

# Melrose Shoppes

8240 State Road 7,  
Boynton Beach, FL  
33472

- 1,156 SF (1 Unit Available)
- Upscale Retail Center fronting highly traveled 441.
- Join Cardiac Surgery Center, Dunkin Donuts, and Murphy's Grill





# New Class A Retail & Medical Development in Boynton Beach

Melrose Shoppes is noted for its full frontal access along US Highway 441 in a rapidly growing suburban area with high-income demographics.

## Property Facts

Address: 8240 S State Road 7, Boynton Beach, FL 33472

Site Area: 38,306 SF / 4.94 Acres

Location: Venetian Isles

Frontage: 441 & Armone Place

Current Zoning: RT—RESIDENTIAL TRANSITIONAL  
(00-UNINCORPORATED)

Property Use: 1100 - Stores

Improvements: 2023

Assessed Value: (2025) \$10,627,124



## Development Highlights

- Facade and completion In late 2023.
- The plaza is anchored by a cardiology surgical center, a Dunkin' with a drive-thru, How ya Dough'n, Murphy Grill, and others.
- Class A Construction in Boynton Beach

10

minutes to Florida  
Turnpike

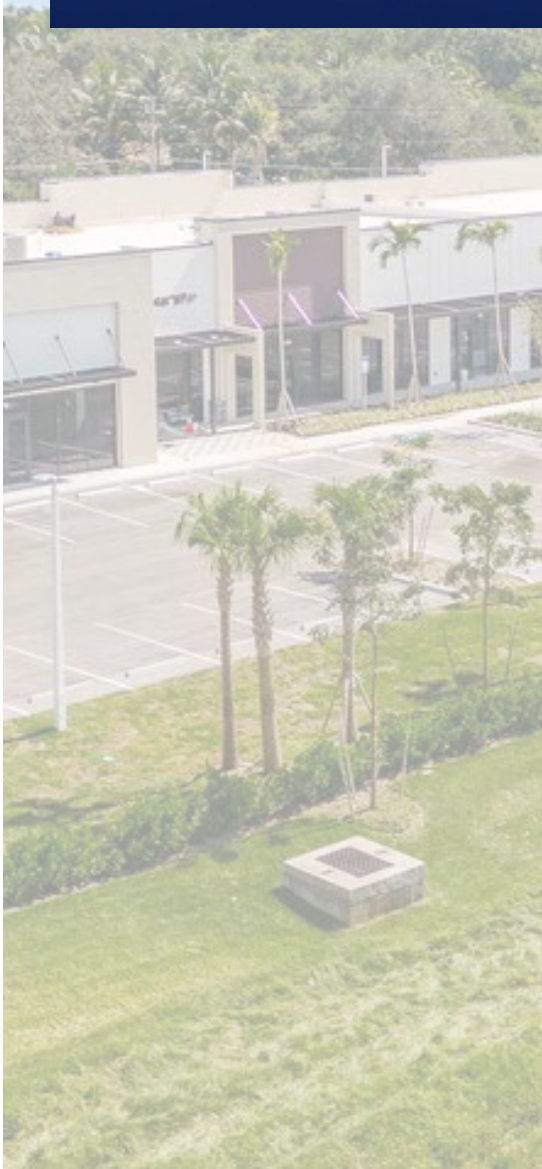
23

minutes to I-95

30

minutes to  
Palm Beach  
International  
Airport

# 8240 SR 7 Boynton Beach



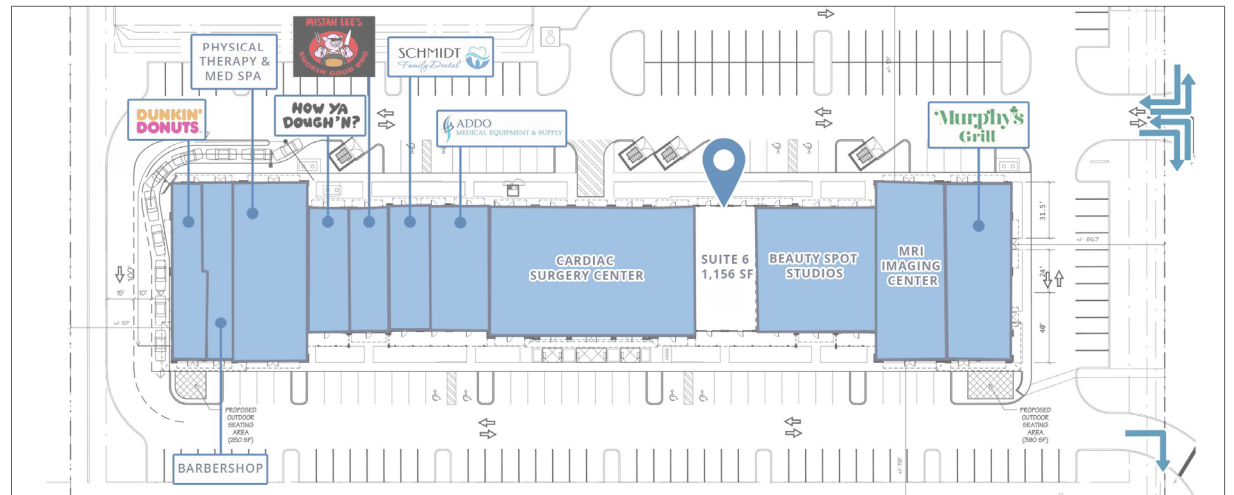
## Location

The Melrose Shoppes development is in a high-traffic, rapidly growing suburban area of West Boynton Beach, offering excellent visibility and proximity to high-income residential communities and major medical facilities.

Located in a fast-growing suburban part of Boynton Beach, the center is surrounded by numerous new residential developments. Developers have noted that several multifamily projects are also underway nearby.

## Land Use Designation

This land use strategy allows for commercial services and amenities to be built directly within a residential community, creating a mixed-use environment that serves the surrounding suburban population.



## Demographics



Approved 1,000+  
Homes



123,053  
Population  
within 5 mile  
radius



3,000+ Homes  
surrounding  
property



10 mins to  
Grocery stores



5 mins to  
Restaurants





# Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

## **Nicole Fontaine**

Executive Vice President  
+1 561 549 9453  
[nicole.fontaine@colliers.com](mailto:nicole.fontaine@colliers.com)

## **Zach Feldman**

Senior Vice President  
+1 561 601 4474  
[zach.feldman@colliers.com](mailto:zach.feldman@colliers.com)



Colliers South Florida  
2385 NW Executive Center Dr  
Suite 350  
Boca Raton, FL 33431

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.