

Cinemark Bistro Boca Raton

140,000 SF Building Fronting I-95

3200 Airport Rd
Boca Raton, FL 33431



Cinemark Bistro Boca Raton
3200 Airport Rd | Boca Raton, FL

For Lease

Property Highlights

- + Two Level Building – 100,000 SF on ground level and 40,000 SF second level
- + Located in the heart of one of South Florida's most desirable live, work, play submarkets
- + Tremendous visibility and presence from I-95, with over 230,000 AADT and iconic monument signage
- + Regional draw with easy access to highways and close proximity to one of the country's most productive malls, Town Center at Boca Raton
- + Flagship retail ready, surrounded by best in class retailers across all major categories
- + The best big box opportunity in South Florida
- + Abundant parking field, currently parked at 6 spaces per 1,000 square feet
- + Within 3 miles of the Brightline Boca Raton Station

140K

Total SF Available

9.68

Total Acres Available

2000

Year Built

Demographics

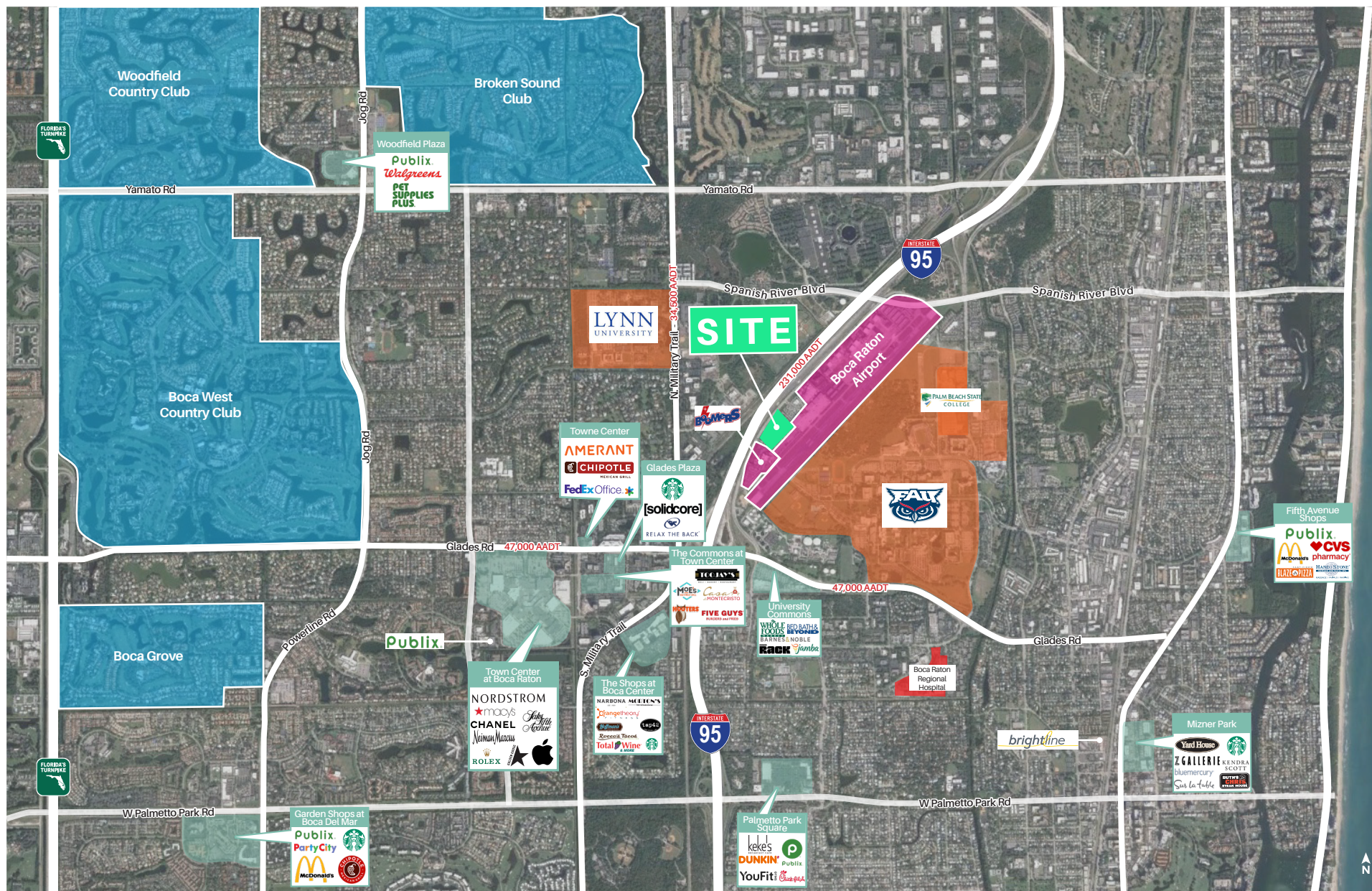
	1 mile	3 mile	5 mile	10 miles	10 minute drive
Population	4,346	94,521	236,788	688,206	108,685
Daytime Population	19,269	170,831	334,388	754,004	204,940
# of Employees	15,839	122,003	203,681	383,312	147,564
# of Businesses	984	13,205	22,049	45,453	15,705
Average Household Income	\$210,142	\$141,238	\$124,552	\$117,565	\$126,253



Site Plan



Surrounding Retail



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