±3,469 SF FREESTANDING RESTAURANT ON ±0.79 ACRES

8801 W Boynton Beach Boulevard, Boynton Beach, FL 33472



44,000 AADT ON BOYNTON BEACH BOULEVARD!

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

Property Overview

HIGHLIGHTS

- ±3,469 SF former QSR with drive-thru on ±0.79 acres for sale or lease
- Sale price of \$3.3 million
- · Outparcel to Cobblestone Commons which includes: Winn Dixie





- Located on Boynton Beach Boulevard with heavy traffic counts (44,000 AADT)
- Within 0.5 miles from Florida Turnpike exit
- Newly built former restaurant with hood, grease trap, walk-in cooler, and walk-in freezer
- · Strong visibility to the road including monument signage
- Ample parking
- High growth market with thousands of new homes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,070	51,667	141,056
HOUSEHOLDS	1,273	22,329	61,790
EMPLOYEES	3,284	45,459	123,663
AVERAGE HH INCOME	\$182,453	\$132,030	\$117,461
DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
DEMOGRAPHICS POPULATION	5 MINS 17,078	10 MINS 93,590	15 MINS 227,585
POPULATION	17,078	93,590	227,585



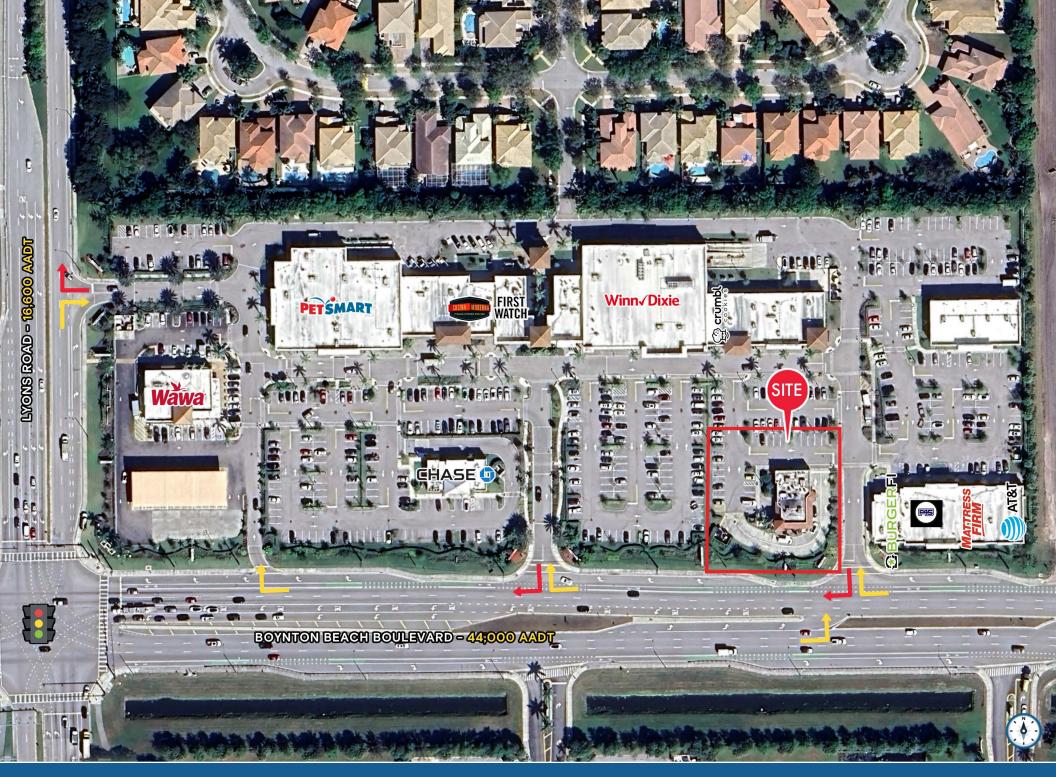


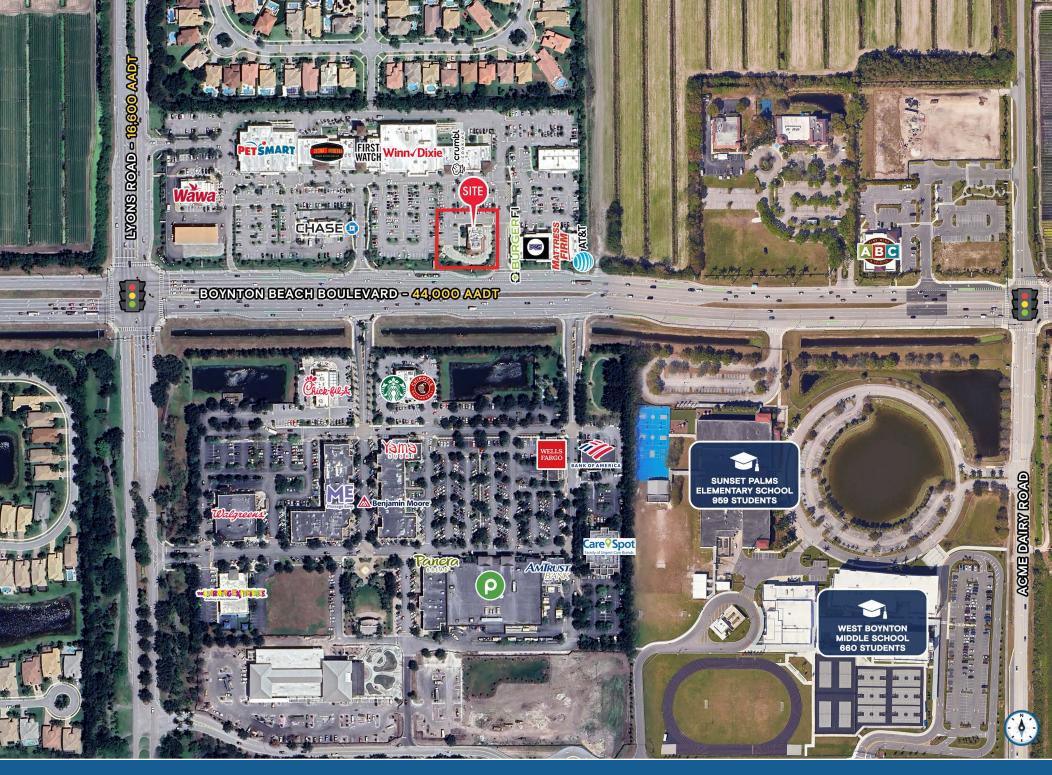


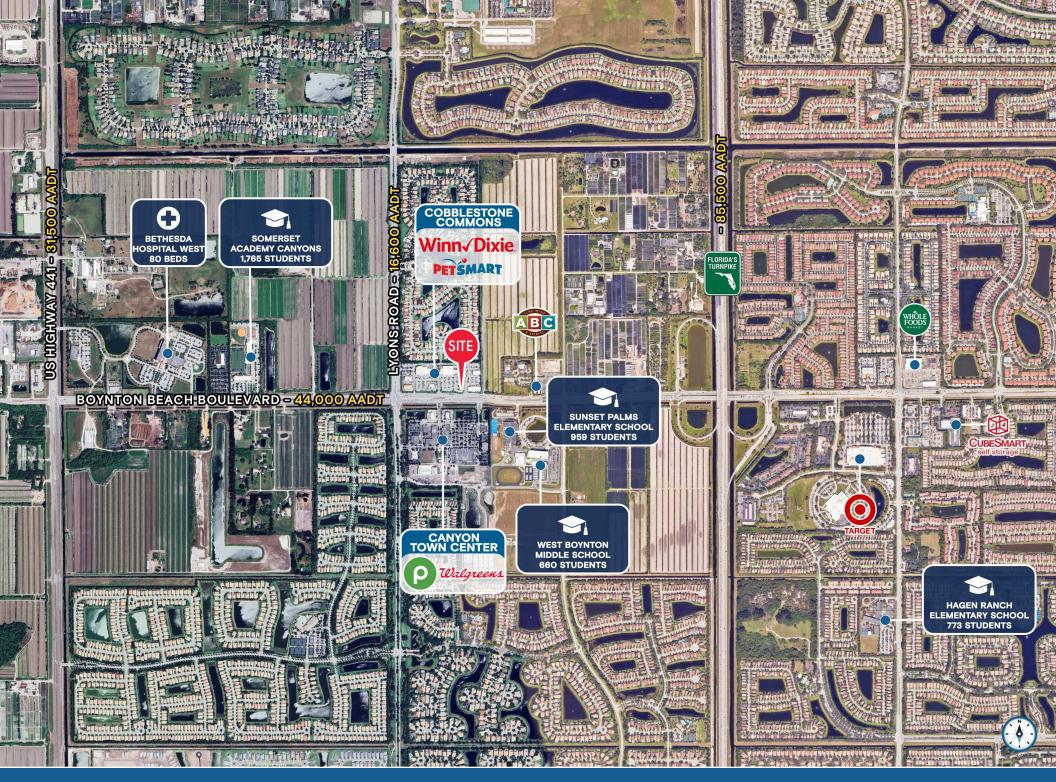














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