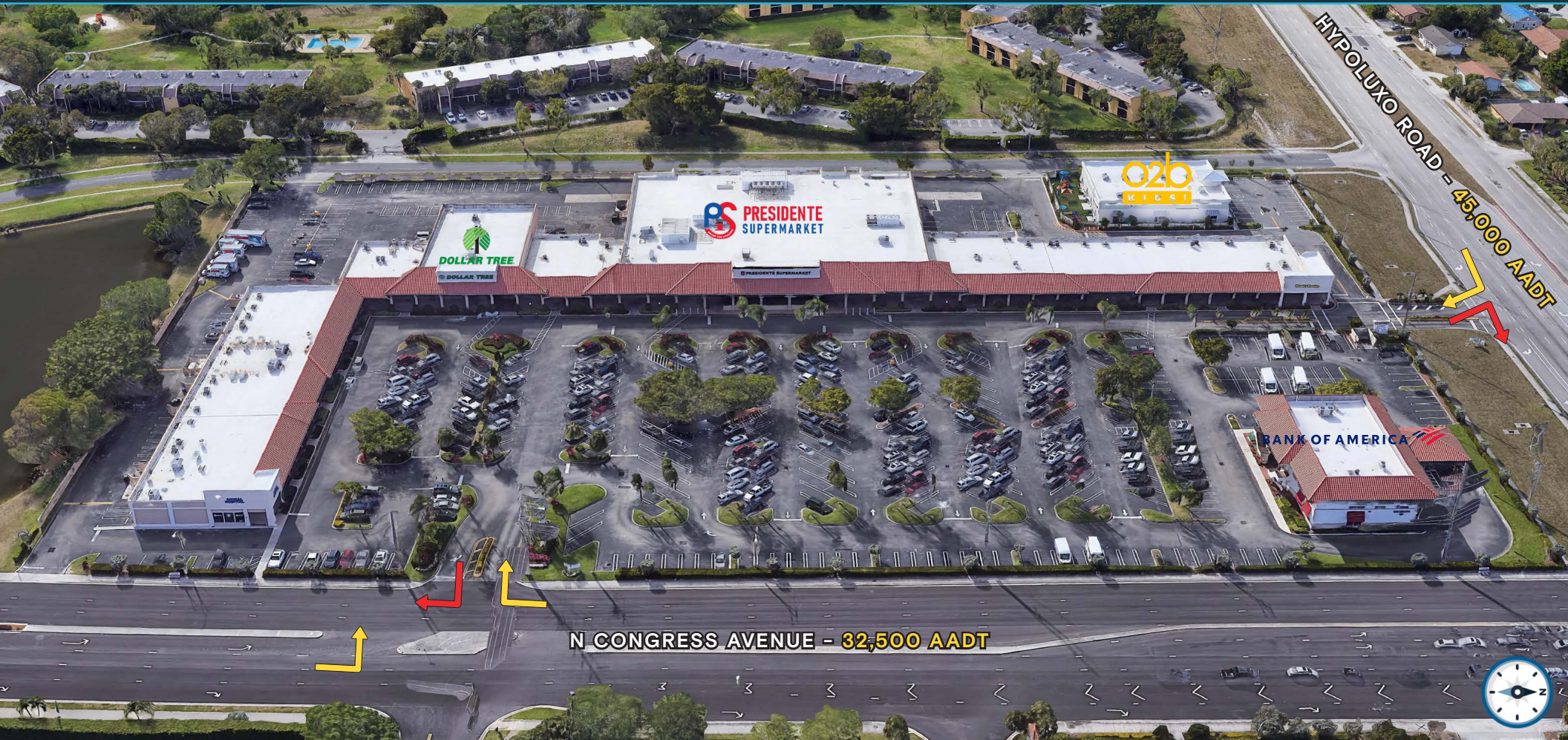


RETAIL SPACE FOR LEASE

# MEADOWS SQUARE

4701 N Congress Avenue, Boynton Beach, FL 33426



**±3,029 SF ENDCAP SPACE FRONTING CONGRESS AVENUE AVAILABLE**

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Eric Spritz**

VICE PRESIDENT  
ericspritz@katzretail.com  
(954) 296-5861

**Allan Carlisle**



DIRECTOR  
allancarlisle@katzretail.com  
(561) 385-4791

**Daniel Solomon, CCIM**

PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

# Property Overview

## HIGHLIGHTS

- ±3,029 SF endcap space available - can demise into 2 spaces - ±1,750 SF & ±1,279 SF (endcap)
- ±2,210 SF outparcel with drive-thru opportunity fronting Congress Avenue available
- ±1,090 SF 2nd generation restaurant available
- ±975 SF to ±3,616 SF inline spaces coming available
- Anchored by high volume  and 
- Well maintained with recent renovation
- Located at the intersection of Hypoluxo Road & Congress Avenue
- Very dense residential area with limited retail options



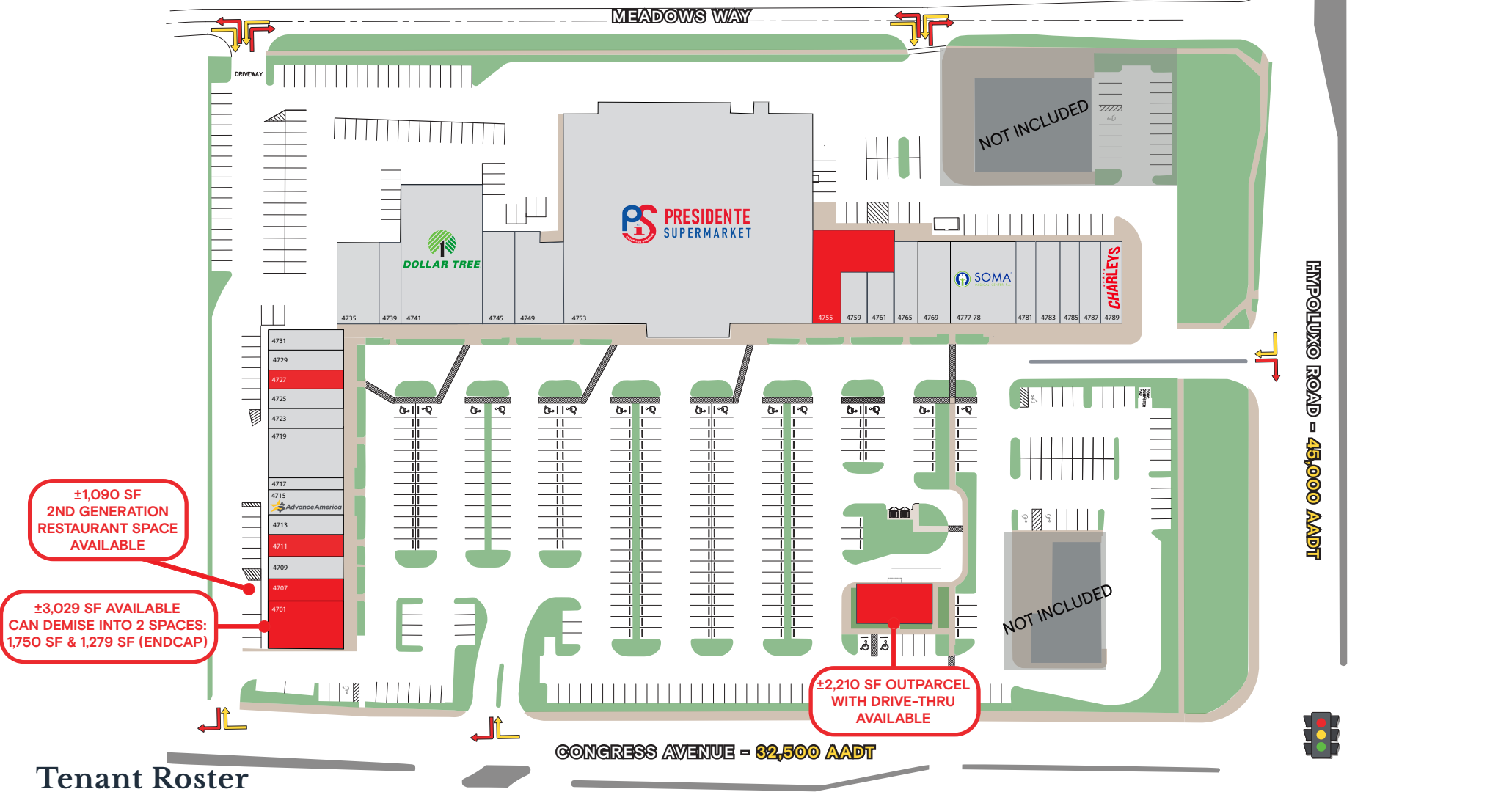
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	15,748	134,319	339,979
HOUSEHOLDS	5,610	50,298	130,572
EMPLOYEES	2,897	35,170	79,517
AVERAGE HH INCOME	\$117,458	\$106,419	\$110,935

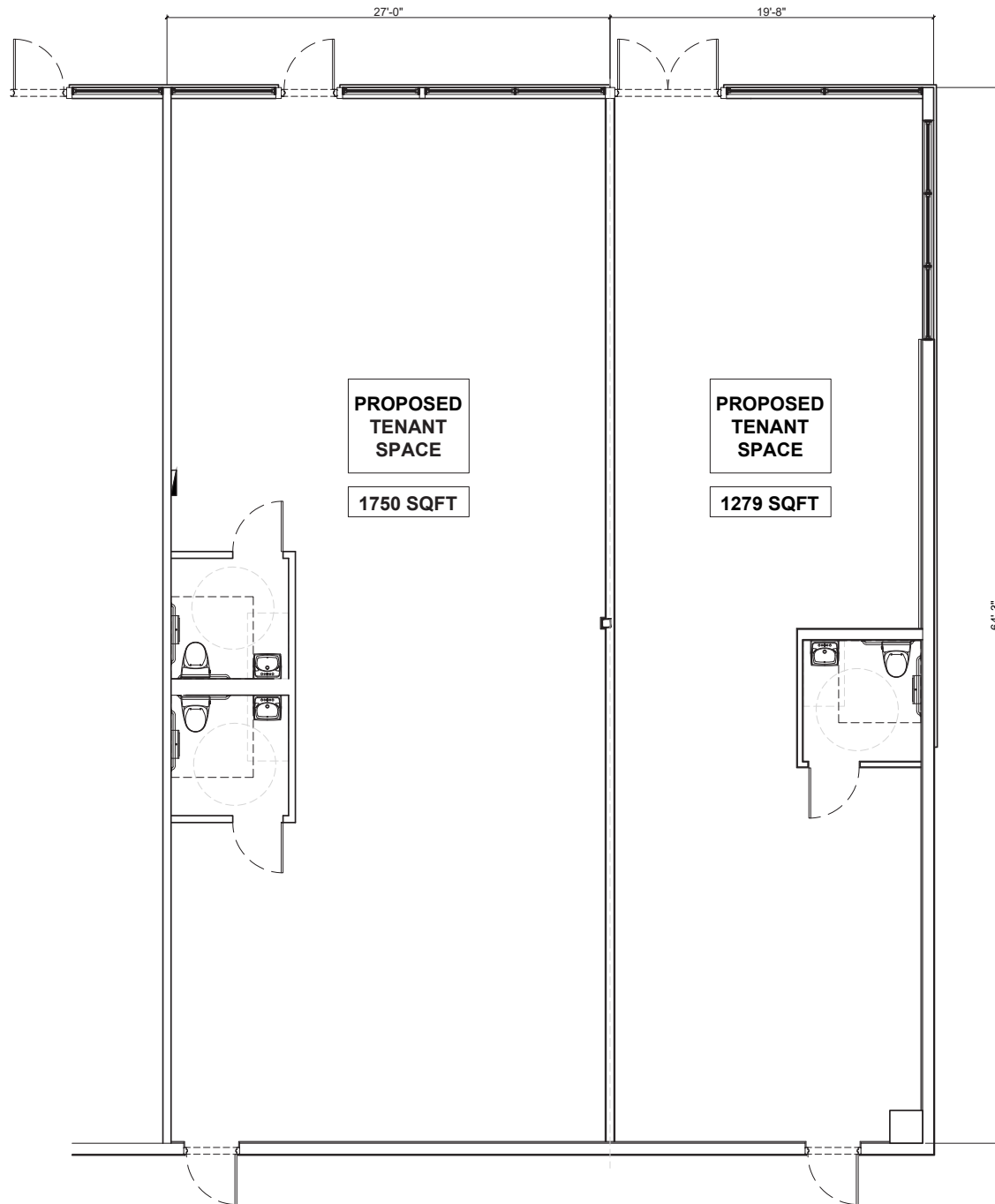
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	29,369	115,092	280,088
HOUSEHOLDS	10,387	42,908	103,945
EMPLOYEES	4,880	29,221	60,497
AVERAGE HH INCOME	\$117,134	\$110,639	\$109,380

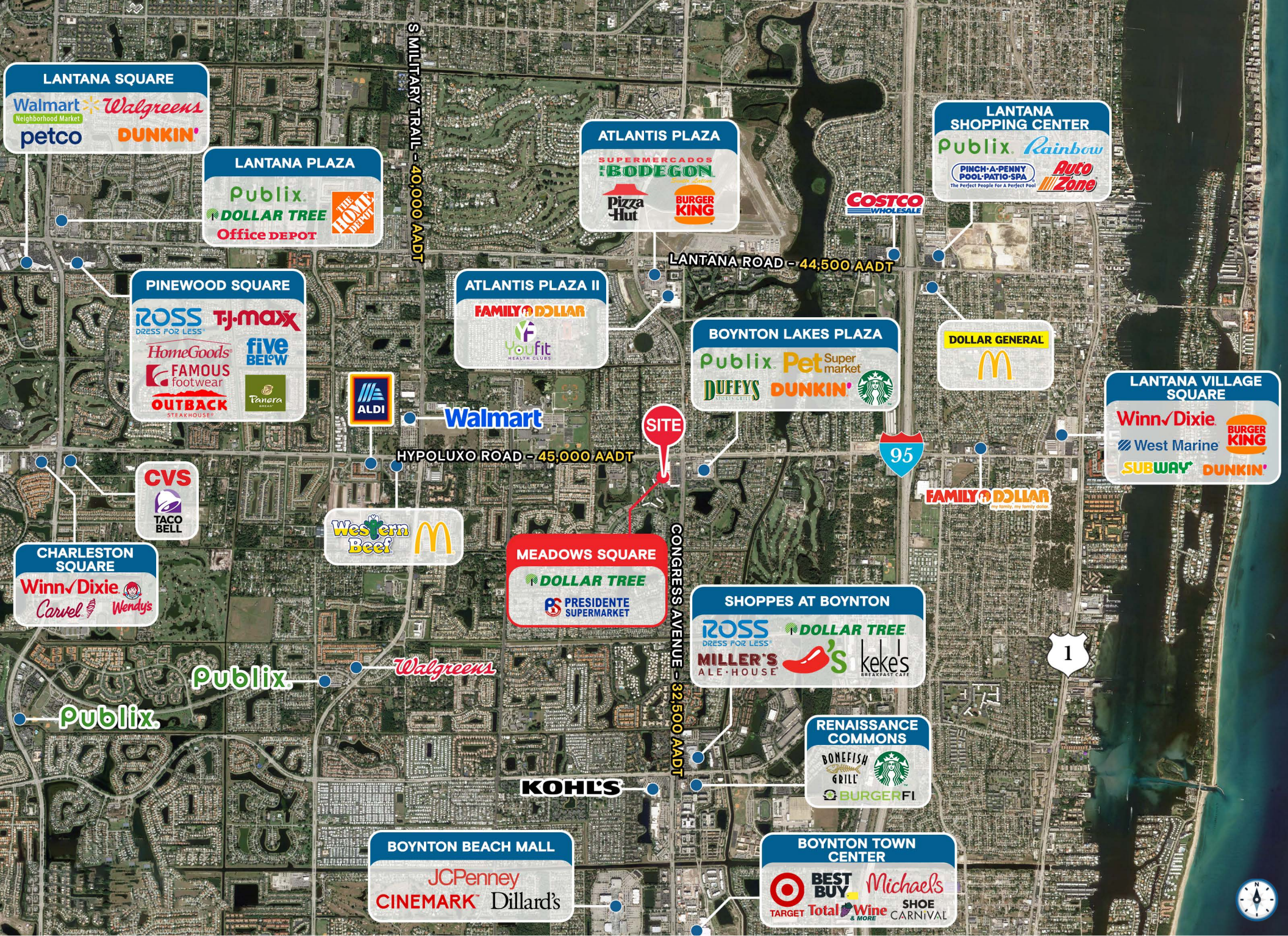




## Tenant Roster

4701	Available	3,029 SF	4717	Metro PCS	975 SF	4731	Genuine Tax Service	1,305 SF	4753	Supermarket	39,795 SF	4777/78	Soma	4,625 SF
4707	2nd Gen Restaurant Available	1,090 SF	4719	Laundromat	2,930 SF	4735	Bull Top Taste	3,100 SF	4755	Coming Available	3,616 SF	4781	Mail Stop	1,058 SF
4709	Smoke Shop	1,084 SF	4723	Main Attraction Salon	975 SF	4739	Kutik Family Hearing	760 SF	4759	Tony's Shoe Repair	750 SF	4783	Elliot Zank, DDS	1,389 SF
4711	Coming Available	1,256 SF	4725	Yen's Nails	975 SF	4741	Dollar Tree	8,400 SF	4761	Liberty Pharmacy	1,258 SF	4785	Driving School	1,044 SF
4713	Classic Liquor	1,033 SF	4727	Coming Available	975 SF	4745	Ali Beauty Supply	2,755 SF	4765	Chiropractic Center	1,400 SF	4787	Spa	1,065 SF
4715	Advance America	1,300 SF	4729	Estrella Insurance	980 SF	4749	Italian Restaurant	2,685 SF	4769	Prestige Beauty	1,680 SF	4789	Charley's	1,405 SF





S MILITARY TRAIL - 40,000 AADT

LANTANA ROAD - 44,500 AADT

HYPOLUXO ROAD - 45,000 AADT

CONGRESS AVENUE - 32,500 AADT

**LANTANA SQUARE**

Walmart  
Walgreens  
petco  
DUNKIN'

**LANTANA PLAZA**

Publix  
DOLLAR TREE  
Office DEPOT  
THE HOME DEPOT

**ATLANTIS PLAZA**

SUPERMERCADOS BODEGON  
Pizza Hut  
BURGER KING

**LANTANA SHOPPING CENTER**

Publix. Rainbow  
PINCH-A-PENNY POOL-PATIO-SPA  
Auto Zone

**PINEWOOD SQUARE**

ROSS TJ-maxx  
HomeGoods  
FAMOUS footwear  
OUTBACK STEAKHOUSE  
five BELOW  
Panera

**ATLANTIS PLAZA II**

FAMILY DOLLAR  
Youfit HEALTH CLUBS

**BOYNTON LAKES PLAZA**

Publix. Pet Super market  
DUFFEYS  
DUNKIN' Starbucks

**DOLLAR GENERAL**

McDonald's

**LANTANA VILLAGE SQUARE**

Winn-Dixie  
West Marine  
SUBWAY  
BURGER KING  
DUNKIN'

**CHARLESTON SQUARE**

CVS  
TACO BELL  
Winn-Dixie  
Carvel  
Wendys

Western Beef  
McDonald's

**MEADOWS SQUARE**

DOLLAR TREE  
PRESIDENTE SUPERMARKET

**SHOPPES AT BOYNTON**

ROSS DOLLAR TREE  
MILLER'S ALE-HOUSE  
keke's BREAKFAST CAFE

**CHARLESTON SQUARE**

Winn-Dixie  
Carvel  
Wendys

Publix

Walgreens

**RENAISSANCE COMMONS**

BONEFISH GRILL  
Starbucks  
BURGERFI

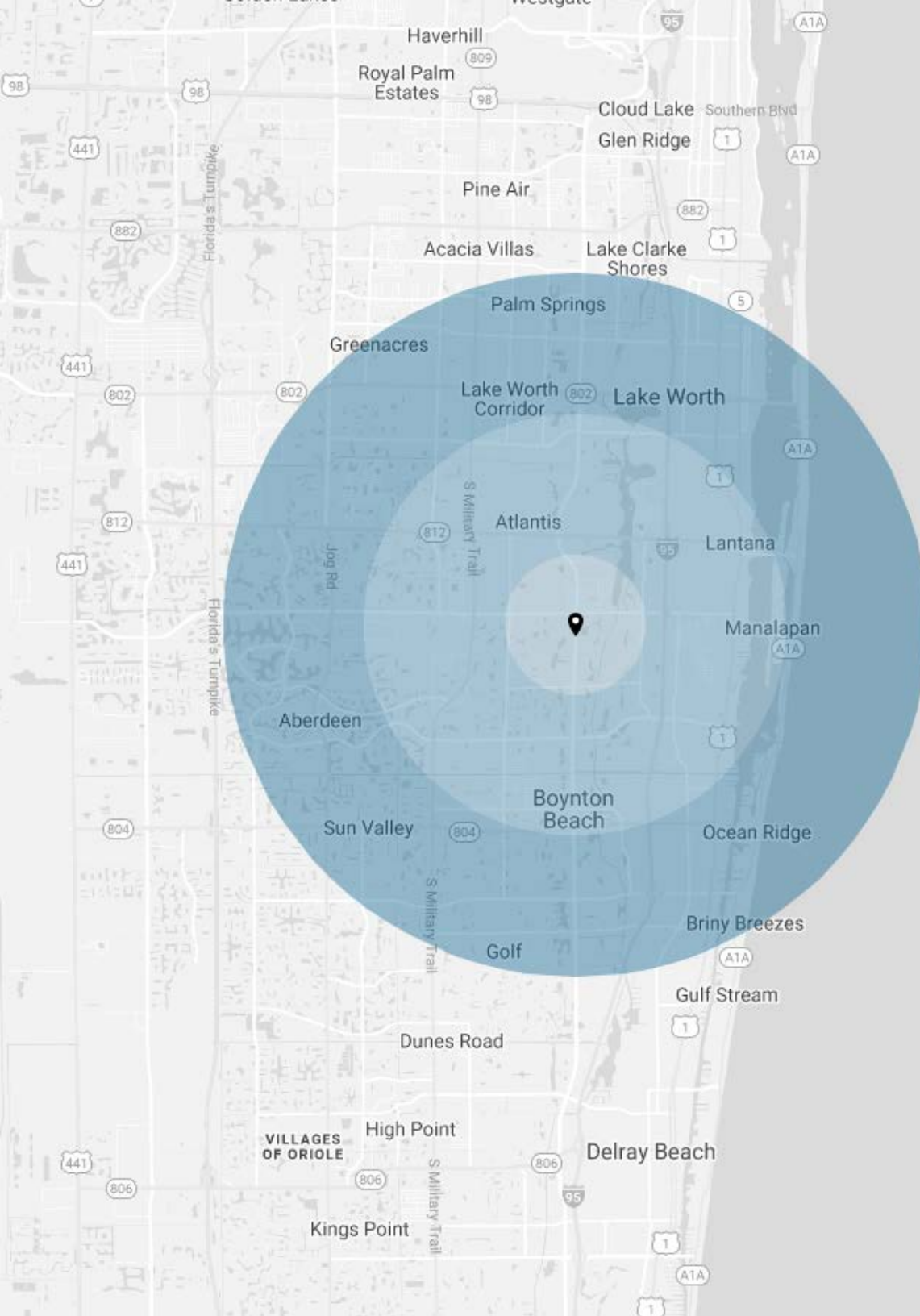
KOHL'S

**BOYNTON BEACH MALL**

JCPenney  
CINEMARK  
Dillard's

**BOYNTON TOWN CENTER**

TARGET  
BEST BUY  
Total Wine & MORE  
Michael's  
SHOE CARNIVAL



# Contact Brokers

**Eric Spritz**  
 VICE PRESIDENT  
[ericspritz@katzretail.com](mailto:ericspritz@katzretail.com)  
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[katzretail.com](http://katzretail.com)

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