

## HIGHLIGHTS

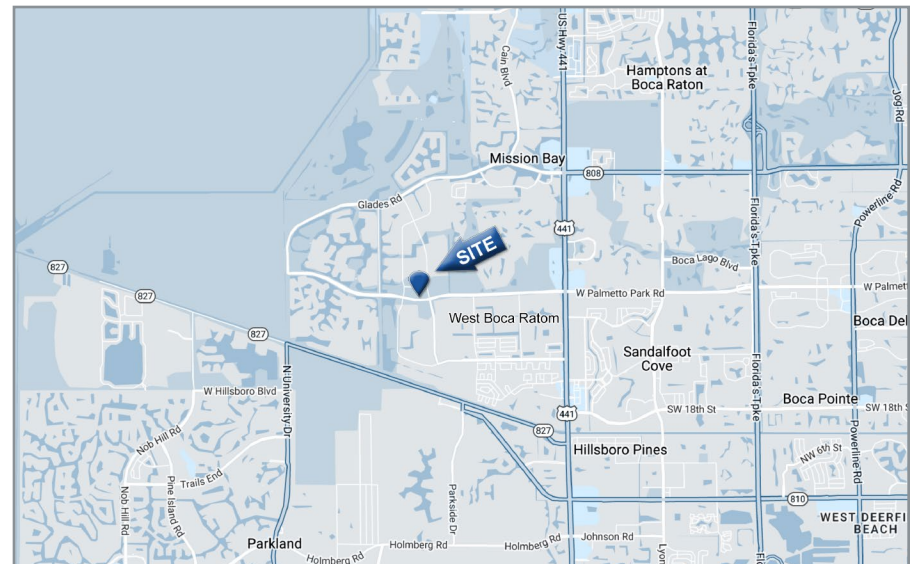
# OUTPARCEL FOR LEASE

11383 W Palmetto Park Rd, Boca Raton, FL, 33428

**Noble**  
PROPERTIES

## PROPERTY HIGHLIGHTS

- Strategically located as an outparcel to a thriving neighborhood shopping center along Boca Raton's major thoroughfare- Palmetto Park Road.
- Quick Service Restaurant Opportunity with drive-thru available for lease in highly desirable West Boca Raton market.
- Average household incomes exceed \$157,000 in a 1-mile radius.
- High barriers to entry with limited drive-thru competition in the surrounding area.
- One of only two drive-thru restaurant opportunity west of highway 441.
- Surrounded by numerous high-end residential communities.
- The site provides for easy access, ample parking and tremendous visibility.
- Located diagonal from Publix Supermarket and across the street from Logger's Run Middle School with over 1,090 students.
- Zoned CG with multiple options for commercial uses.

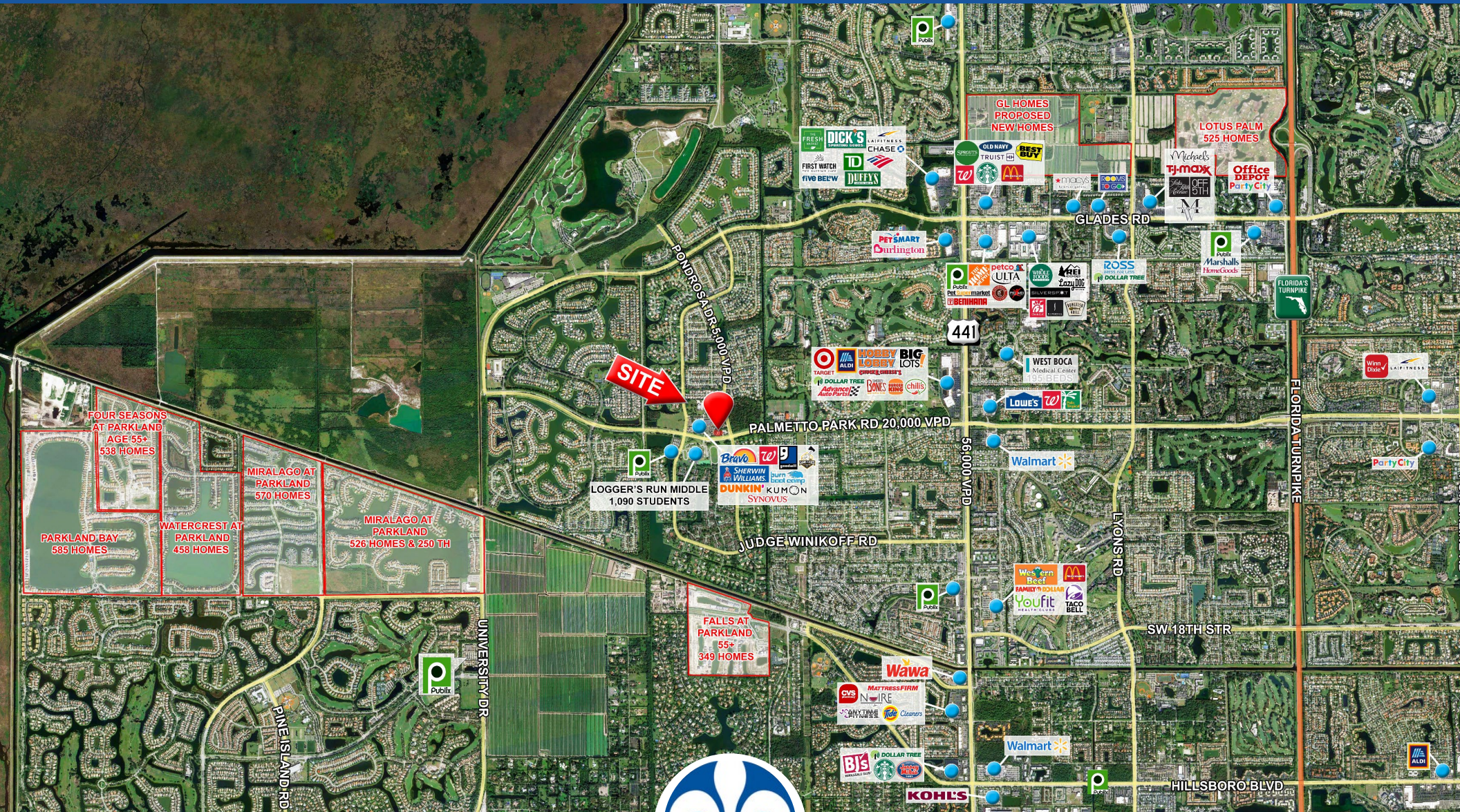


Demographics	1 Mile	3 Mile	5 Mile
Population	10,348	77,700	223,817
Median Age	33.5	31.5	31.8
Average Household Income	\$157,397	\$150,435	\$138,755



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CLOSE AERIAL

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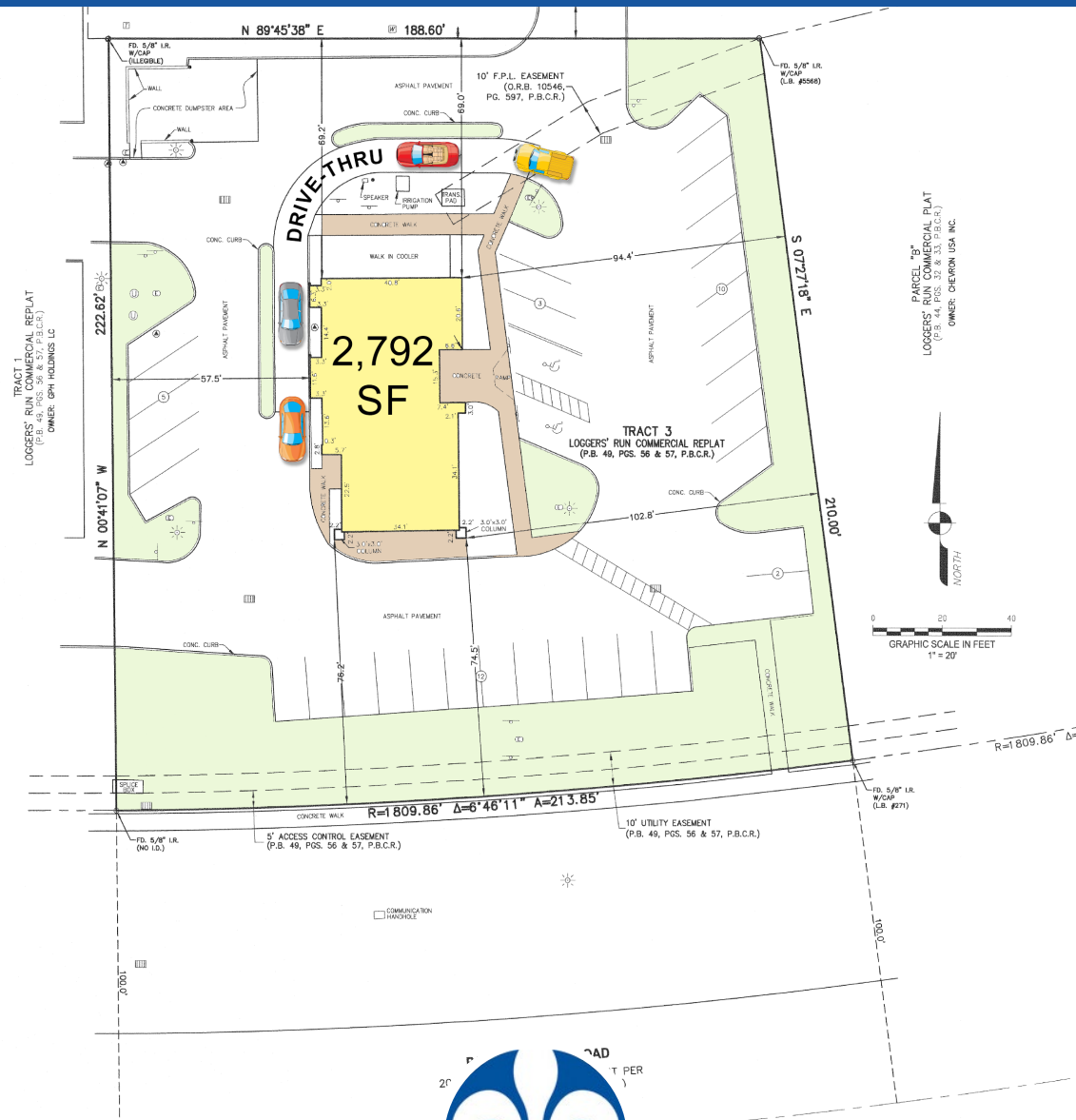
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