

THE
Countyard
ON SPANISH RIVER

500 NE SPANISH RIVER BLVD, BOCA RATON, FL 33431

RECENTLY RENOVATED RETAIL / RESTAURANT / FITNESS OPPORTUNITY



THIS PREMIER LIFESTYLE CENTER OFFERS UNPARALLELED ACCESSIBILITY AND VISIBILITY, STRATEGICALLY LOCATED AT THE INTERSECTION OF NORTH FEDERAL HIGHWAY AND SPANISH RIVER BLVD—A BUSTLING, HIGH-TRAFFIC CORRIDOR. ITS PRIME POSITIONING, JUST MOMENTS FROM I-95, ENSURES MAXIMUM EXPOSURE AND CONVENIENT ACCESS, MAKING IT AN IDEAL DESTINATION FOR BUSINESSES LOOKING TO THRIVE.

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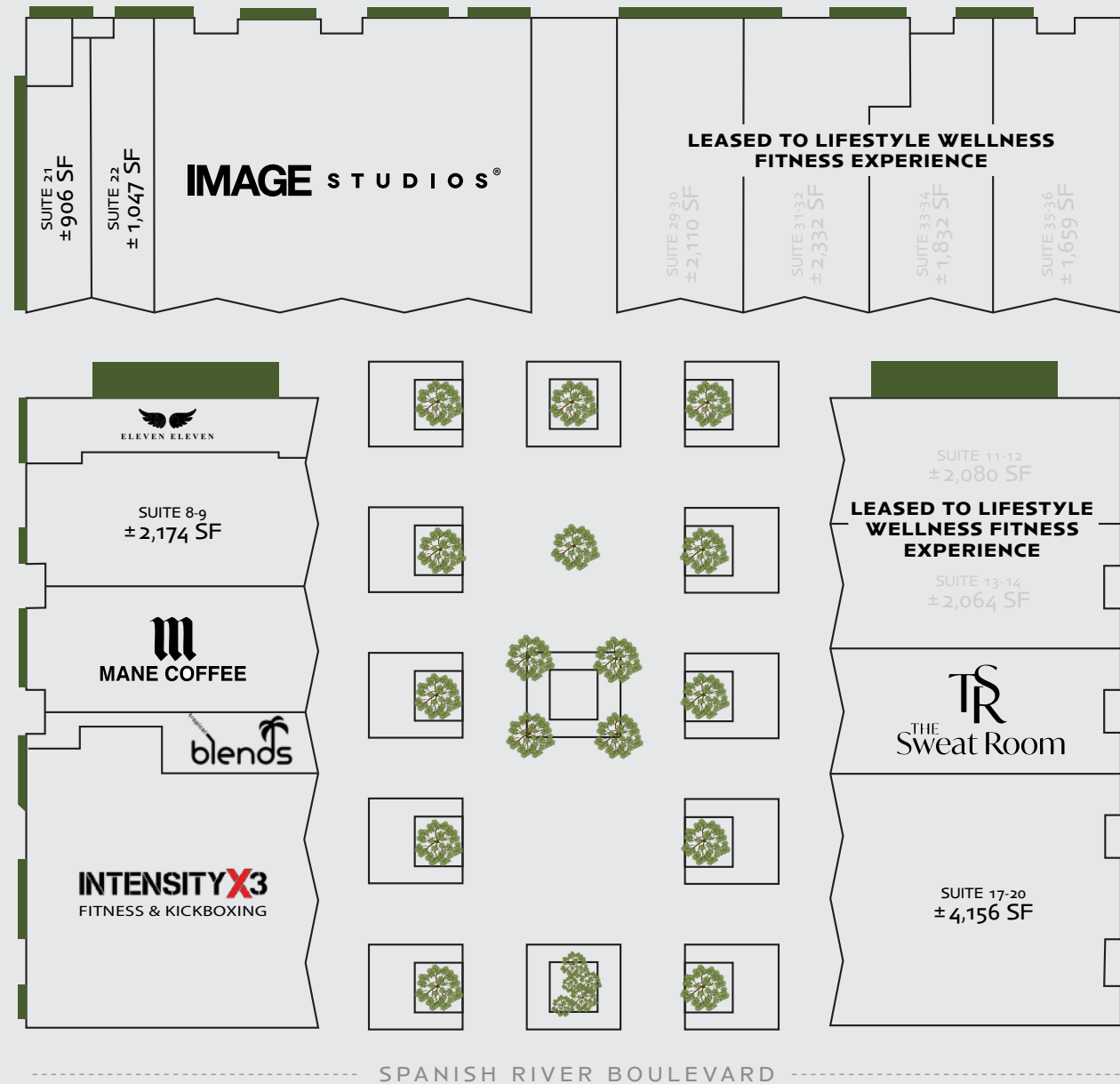
SIZE

GROUND FLOOR: +/- 906 SF - +/- 4,156 SF

COMMENTS

- Landlord recently completed a complete overhaul of the center. Including landscaping, signage and new roof.
- Abundant outdoor space and ample parking.
- 8,283 SF of prime East Boca Retail, Restaurant, & Fitness.
- Multiple configurations possible.

SITE PLAN



OFFICE AVAILABILITIES

SPACE SIZE

103B	1,200 SF	• Boutique office space in East Boca
104	1,200 SF	• Minutes from Brightline, I-95 and the Boca Raton Airport
105C	1,400 SF	
107	2,400 SF	
201	1,200 SF	
202	1,200 SF	





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Massage Envy

BANK OF AMERICA

citibank

Walgreens

CENTENNIAL BANK

CHASE

BOCA RATON BRIDAL

WELLS FARGO

N FEDERAL HWY



NE SPANISH RIVER BLVD

NE 5TH AVE

NE 38TH ST



LAKE ROGERS

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WITHIN 15-MINUTE DRIVE

1. FLORIDA ATLANTIC UNIVERSITY
(1.5 Miles) 6 min drive
2. LYNN UNIVERSITY
(3.1 Miles) 9 min drive
3. THE BOCA RATON
(4.5 Miles) 11 min drive
4. MIZNER PARK
(2.5 Miles) 8 min drive
5. BOCA RATON AIRPORT
(2.5 Miles) 8 min drive

3-MILE DEMOGRAPHICS

47.3

MEDIAN AGE

\$134,136

AVERAGE HOUSEHOLD INCOME

60,819

TOTAL POPULATION

5-MILE DEMOGRAPHICS

51.1

MEDIAN AGE

\$137,092

AVERAGE HOUSEHOLD INCOME

164,447

TOTAL POPULATION

2023 Demographics

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CONTACT

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NEWMARK

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

NMRK.COM