

3800 N FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33431

2.29 ACRES FOR SALE | \$5,995,000.00 | PREMIER BOCA ADDRESS



Spanish River Blvd

Access to A1A and Spanish River Beach

NE 38th St

N Federal Highway



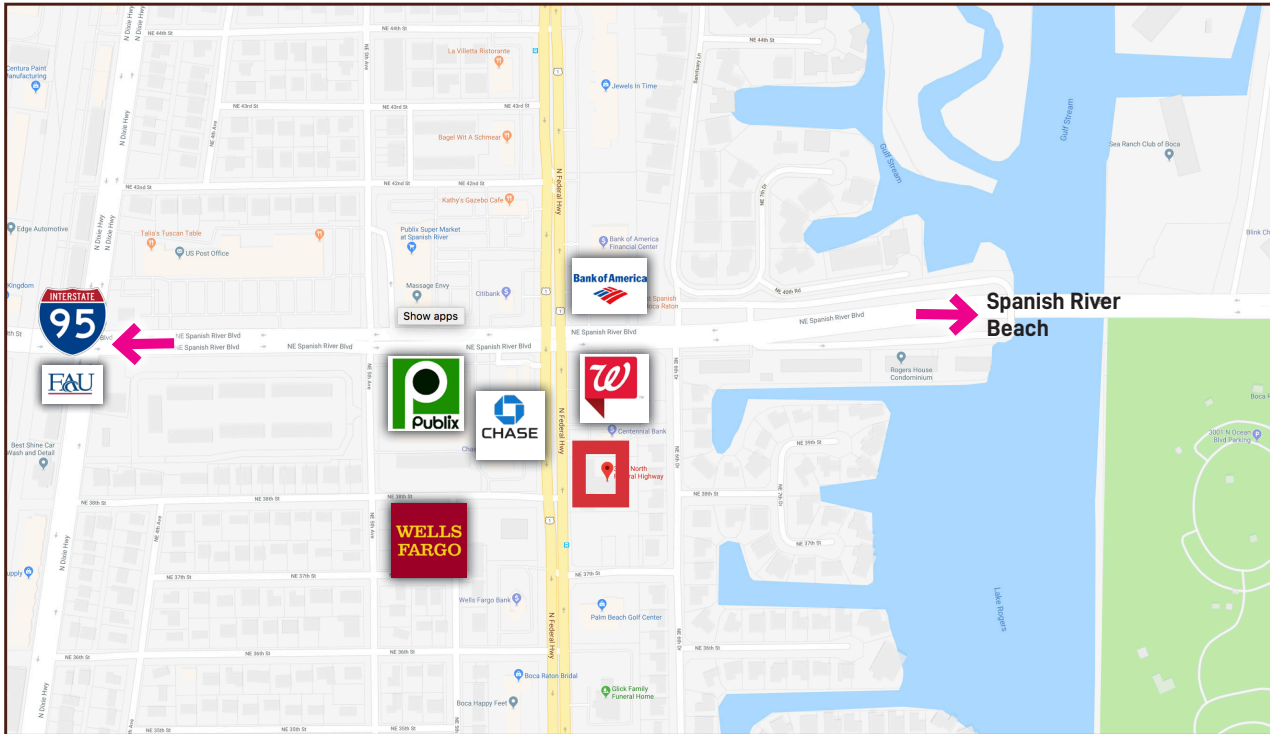
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- ZONED RB-1 – HOTEL/BUSINESS, PERFECT FOR OFFICE, RETAIL, RESTAURANT, ASSISTED LIVING, HOTEL/MOTEL, FURNITURE
- LAST UNDEVELOPED PARCEL IN EAST BOCA RATON'S RETAIL CORRIDOR
- 420 FEET OF FRONTAGE ALONG FEDERAL HWY! TREMENDOUS VISIBILITY
- ACCESS POINTS FROM BOTH NORTH AND SOUTHBOUND LANES
- CLOSE PROXIMITY TO THE BEACH AT SPANISH RIVER BOULEVARD, FLORIDA ATLANTIC UNIVERSITY, AND THE AFFLUENT COMMUNITIES EAST OF US-1
- 1 MILE +/- EAST OF I-95 INTERCHANGE AT SPANISH RIVER BLVD

POPULATION	
1 MILE	9,120
2 MILES	29,167
3 MILES	56,843

TOTAL HOUSEHOLDS	
1 MILE	4,191
3 MILES	12,717
5 MILES	25,684

AVG HH INCOME	
1 MILE	104,587
3 MILES	102,652
5 MILES	107,547

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