

Market Summary

Market: 6345 Boynton Beach Blvd, Boynton Beach, FL 33437

Market Type: 3 mile radius

Comparisons are made with: Miami-Fort Lauderdale-West Palm Beach, FL - (MSA) and National Totals and Averages

Developments

Profile information on every property development in the market. Each development profile includes information such as development Stage, Project Type, Store Name, Owner, Address, etc.

Learn about how Square Footage is estimated for developments

The square footage of developments is estimated by calculating a weighted average of the square footage of other stores with known square footage in the same state.

The weights are based on the year the stores were built: 40% for developments. | 30% for stores built in 2021 or later. | 20% for stores built before 2021. | 10% for stores whose year of construction is unknown.

If square footage value is not known for any other stores in the state, the national weighted average is taken as the estimated square footage value.

Development Property Info

Stage	Final Planning	Final Planning	In Construction
Project Type	New Building	New Building	New Building
Store Name	--	Boynton Self Storage	Extra Space Storage
Address	6345 Boynton Beach Blvd, Boynton Beach, FL 33437	8255 Boynton Beach Blvd, Boynton Beach, FL 33472	9905 Acme Dairy Rd, Boynton Beach, FL 33472
Drive Distance	0.09 mile	1.97 miles	2.40 miles
Drive Time	0.84 minute	4.87 minutes	6.45 minutes
County	Palm Beach	Palm Beach	Palm Beach
Proximity	0.07 mi	1.92 mi	2.24 mi
Facility Type	Self Storage	Self Storage	Self Storage and Parking
Zoning	MUPD	--	MUPD
Zoning Description	Multiple Use Planned Development	--	Multiple Use Planned Development
Development Project Summary	Job-Man Development, LLC plans to develop an 8.86-acre property with 200,000 square feet of building space under RS zoning regulations.	The Owner plans to build Boynton Self Storage, a four-story self-storage facility with a total building area of 139,000 square feet.	West Boynton Center, Ltd., on behalf of Smigiel Partners VII, Ltd., proposes the development of a three-story self-storage facility. The project will include 989 self-storage units and 40 RV/outdoor parking spaces on a 6.85-acre site currently zoned Multiple Use Planned Development (MUPD). The facility is planned with approximately 123,724 square feet of gross building area and 103,350 square feet of net rentable self-storage space.
Acres	8.86	--	6.85
Property Building Permit	SCA 2023-020; PDD/CA-2022-01922	--	LGA 2020-006
Property Building Parcel	00424522000005030	00424327050500992	00-42-43-27-05-050-1171
Parking Building Sq. Ft.	--	--	12931*
Self Storage Building Sq. Ft.	200000	139000	130000

Developments Continued

Development Property Info

Parking Estimated Rentable Sq. Ft.	--	--	10345
Self Storage Estimated Rentable Sq. Ft.	160000	104250	104000
Floors	3	4	3
Number Of Parking Units	--	--	40
Number Of Self Storage Units	--	--	989
Permit History Log	Approved Date: 08/22/2024	Journal Updated Date: 11/04/2025	Applied- 01/28/2019; Approved- 08/24/2023
Permit Month	Aug 2024	Nov 2025	Aug 2023
MSA	Miami-Fort Lauderdale-Pompano Beach, FL	--	Miami-Fort Lauderdale-Pompano Beach, FL
Expected Open Date	31-Jan-2028	29-Feb-2028	31-May-2027
Project Verification Status	Verified	Verified	Verified
Source URL	Source URL 1 (https://www.bizjournals.com/.../cial-palm-beach.html) Source URL 2 (https://discover.pbc.gov/.../eachPlace-PetSum.pdf) Source URL 3 (https://discover.pbc.gov/.../oyntonBeachPlace.pdf) Source URL 4 (https://discover.pbc.gov/.../h-Place-PLC-Rpt.pdf) Source URL 5 (https://discover.pbcgov.org/.../n%20Place%20MUPD.pdf) Source URL 6 (https://www.pbcgov.com/.../FLUA_090.pdf)	--	Source URL 1 (https://discover.pbcgov.org/.../oynton-FLUA-Text.pdf) Source URL 2 (https://www.palmbeachpost.com/.../112139036) Source URL 3 (https://shadowbrook-capital.com/.../n-beach-self-storage) Source URL 4 (https://www.linkedin.com/.../620294458662912-xNrJ) Source URL 5 (https://www.linkedin.com/.../398590985134080-s5jh) Source URL 6 (https://www.linkedin.com/.../618952342044673-yzh6) Source URL 7 (https://www.linkedin.com/.../626859220082688-VN5T) Source URL 8 (https://www.marketscreener.com/.../in-Florida-47685988) Source URL 9 (https://discover.pbcgov.org/.../0August%20Agenda.pdf) Source URL 10 (https://www.insidestorage.com/.../activity-august-2024)
Last Checked Date	09-Jan-2026	12-Feb-2026	02-Feb-2026

Developments Continued

Ownership Info

Owner Name	Job-Man Development, LLC	--	West Boynton Center, Ltd
Owner Address	3100 Sw 15th St, Deerfield Beach, FL 33442	--	7965 Lantana Rd, Lake Worth, FL 33467
Owner Contact Name	Carl Jobson	--	Gary Smigiel
Operator/Management	--	--	Extra Space Storage Inc
Operator Type	--	--	REIT

Contractor Info

Contractor Name	--	--	Shadowbrook Development
Contractor Address	--	--	300 N Ronald Reagan Blvd #100, Longwood, FL 32750

Operator/Management Info

Operator/Management Company Name	--	--	Extra Space Storage Inc
Operator Type	--	--	REIT