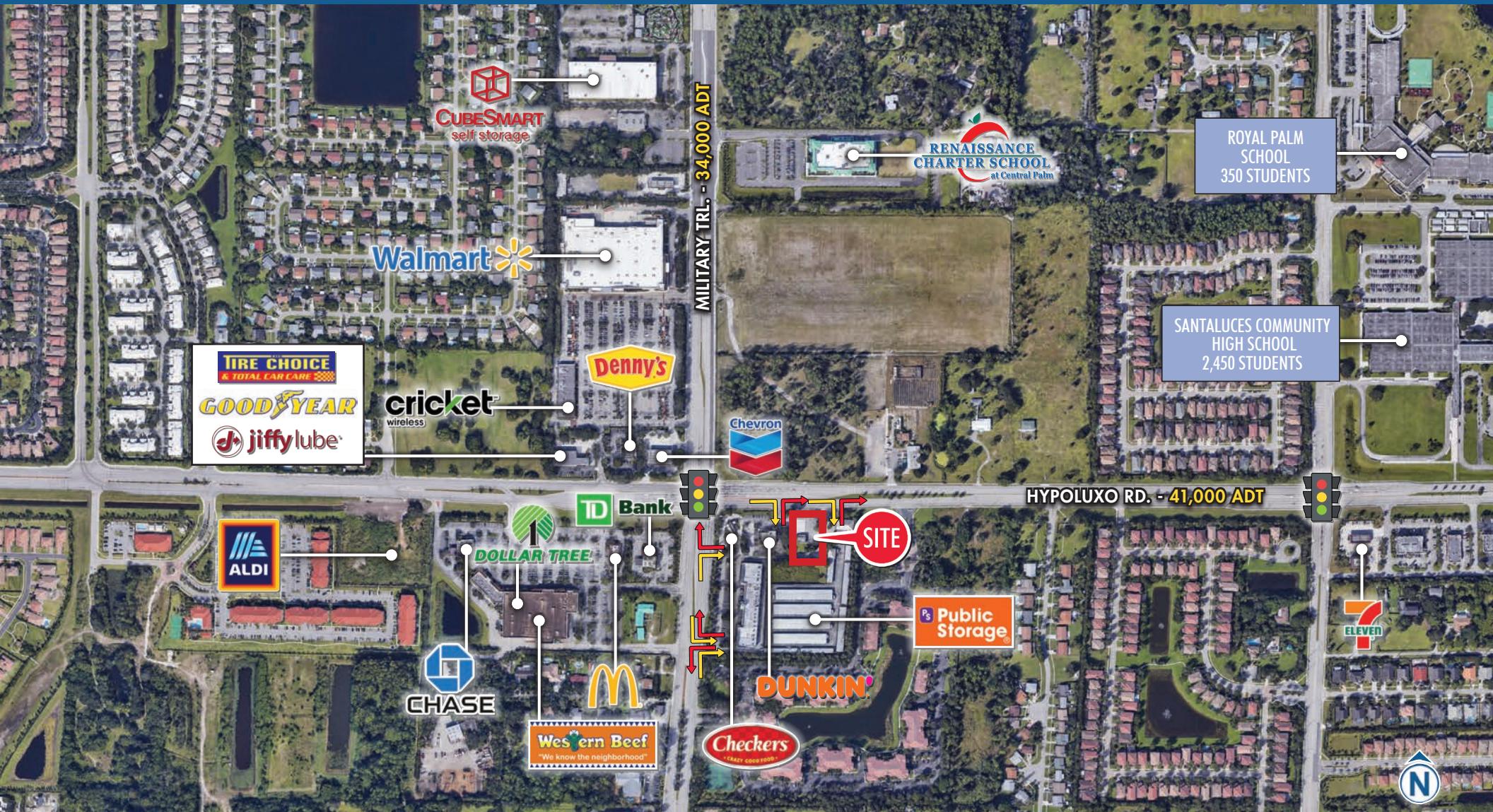




FOR LEASE

±1,800 - 4,100 SF AVAILABLE

4400 HYPOLUXO RD. | BOYNTON BEACH, FL



DANIEL SOLOMON, CCIM

Principal

DanielSolomon@dkatz.com

(561) 869-4351

LEANDRO PEREIRA

Sales Associate

LeandroPereira@dkatz.com

(561) 869-4340

JON CASHION

Principal

JonCashion@dkatz.com

(561) 869-4342

HIGHLIGHTS

- ±1,800 - 4,100 SF available
- Endcap, drive-thru available
- On ±1 acre with approximately 185' of frontage and 185.5' of depth
- 30+ parking spaces on site
- Cross access with **DUNKIN'** and access to Military Trail
- Located at the same intersection as **Walmart**        
- Median household income within 3 miles is over \$59,000
- Total population within 3 miles is over 117,000

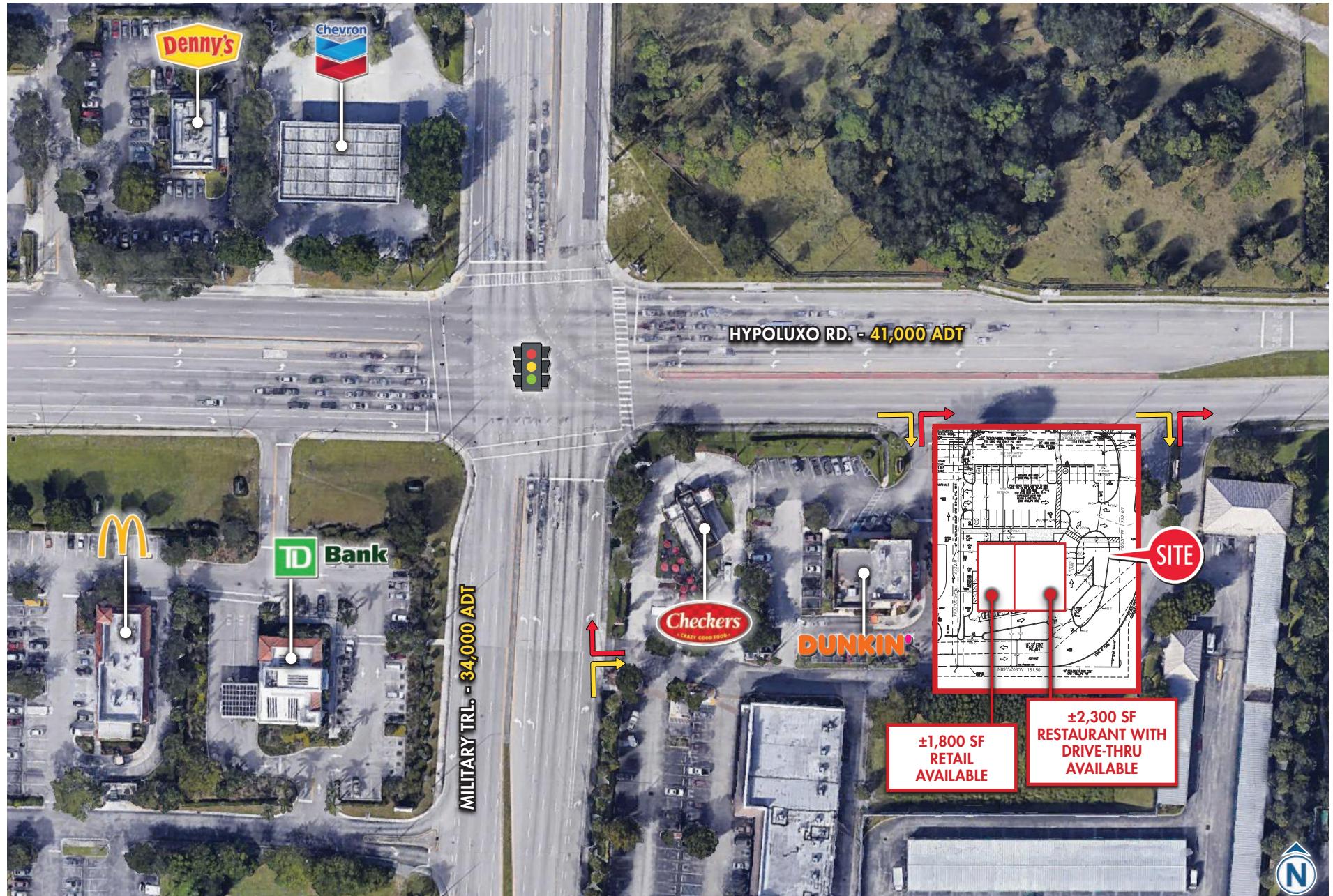
DEMOGRAPHICS

1 MILE	 POPULATION 15,369	 DAYTIME EMPLOYEES 11,980	 HOUSEHOLDS 5,008	 AVG HOUSEHOLD INCOME \$70,463
3 MILES	 POPULATION 126,620	 DAYTIME EMPLOYEES 100,882	 HOUSEHOLDS 46,497	 AVG HOUSEHOLD INCOME \$71,503
5 MILES	 POPULATION 338,905	 DAYTIME EMPLOYEES 277,337	 HOUSEHOLDS 132,816	 AVG HOUSEHOLD INCOME \$69,357



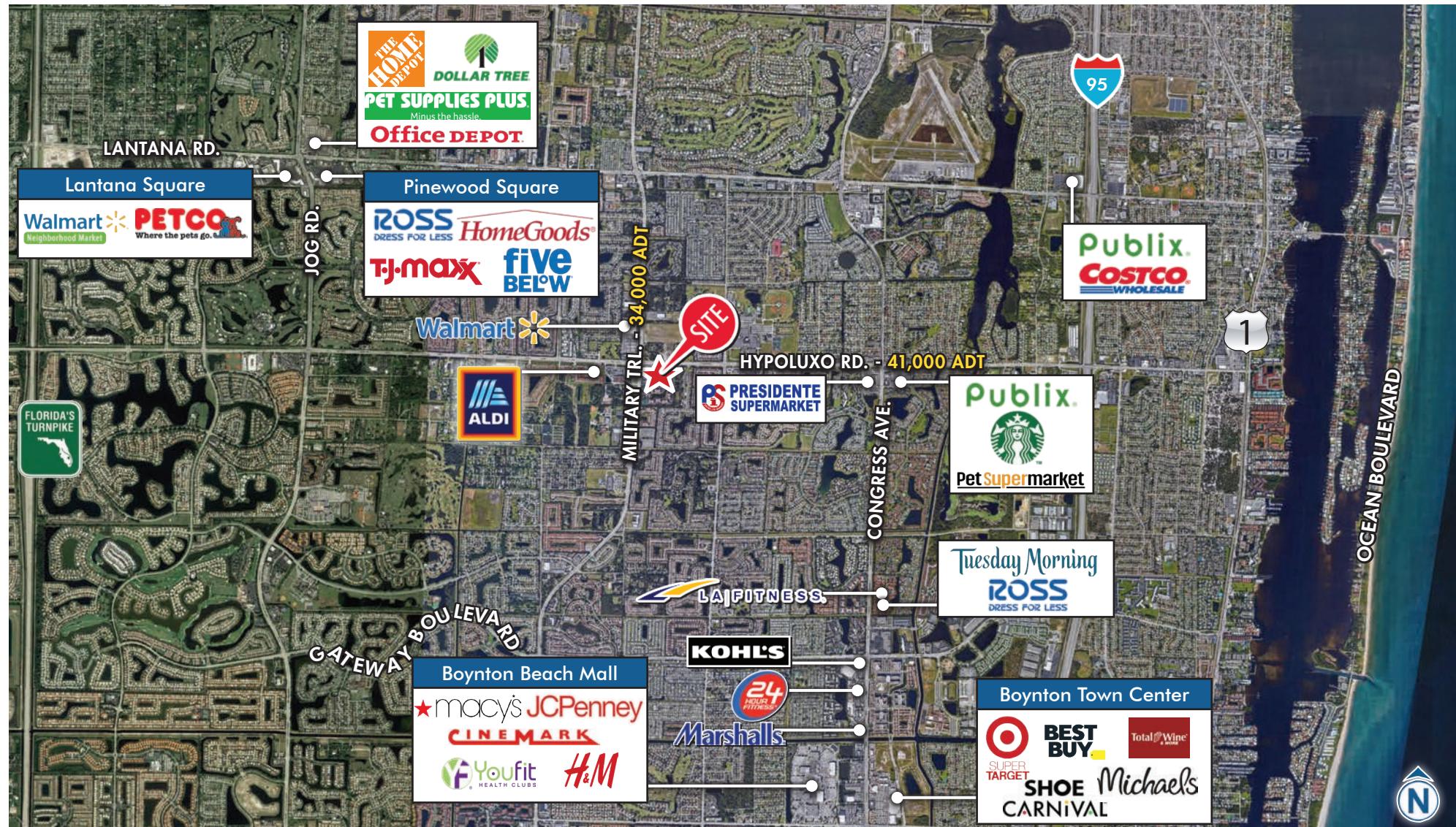
AERIAL | CLOSE-UP

4400 HYPOLUXO ROAD
BOYNTON BEACH, FL



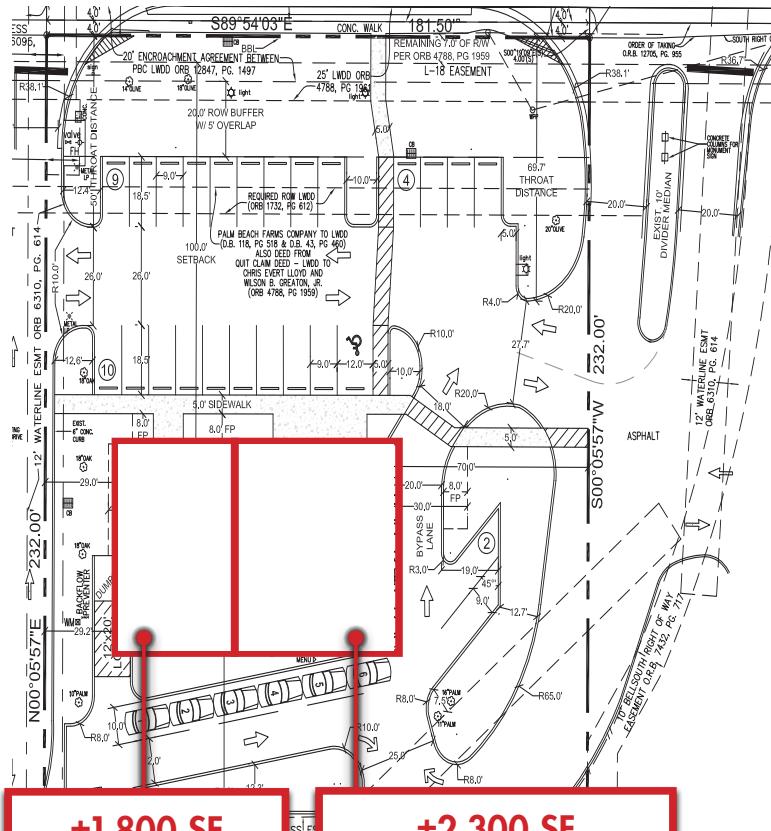
AERIAL | CLOSE-UP WITH PLAN OVERLAY

4400 HYPOLUXO ROAD
BOYNTON BEACH, FL



MILITARY TRAIL - 34,000 ADT

HYPOLUXO ROAD - 41,000 ADT



**±1,800 SF
RETAIL
AVAILABLE**

**±2,300 SF
RESTAURANT WITH
DRIVE-THRU
AVAILABLE**