

1.46 ACRES AVAILABLE



**1701 S CONGRESS AVENUE
BOYNTON BEACH, FL**

EXCLUSIVE
RETAIL LEASING:

Alfredo Sanchez
Director
(561) 301-7690
alfredo.sanchez@landmarkcra.com

Don DeWoody
Principal
(561) 729-7000
don.dewoody@landmarkcra.com



HIGHLIGHTS

- **FOOD USES RESTRICTED**
- 1.46 acres available
- Utilities stubbed to premise
- Ample parking
- Cross access to a newly constructed McDonalds. Dense and mature market
- Close proximity to I-95
- Signage on Congress Avenue

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DEMOGRAPHICS (3 mi)



Total Population

112,895



Daytime Population

42,310



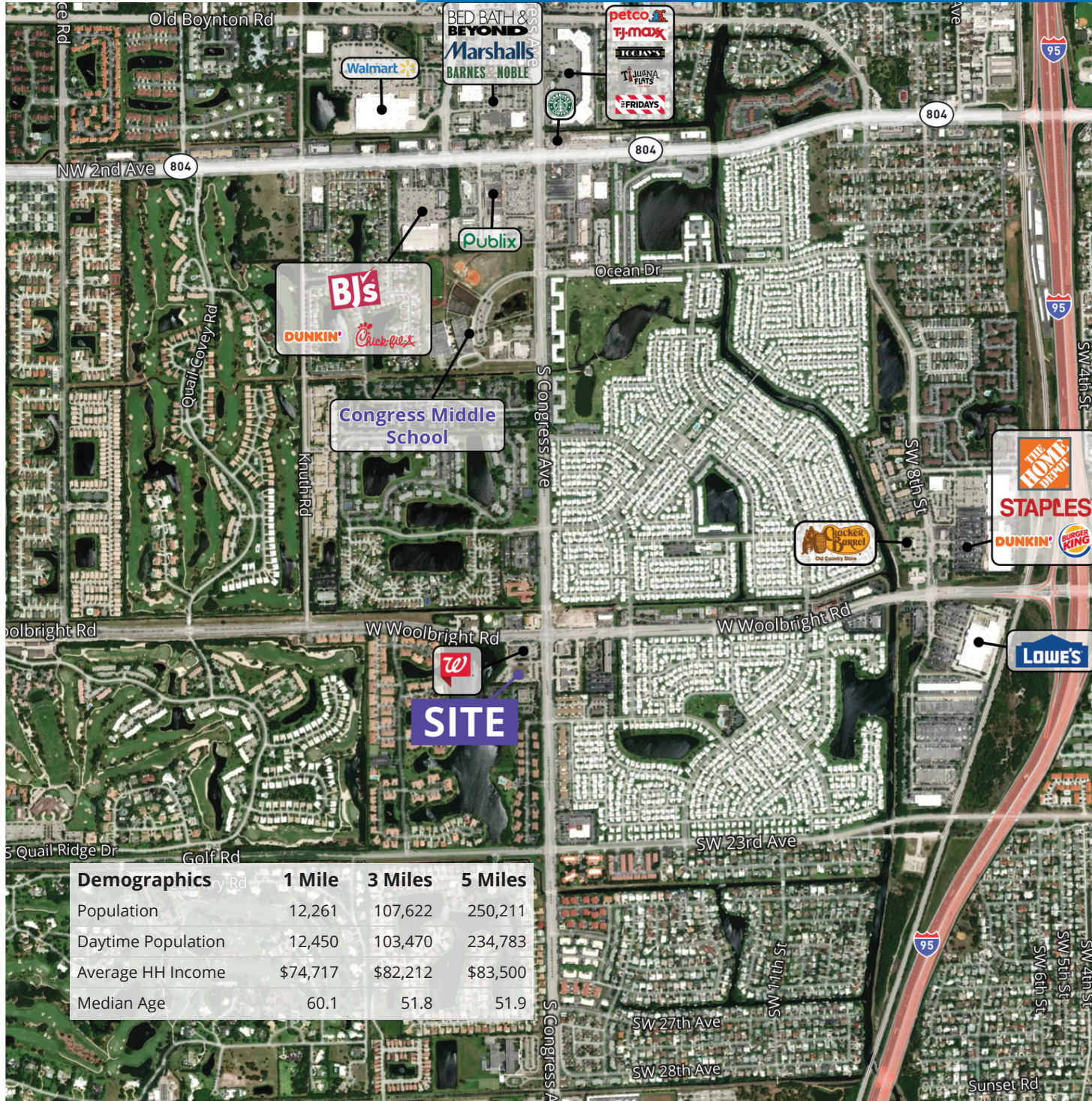
Median Age

48.2



Average HH Income

\$98,225



BJ's
DUNKIN' Chick-fil-A

Congress Middle School

SITE

Demographics	1 Mile	3 Miles	5 Miles
Population	12,261	107,622	250,211
Daytime Population	12,450	103,470	234,783
Average HH Income	\$74,717	\$82,212	\$83,500
Median Age	60.1	51.8	51.9

