

For Sale or Lease

320 WINCHESTER PARK BLVD,
BOYNTON BEACH, FL 33436

THE DISTRICT BOYNTON

FREESTANDING COMMERCIAL BUILDING

BOYNTON TOWN CENTER

TARGET Michaels PNC
GameStop BEST BUY
FIFTH THIRD BANK

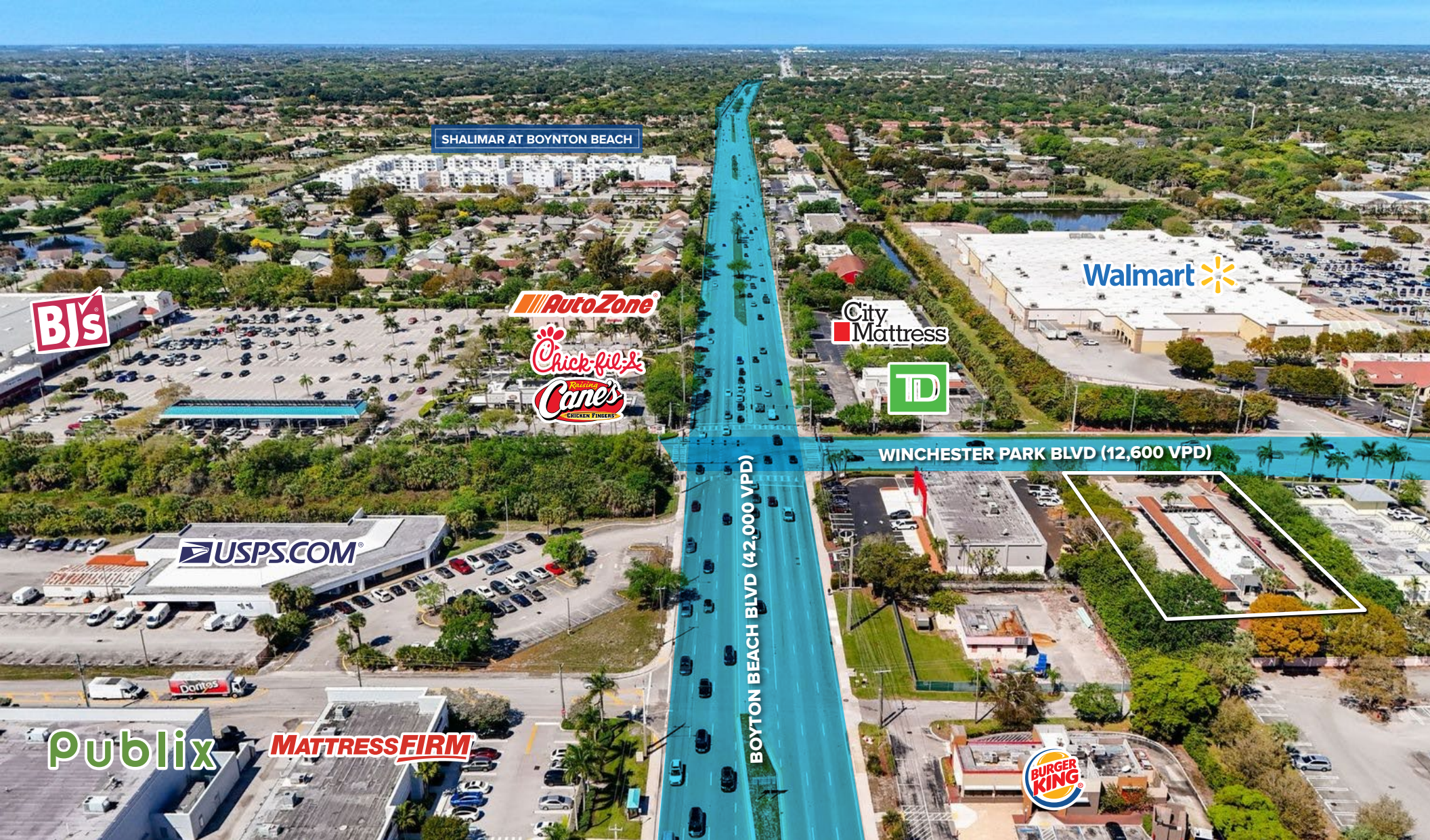
SEALOFTS APARTMENTS



VERO
CAPITAL GROUP

WINCHESTER PARK BLVD

BOYNTON BEACH BLVD



SHALIMAR AT BOYNTON BEACH



BOYNTON BEACH BLVD (42,000 VPD)

WINCHESTER PARK BLVD (12,600 VPD)



MICHAEL TALBERT
Managing Partner
D: (973) 294-8249
michael@verocapitalgroup.com
FL License No. SL3418448



CHARLES MOODY
Managing Partner
D: (772) 539-1153
charles@verocapitalgroup.com
Broker of Record
FL License No. BK340449



JARETT ZACKMAN
Partner
D: (917) 232-7868
jarett@verocapitalgroup.com
FL License No. SL3595288

Disclaimer: The information contained herein has been obtained from sources believed to be reliable. However, Vero Capital Group LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The information is subject to errors, omissions, changes in price or conditions, prior sale, or withdrawal without notice. This is not an offer or contract.

EXECUTIVE SUMMARY

Vero Capital Group is pleased to present an exclusive opportunity to acquire or lease 320 Winchester Park Blvd in Boynton Beach, Florida. The offering consists of a freestanding commercial building located within a well-established commercial corridor in Palm Beach County. The property benefits from strong visibility, convenient access, and proximity to major thoroughfares including I-95 and Boynton Beach Boulevard.

The site is strategically positioned near several of the area's primary retail destinations, including Boynton Town Center, Oakwood Square, Boynton Commons, Walmart Supercenter, and Boynton Beach Mall. These established retail hubs, along with a strong presence of national and regional tenants throughout the surrounding area, help drive consistent consumer traffic and support the property's long-term viability.

RETAIL AERIAL OVERVIEW



INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION

The property is strategically located just off Boynton Beach Boulevard, serving as a primary access point to Boynton Commons and the Walmart Supercenter. This positioning drives consistent inbound traffic and enhances visibility, making it a highly accessible and convenient location for consumers.

SURROUNDED BY TOP NATIONAL RETAILORS

The property is located along one of Boynton Beach's most active retail corridors, supported by a dense concentration of national retailers including Walmart, Marshalls, PetSmart, BJ's, Raising Cane's, Chick-fil-A, Publix, Target, Best Buy, Dick's Sporting Goods, Panera Bread, Longhorn Steakhouse, Walgreens, Burlington, Old Navy, TD Bank, Burger King, Aldi, AutoZone, Barnes and Noble, Fifth Third Bank, PNC Bank, Olive Garden, Panda Express, Michaels, Wingstop, Five Guys Orangetheory and TJ Maxx. This strong retail presence, combined with steady consumer traffic and surrounding residential growth, continues to drive sustained demand in the immediate area.

STRONG DEMOGRAPHICS

The property is supported by strong surrounding demographics, with approximately 276,650 residents within a five-mile radius. This dense population base provides a built-in customer pool and helps drive consistent demand for retail and service-oriented businesses in the area.

ZONING

The property is zoned C-3, allowing for a wide range of commercial uses including retail, restaurant, and service-oriented businesses. This flexible zoning supports diverse tenancy and enhances the property's long-term adaptability and leasing potential.



PROPERTY DATA

ASSET OVERVIEW

ADDRESS	320 Winchester Park Blvd, Boynton Beach, FL 33436
PROPERTY TYPE	Vacant Building
OWNERSHIP TYPE	Fee Simple
PROPERTY ZONING	C3
BUILDING SIZE	1,767 SF
PARCEL SIZE	0.83 Acres
YEAR BUILT	2007

FOR SALE OR LEASE
UNPRICED

LOCATION OVERVIEW & DEMOGRAPHICS

Boynton Beach, Florida

Boynton Beach is a coastal city in Palm Beach County and part of the South Florida metropolitan area, one of the largest and most densely populated regions in the United States. With a population of approximately 80,000 residents and more than 6 million people across the broader Miami–Fort Lauderdale–West Palm Beach metro, the market benefits from strong regional connectivity and a deep consumer base. Its location along Interstate 95 and proximity to Florida’s Turnpike provide direct access to major employment centers throughout Palm Beach, Broward, and Miami-Dade counties.

The local economy is supported by a diverse mix of healthcare, retail, tourism, and professional services. Boynton Beach is situated within a highly affluent and densely populated portion of Palm Beach County, with strong household incomes and consistent consumer spending. Nearby healthcare systems, including Bethesda Hospital East, serve the surrounding population and contribute to a stable employment base. In addition, the city benefits from its proximity to major institutions and employers throughout the West Palm Beach and Boca Raton markets, further strengthening the area’s economic foundation.

Tourism and seasonal residency play an important role in the local economy. Boynton Beach’s coastal location, public beaches, marinas, and access to the Intracoastal Waterway attract year-round visitors, as well as a significant seasonal population. This influx supports sustained demand for retail, dining, and service-oriented businesses, particularly during peak winter months when South Florida experiences its highest population levels.

The Boynton Beach retail market is anchored by several well-established commercial corridors, including Congress Avenue, Boynton Beach Boulevard, and Gateway Boulevard. These corridors feature a strong mix of national retailers, grocery-anchored shopping centers, medical users, and a wide range of quick-service and full-service restaurants. High traffic counts, dense surrounding residential communities, and strong co-tenancy make these areas among the most desirable retail locations in southern Palm Beach County.

Boynton Beach continues to experience steady population growth, ongoing residential development, and continued in-migration from higher-cost Northeastern and Midwestern markets. Its combination of affluent demographics, year-round and seasonal demand drivers, and established retail infrastructure positions the market as a stable and attractive location for retail and restaurant investment opportunities.

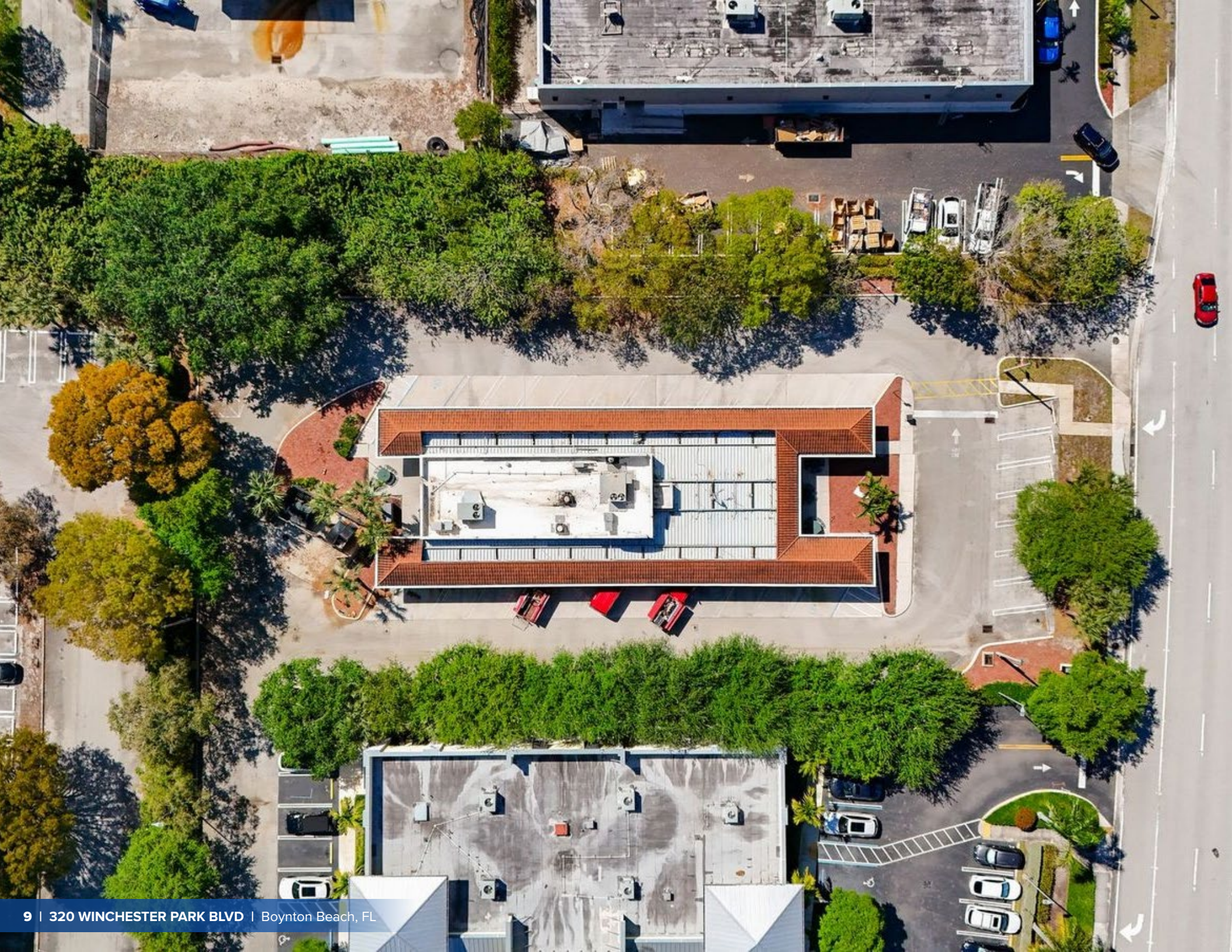
POPULATION	1 Mile	3 Miles	5 Miles
2026 Estimate	21,400	137,100	276,650
2031 Projection	24,809	142,904	286,310

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2026 Estimate	9,100	56,620	118,903
2031 Projection	10,000	59,403	127,409

INCOME	1 Mile	3 Miles	5 Miles
Average Household Income	\$79,232	\$85,243	\$90,535

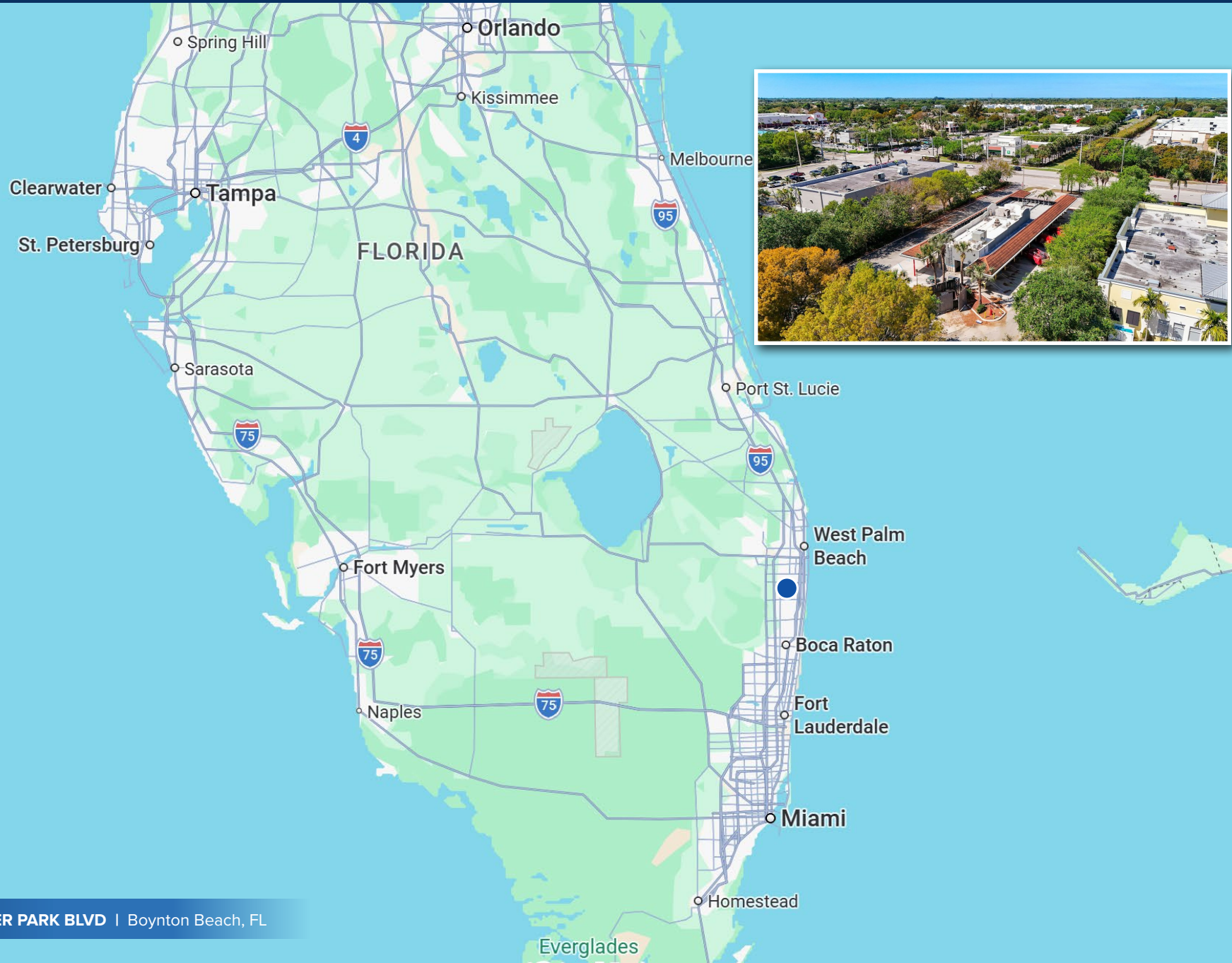








REGIONAL MAP





FL Broker of Record: Charles Moody
FL License No. BK340449

