

FOR LEASE

7021 N FEDERAL HWY

7021 N FEDERAL HWY, BOCA RATON, FL 33487



PROPERTY DESCRIPTION

Located in thriving North Boca Raton, retail opportunity along side newly developed self-storage facility. Prime opportunity in underserved market with a demand for retail.

PROPERTY HIGHLIGHTS

- Newly proposed freestanding retail opportunities in Boca Raton
- Prominent frontage along the heavily trafficked Federal Highway
- Located in densely populated and affluent residential trade area
- Courtyard area for outdoor seating perfect for small restaurants and café's

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 - 4,000 SF
Lot Size:	3.258 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,547	30,630	77,531
Total Population	13,572	65,873	167,271
Average HH Income	\$131,044	\$120,178	\$126,416

BRYAN COHEN

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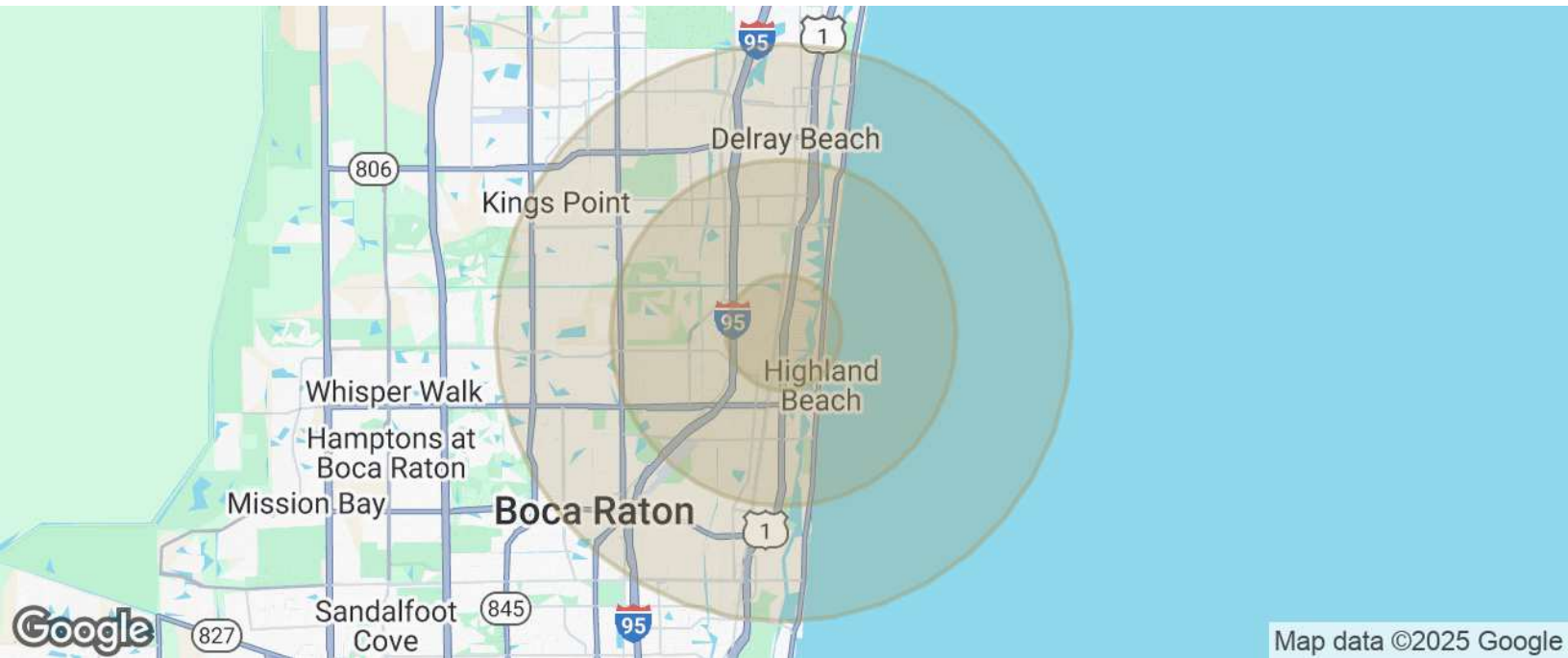
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,572	65,873	167,271
Average Age	51	48	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,547	30,630	77,531
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$131,044	\$120,178	\$126,416
Average House Value	\$716,743	\$601,243	\$622,029

Demographics data derived from AlphaMap

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