

SALE OR LEASE

BOCA CROWN CENTRE

7999 NORTH FEDERAL HIGHWAY, UNIT 300, Boca Raton, FL 33487



PROPERTY DESCRIPTION

Step into this executive office condo complete with two separate entrances. The space has 1,843 sf and includes a finished reception area, seven (7) offices with windows providing a northeast view, two (2) interior offices, conference room, and plenty of storage. Also includes an en-suite bathroom and a kitchen area which boasts custom built-in furniture! Further includes monument signage with plenty of office and guest parking. Have peace of mind with storm impact windows along with a new roof which were all completed in 2021. There is also a backup generator.

PROPERTY HIGHLIGHTS

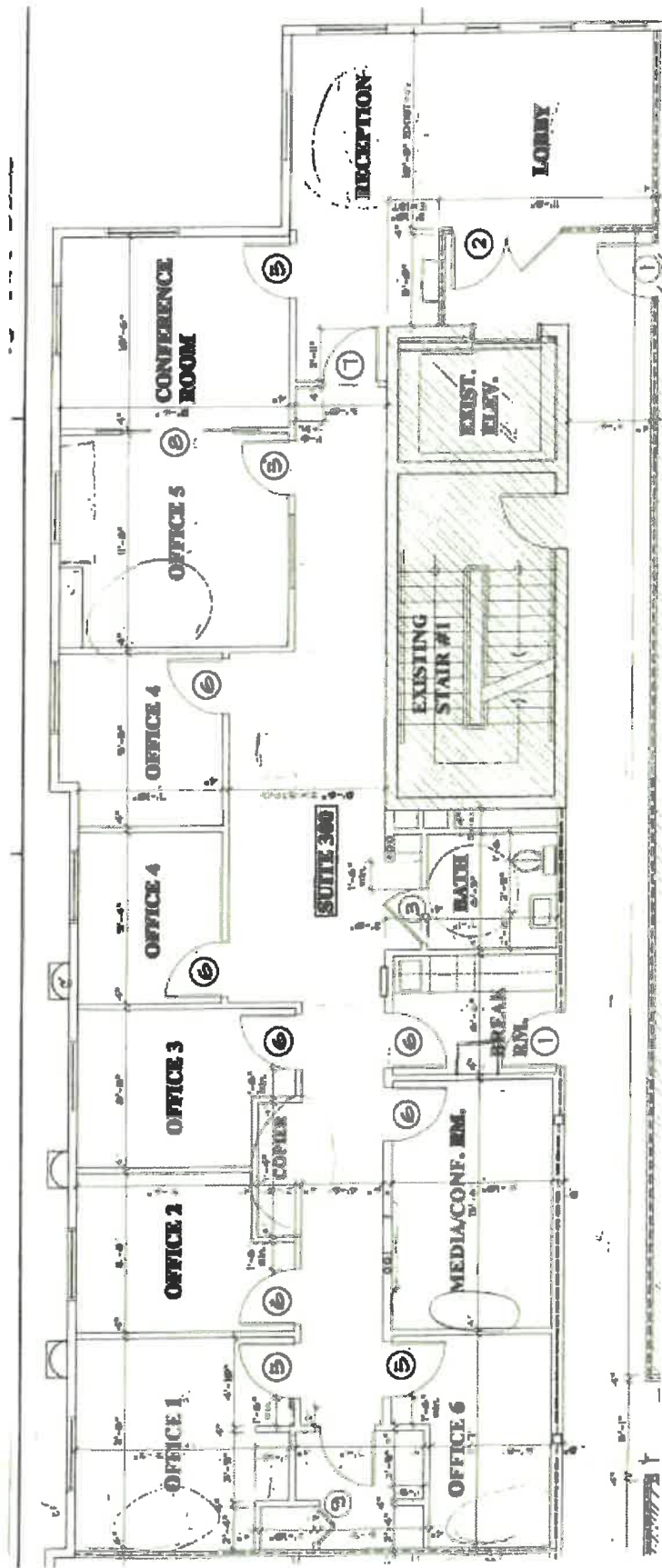
- **ASKING PRICE: \$684,000**
- Ideal for Attorneys, Accountants, Insurance or Advertising
- Turn Key, Plenty of Parking
- Federal Highway and Dixie Highway Access
- Monument Signage Available



M J Ridenour
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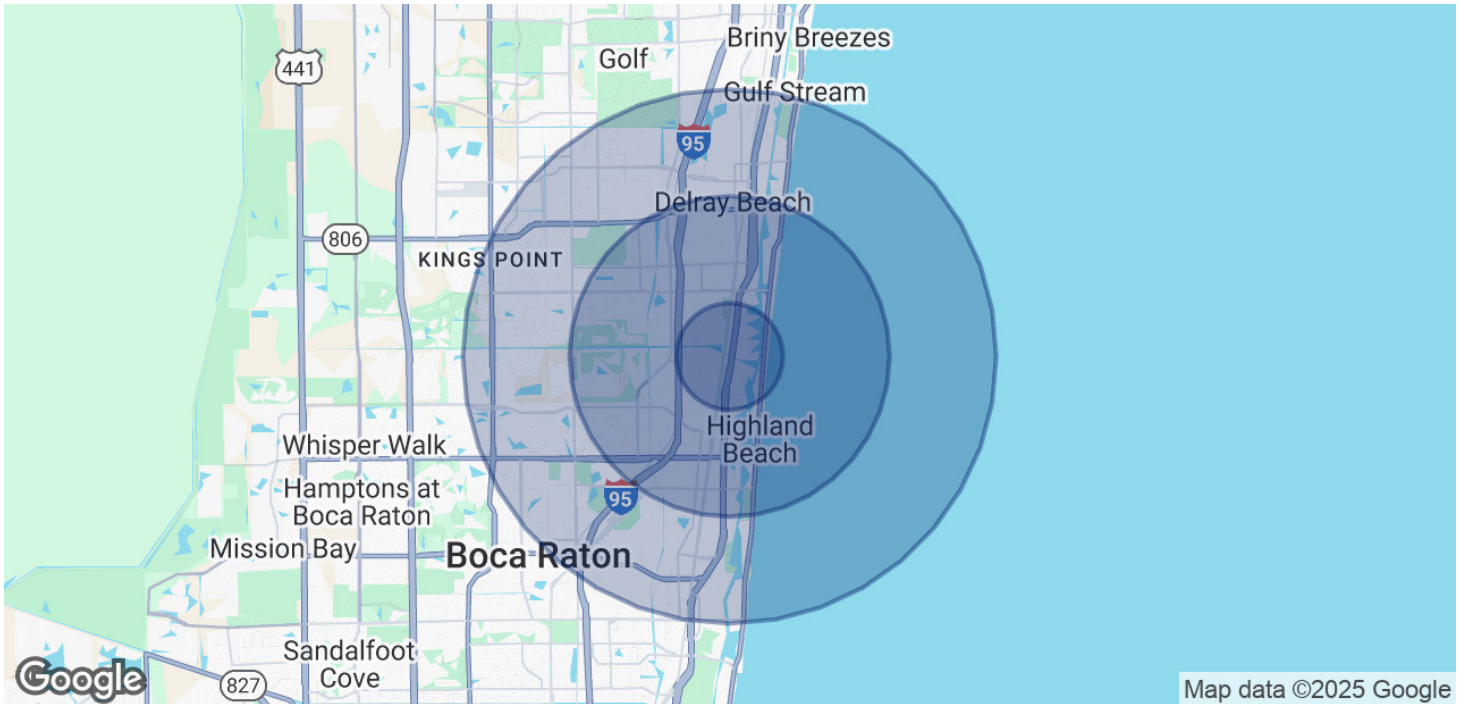
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,361	70,242	171,992
Average Age	51	49	50
Average Age (Male)	51	48	49
Average Age (Female)	52	50	51

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,598	33,215	80,076
# of Persons per HH	2	2.1	2.1
Average HH Income	\$126,615	\$119,029	\$124,017
Average House Value	\$698,194	\$597,313	\$612,451

Demographics data derived from AlphaMap

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