

# 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



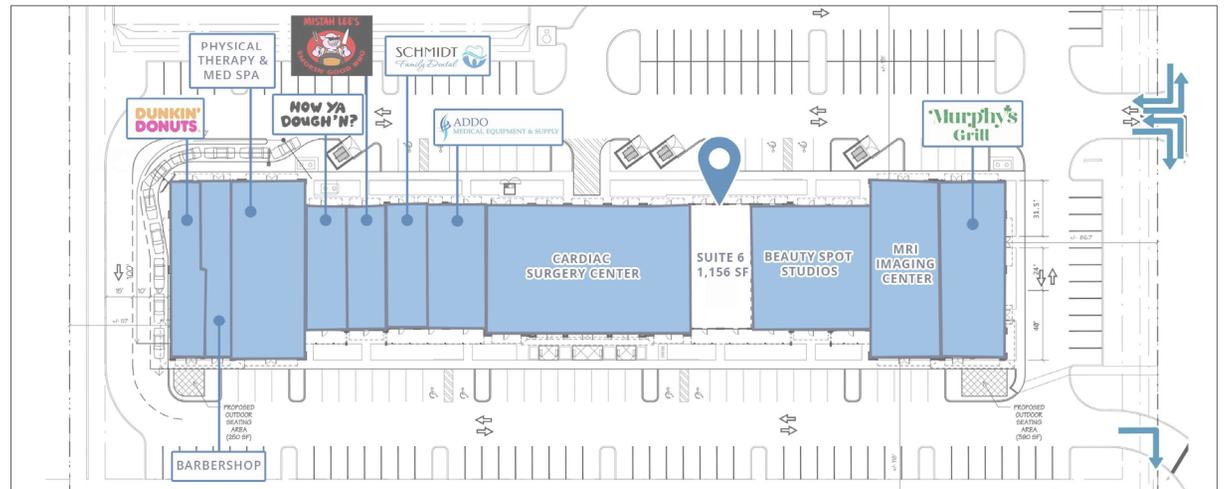
## Location

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.

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