



For Lease/Sale

Former Freestanding Bank Building

5131 Congress Avenue, Boca Raton, FL 33487

Location Overview

The subject property is strategically situated in the northwestern section of Boca Raton, just minutes from I-95 and SR 794. Located in a dense commercial corridor, the property benefits from its proximity to nearby retailers and local area amenities. Some major retailers in the area include Wendy's, Jimmy John's, McDonald's, The Fresh Market, and Starbucks. Local neighborhood amenities include LA Fitness, Lifetime Fitness, the **Boca Raton Innovation Campus**, Florida Atlantic University, TownPlace Suites by Marriott Boca Raton, and SpringHill Suites by Marriott Boca Raton, to name a few.

Additional benefits include nearby connectivity, with the Boca Raton Tri-Rail Station, the Boca Raton Airport, and the Boca Raton Brightline Station, all within minutes from the property.

Property Features

Building Size:	Approximately 3,510 SF
Parcel Size:	Approximately 1.204 AC
Zoning:	LIRP - Light Industrial Research Park
Parcel ID:	06-43-47-06-17-004-0000
Year Built:	1998

Lease Rate:

\$250,000 NNN/year

Also available for purchase at

\$3,500,000

5131 Congress Ave. | Aerial Map



Congress Avenue
AADT: 22,000

Subject Property

W Yamato Road
AADT: 33,500

Logos for Blue Fin, The Grille on Congress, Sal's, and Jimmy John's.

Wendy's logo

bp logo

McDonald's logo

Logos for Jamba Juice, Starbucks, and Rotelli.

TRIS & RAIL

BRiC
BOCA RATON INNOVATION CAMPUS

BRiC - within 3 minutes drive time to Subject Property



5131 Congress Ave. | Photos



5131 Congress Ave. | Market Overview

Boca Raton Market Overview

Boca Raton is ideally located near every major city in South Florida, only 30 miles south of West Palm Beach, 20 miles north of Fort Lauderdale, and 60 miles north of Miami. Geographically, the city encompasses 29.6 square miles. Boca Raton has five miles of ocean frontage with a park system covering approximately 1,080 acres. Boca Raton is conveniently situated between the Palm Beach International Airport and the Fort Lauderdale-Hollywood International Airport. In addition, the Boca Raton Airport is one of six high activity general aviation airports in the metropolitan area. Interstate 95 runs north and south through the city, with four Boca Raton exits, and Florida's Turnpike runs parallel to I-95 with an exit in Boca Raton off Glades Road.



With a current population of 99,376 residents, Boca Raton is the 26th most populous city in the state of Florida and the second largest city in Palm Beach County. Boca Raton is considered one of the most affluent areas in the United States with an average household income of \$157,859. The city is also a highly educated community with 56.9 percent of residents having a bachelor's degree or higher. Boca Raton has become a mecca for innovative development, using a well-educated, computer literate community as its base. The City is home to many corporate and regional headquarters, including those belonging to NCCI, Tyco, Office Depot, ADT and Canon.

Boca Raton continues to be a popular destination for tourists, both domestic and international. From beautiful beaches and wonderful weather to Class A amenities and extraordinary shopping and dining destinations, Boca Raton is an international destination that offers people the finest in leisure and recreation. As the city has matured, Boca Raton is getting high marks for much more than its great weather and sunny beaches. Today's Boca Raton looks more like an established, vibrant city, offering a growing menu of cultural, educational and recreational venues. Quality of life, an educated work force, superior infrastructure and proximity to two major international airports make Boca Raton a premier destination in South Florida.

5131 Congress Ave. | Market Drivers

Downtown Boca

Downtown Boca is a preferred destination within the City of Boca Raton. Residents and visitors alike enjoy the charm, architecture, and diverse attractions it has to offer. Year-round events include cultural arts festivals, outdoor concerts, and comedy shows. There is 100+ restaurants, wine bars and pubs, and two shopping plazas that also feature dining options, including Mizner Park and Royal Palm Place.



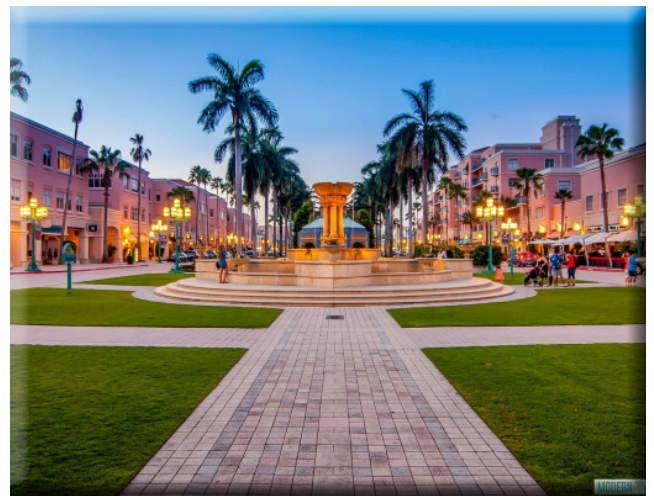
Boca Raton Innovation Campus

Boca Raton Innovation Campus (BRIC) is a 1.7 million square foot office campus, that is ideal for companies seeking a headquarters, creative office, data center, and flexible workspaces. On-site amenities include a transit-friendly shuttle to local area transit, a dining marketplace, conference centers, an accredited day care center, fitness center, and walking trails. BRIC is strategically positioned off Interstate 95, allowing easy access to and from Miami, Fort Lauderdale, and West Palm Beach.

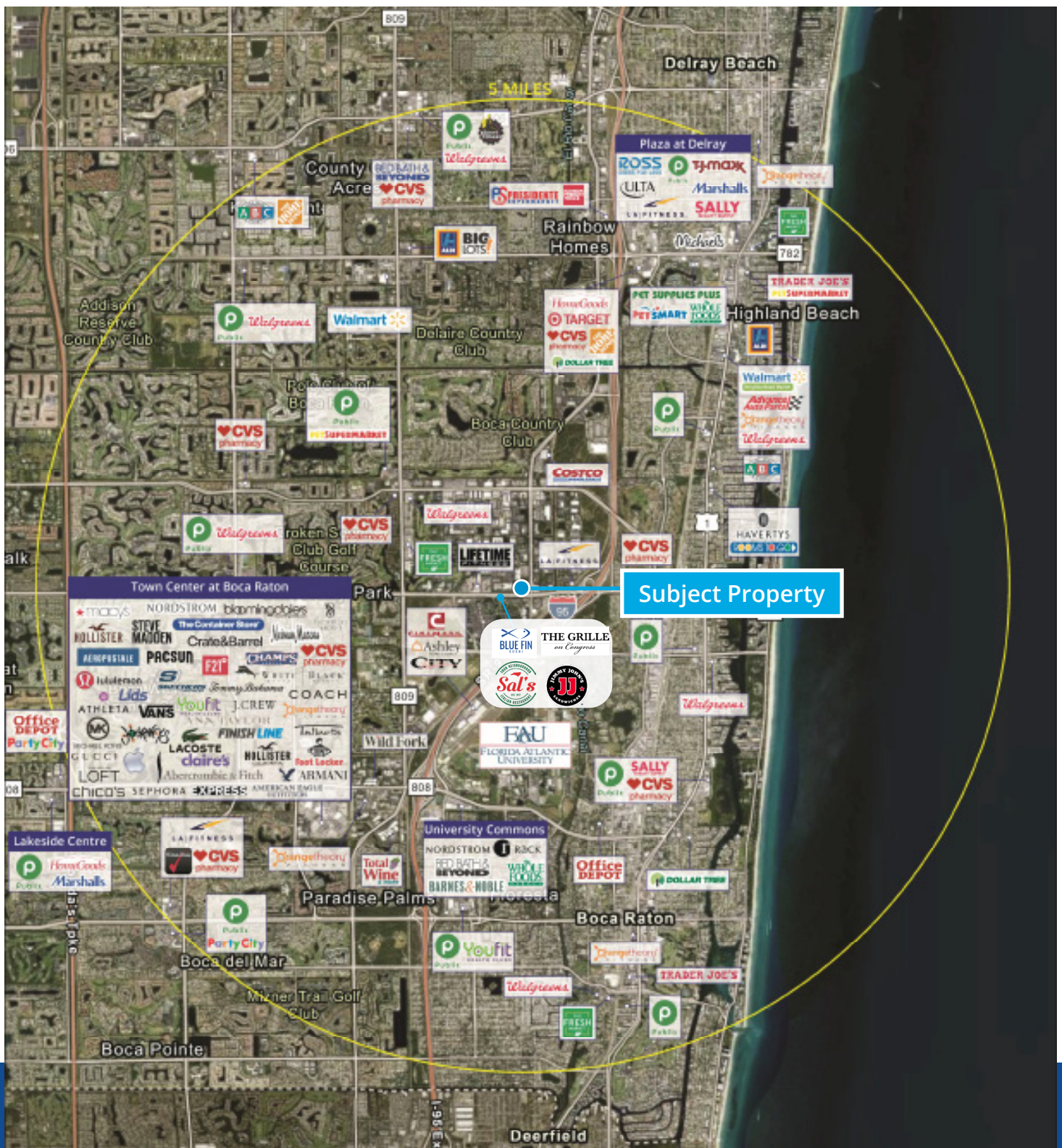


Mizner Park Amphitheater

The Mizner Park Amphitheater is a state-of-the-art outdoor venue, which accommodates up to 4,200 people. The facility serves as a social, cultural and educational center for South County residents, and draws in audiences from all of South Florida. Since its inception, the amphitheater has hosted over one million people. Programming includes a variety of city and community events, along with commercial concerts.



5131 Congress Ave. | Area Retailers



5131 Congress Ave. | Demographics

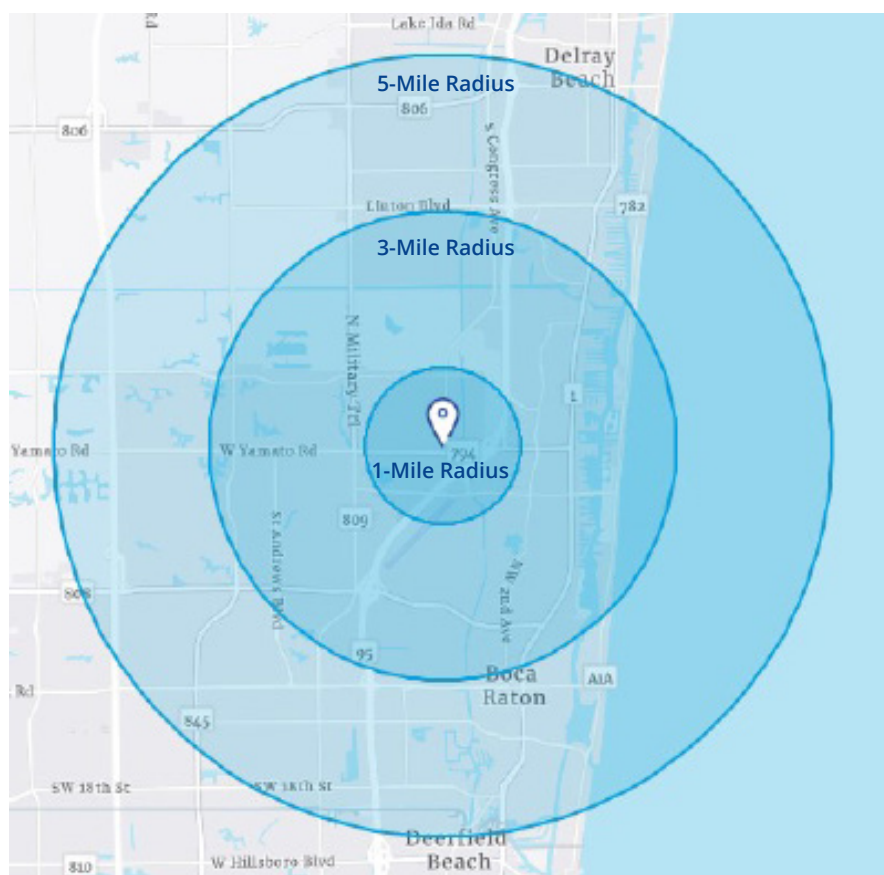
Boca Raton Florida

Population	1-Mile	3-Miles	5-Miles
2023 Population	4,977	80,101	213,503
2028 Population	5,938	81,463	215,307

Households	1-Mile	3-Miles	5-Miles
2023 Households	2,509	34,758	100,588
2028 Households	3,073	35,710	102,254
2023-2028 Annual Rate	4.14%	0.54%	0.33%

Average Household Income	1-Mile	3-Miles	5-Miles
2023 Avg. HH Income	\$136,576	\$142,395	\$128,341
2023-2028 Annual Rate	\$156,839	\$162,398	\$147,580

Daytime Population	Total Daytime Population
2023	175,946



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