

AVAILABLE FOR SUB-LEASE

8773 Boynton Beach Blvd, Ste. 520
Boynton Beach, FL 33472

PROPERTY HIGHLIGHTS

COBBLESTONE COMMONS

- 3,003 SF Available
- Outparcel to 110,000 SF Shopping Center
- NEC of Boynton Beach Blvd & Lyons Rd
- 43,500 AADT on Boynton Beach Boulevard & 17,000 AADT on Lyons Road
- 38.5 feet of frontage
- Ideal for medical, office, or retail

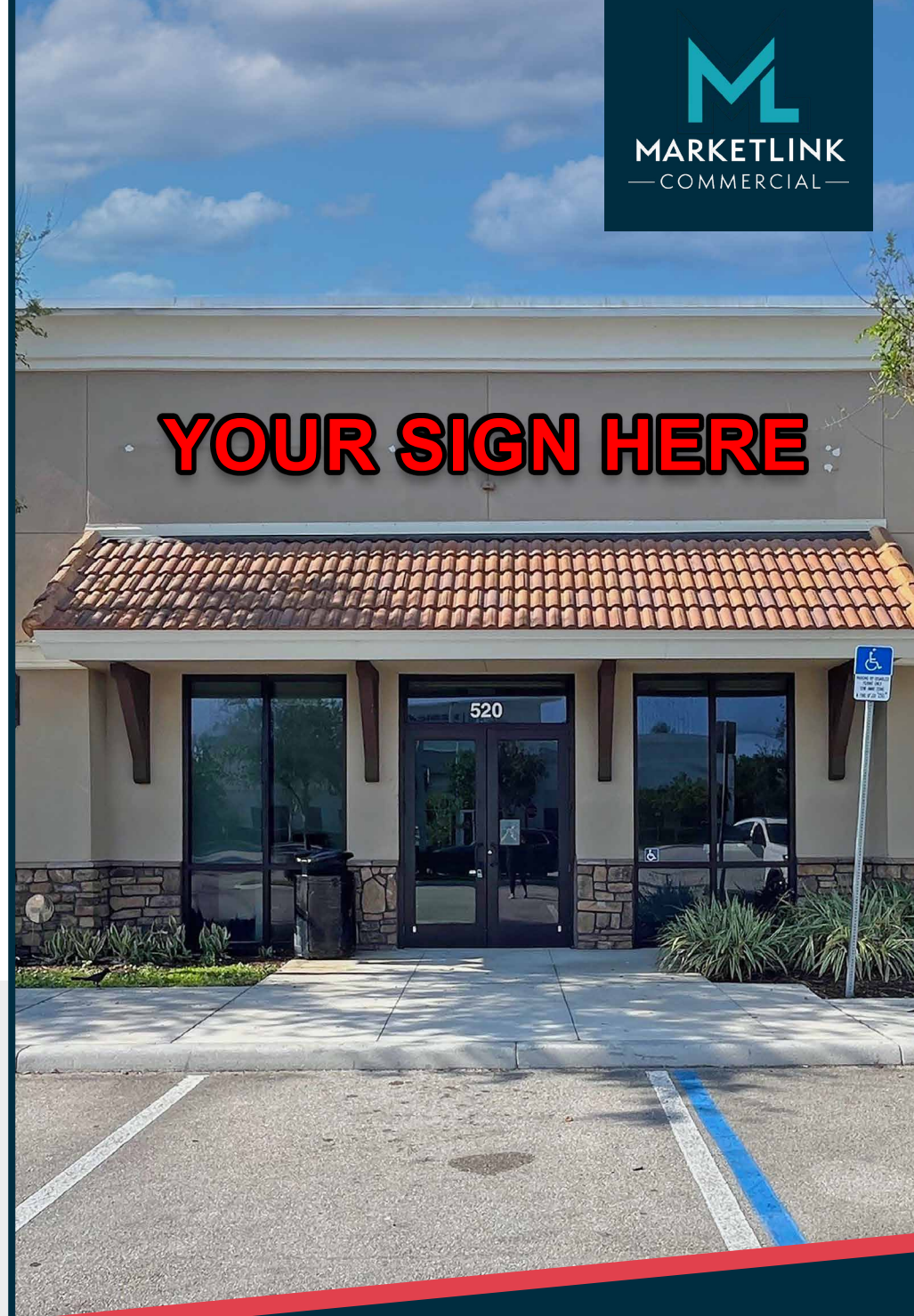
2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,474	55,345	143,661
Households	1,598	24,152	64,079
Median HH Income	\$134,889	\$119,971	\$104,168
Median Age	48.5	60.9	58.9

CO-TENANTS



MARKETLINK
— COMMERCIAL —



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MARKET AERIAL



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SITE PLAN



SUITE	TENANT	SF
200	PetSmart	22,060
210		4,000
220	Noire the Nail Bar	3,520
230	Man Cave	1,400
240	Bahia Bowls	1,260
250	Cucina Moderna	3,013
300	First Watch	3,004

SUITE	TENANT	SF
310	Aldi	24,020
320	Club Pilates	1,800
330	Crumble	1,400
340	Lang Realty	2,800
350	Papa John's	1,470
360	The UPS Store	1,470
370	Ferrante Hair Studio	2,450

SUITE	TENANT	SF
550	BurgerFi	2,600
540	F-45 Training	2,500
530	Mattress Firm	3,003
520	AVAILABLE	3,003
510		1,415
500	IVX Health	2,600

FLOOR PLAN

