



NEW DEVELOPMENT RESTAURANT SPACE FOR LEASE



MIDTOWN PLACE BOCA RATON

1751 N. Military Trail, Boca Raton, FL 33486 , Boca Raton, FL 33486

**PRAKAS
& CO.**

Florida's Premier Restaurant Broker

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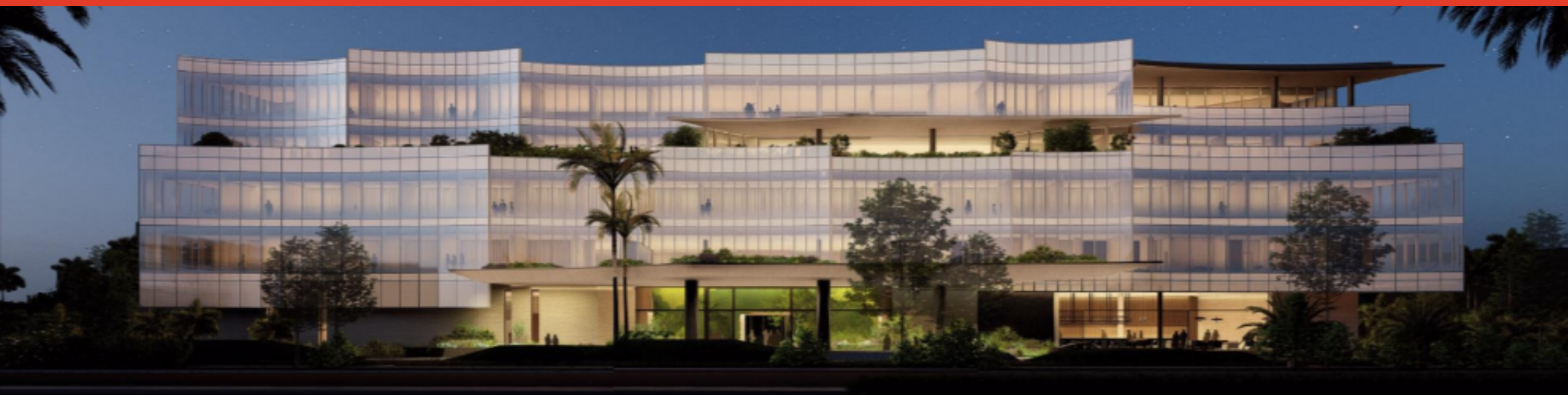
BOCA RATON'S NEWEST RESTAURANT DEVELOPMENT

1ST GEN RESTAURANT DEVELOPMENT LOCATED IN THE HEART OF BOCA RATON

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SITE DESCRIPTION

NOW PRE-LEASING

PRIME RESTAURANT SPACE WITH WRAP-AROUND OUTDOOR PATIO

6,700 SF OF RESTAURANT & BAR SPACE

FORMER NIPPERS BAR AND GRILL SITE

MIDTOWN PLACE is a high-profile midrise office complex located at 1751 N. Military Trail, Boca Raton, FL. MIDTOWN PLACE features a 6,700-square-foot ground-floor restaurant space. This state-of-the-art building will be a bustling complex with amenities including floor-to-ceiling impact glass windows, a full-building backup generator, garage parking, outdoor terraces, & gathering plazas.

OFFERING SUMMARY

Lease Rate:	\$70.00 SF/yr (NNN)
Available SF:	6,700 SF
Building Size:	120,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,607	49,415	138,827
Total Population	10,050	96,282	252,778
Average HH Income	\$88,249	\$96,030	\$85,004

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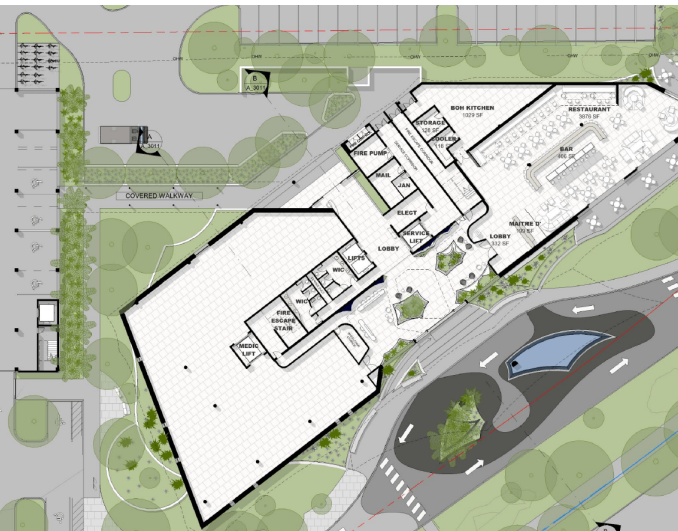
ADDITIONAL PHOTOS

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FLOOR PLAN

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DEMOGRAPHICS MAP & REPORTS

MIDTOWN PLACE BOCA RATON

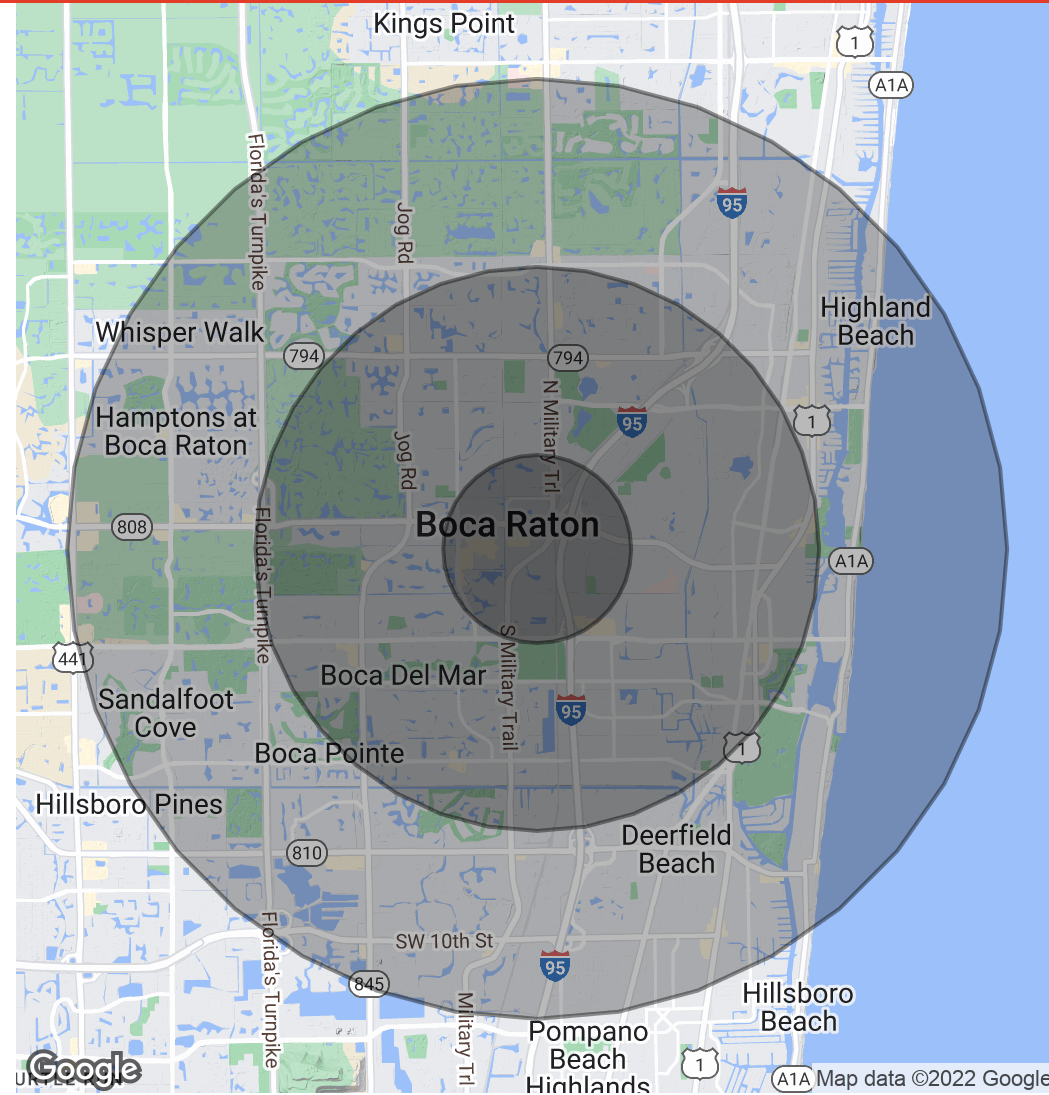
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,050	96,282	252,778
Average Age	44.3	47.6	49.4
Average Age (Male)	43.2	47.2	48.6
Average Age (Female)	48.3	48.7	50.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,607	49,415	138,827
# of Persons per HH	2.2	1.9	1.8
Average HH Income	\$88,249	\$96,030	\$85,004
Average House Value	\$373,825	\$445,015	\$408,206

* Demographic data derived from 2020 ACS - US Census



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