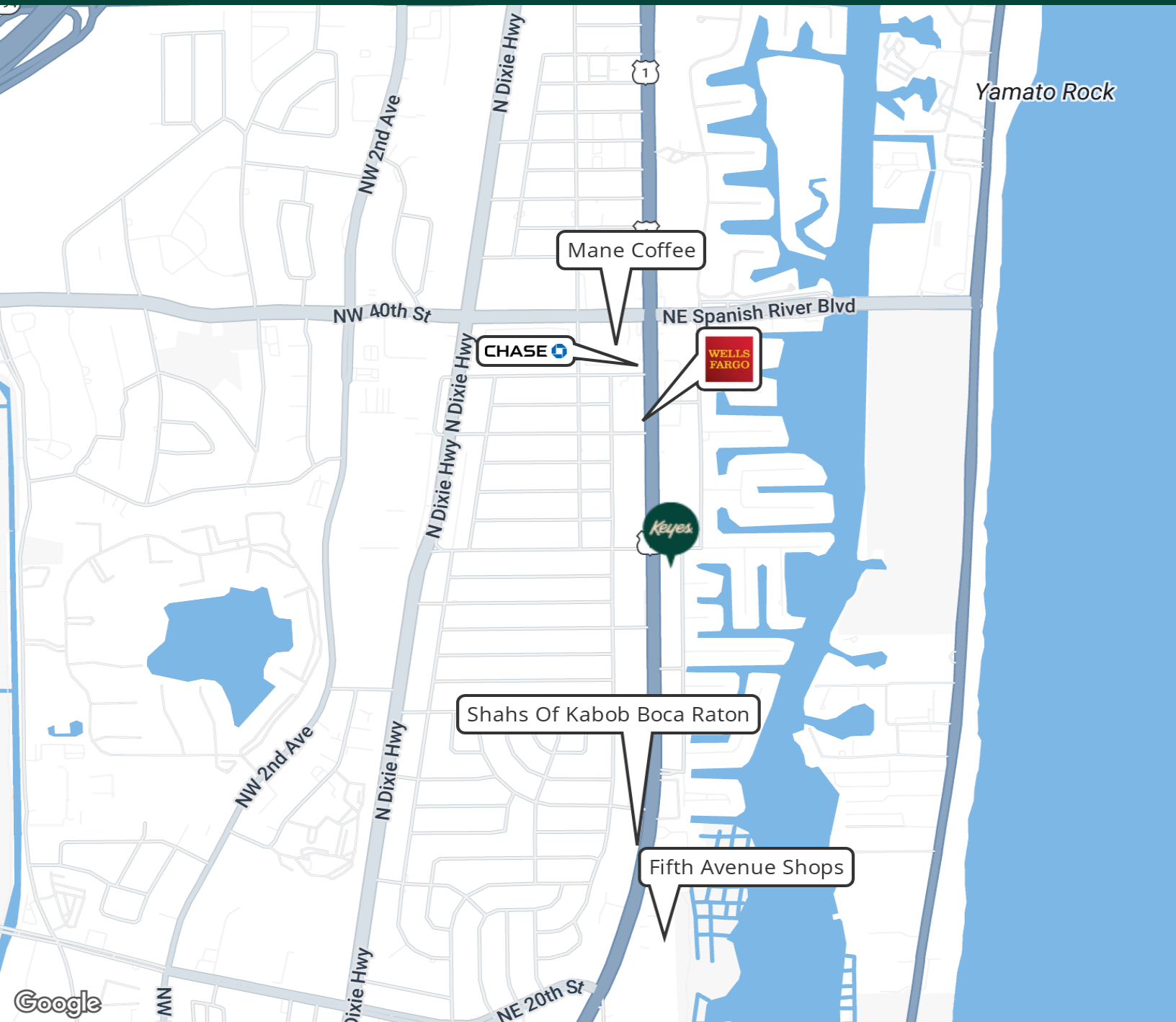
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Section 2

LOCATION INFORMATION



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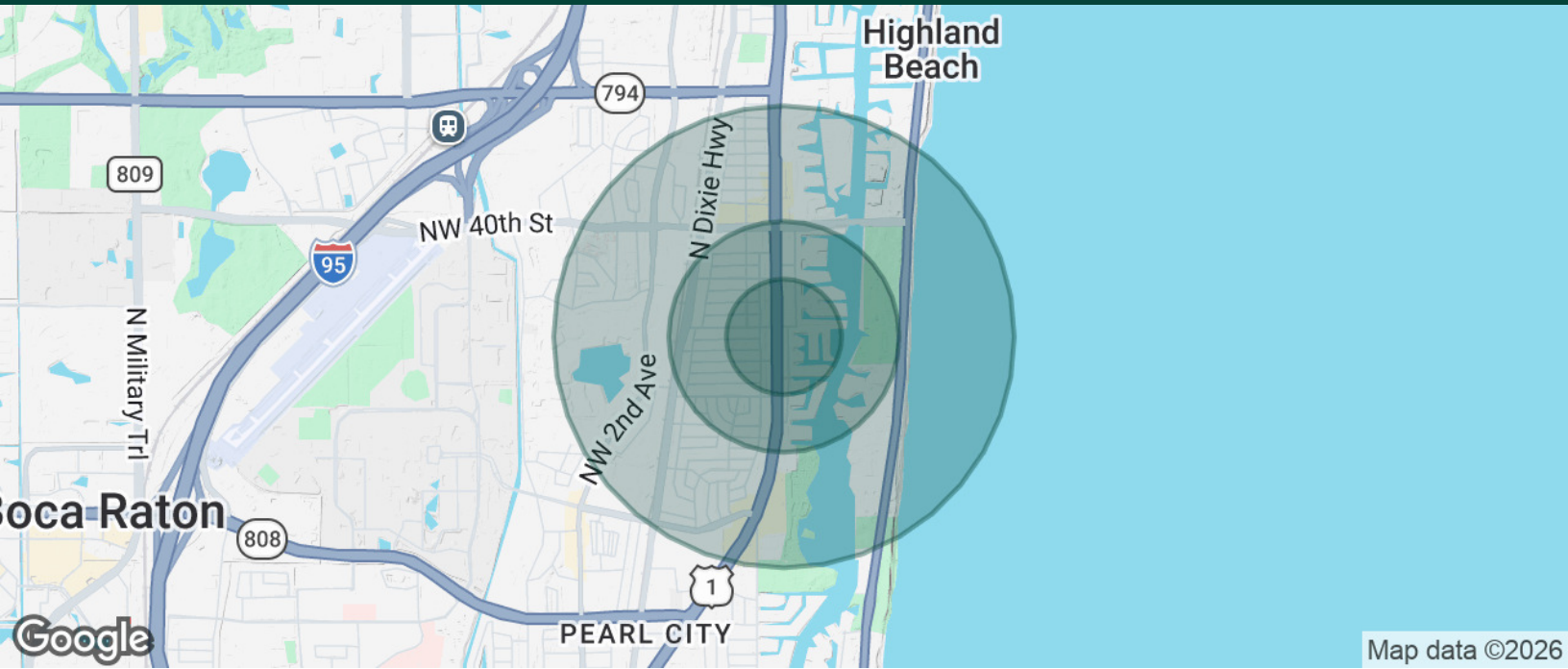
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Section 3
DEMOGRAPHICS



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	746	3,159	10,607
Average Age	47.5	49.5	49.6
Average Age (Male)	46.4	49.5	51.8
Average Age (Female)	45.7	47.6	48.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	317	1,324	4,591
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$130,232	\$121,977	\$126,014
Average House Value	\$974,253	\$807,886	\$860,858

2023 American Community Survey (ACS)



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Section 4

ADVISOR BIOS

**Maggie Graham**

Commercial Sales Associate

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Professional Background

Maggie has worked in several capacities in real estate around the world. Her career began when she left her teaching career to sell at an international firm in Dubai, UAE. After moving back to the US, she continued with Cushman and Wakefield, one of the world's largest commercial brokerages, where she specialized in Class A office space, Medical Office Leasing, and Capital Markets. Since then, Maggie has sold Real Estate in New York, New Jersey, Pennsylvania, Dubai and Florida. Her interest in the diversity of Real Estate brought her to The Coloney Group. Her understanding of varying markets and multi-cultural backgrounds gives Maggie a competitive edge when relating to clients and negotiating on their behalf. She has a variety of experience in commercial, luxury, and residential real estate. Maggie is passionate about understanding the needs of her clients, finding the perfect home, and creating long-lasting relationships. She holds communication and integrity at a high regard. Her all-encompassing experience makes her the ideal agent for any clients' needs. In her spare time, Maggie can be found on the golf course, at the beach, or traveling.

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Section 5

LEASE AGREEMENT

Lease Agreement Information

Modified Gross

Lease Commencement: December 18, 2025

One Tenant for Side A and B

5 Year Term (Plus One 5 Year Renewal Option)

\$13,862/Month Rent Total

Tenant Pays All Utilities



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Loopnet & CoStar

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Distribute Virtual
and Youtube Video

"For Sale" Signs &
24 Hour Hotline
Riders installed

Review Showing Tips

Prepare Property
Offering
Memorandum

Create Advertising
Plan and Schedule

Eblast Property
Flyer to REALTOR®
Community

Showcase Property
on 900 Real Estate
Websites

Continue Ongoing
Communication
Through Seller
Report

Conduct Personal
Showings

Provide You
with Feedback On
Showings

Continued Ongoing
Communication
With You

Show Property to
Potential Buyers
& Investors

Evaluate Current
Positioning in the
Market Place, including
Price, Value, etc.

Obtain and Negotiate
an Acceptable Contract
on Your Property