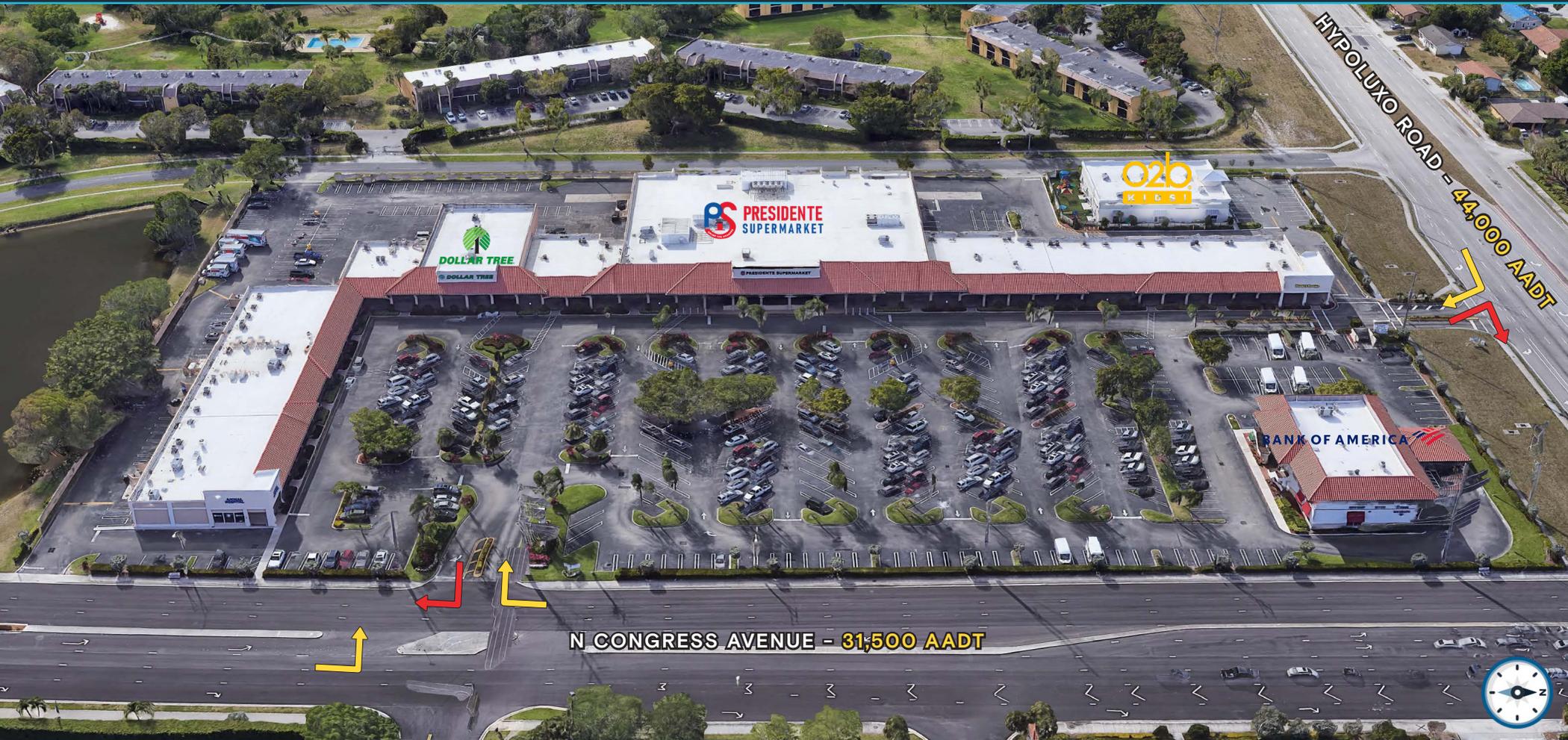


RETAIL SPACE FOR LEASE

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

Allan Carlisle

DIRECTOR

allancarlisle@katzretail.com

(561) 385-4791

Daniel Solomon, CCIM

PRINCIPAL

danielsolomon@katzretail.com

(954) 401-2181

Eric Spritz

VICE PRESIDENT

ericspritz@katzretail.com

(954) 296-5861

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
- ±3,100 SF 2nd generation restaurant available
- ±975 SF to ±3,616 SF inline spaces coming available
- Anchored by high volume  PRESIDENTE SUPERMARKET and  DOLLAR TREE
- Well maintained with recent renovation
- Located at the intersection of Hypoluxo Road & Congress Avenue
- Very dense residential area with limited retail options

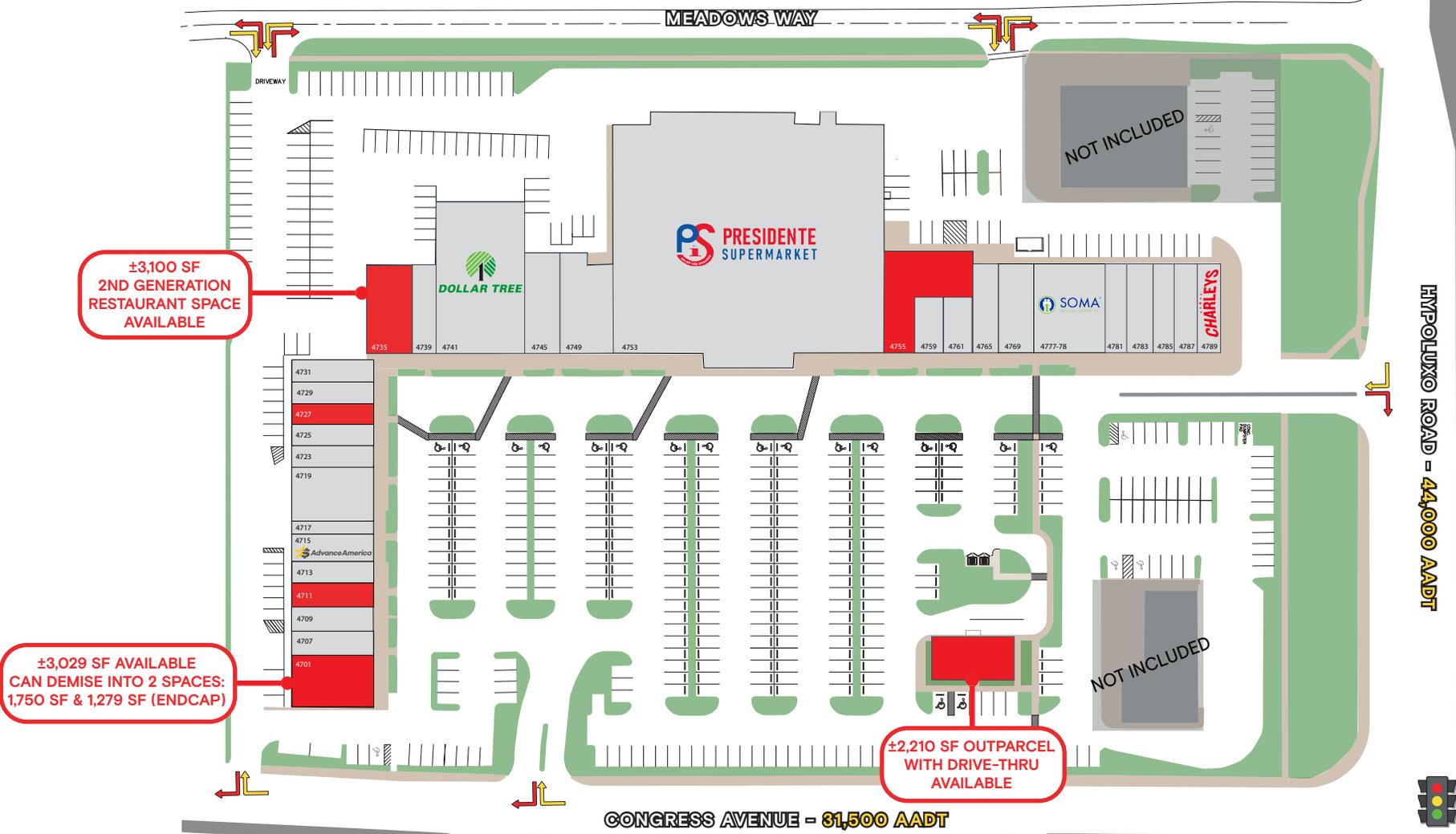


DEMOGRAPHICS

	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

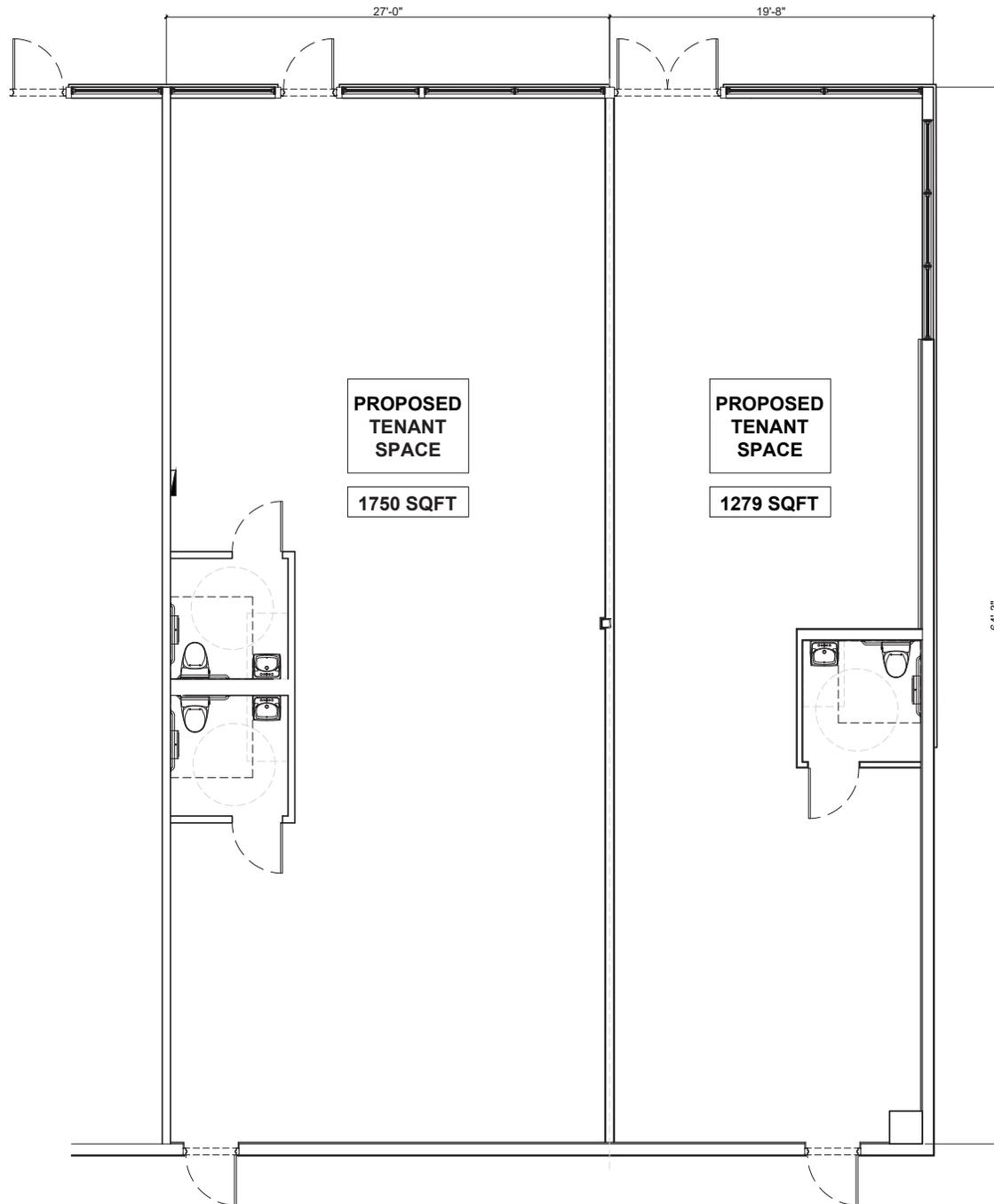
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	29,369	115,092	280,088
HOUSEHOLDS	10,387	42,908	103,945
EMPLOYEES	4,880	29,221	60,497
AVERAGE HH INCOME	\$117,134	\$110,639	\$109,380

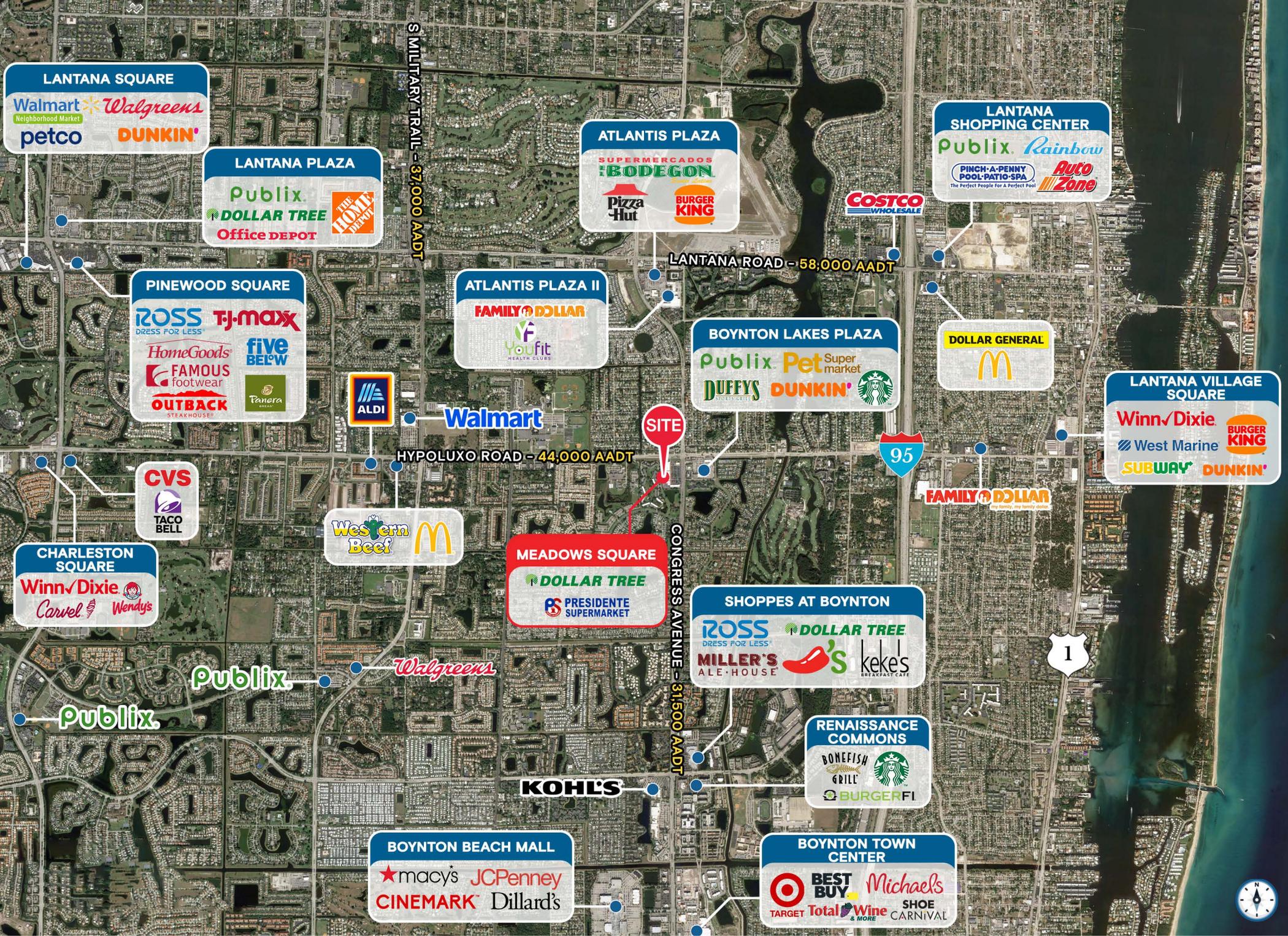




Tenant Roster

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	Bull Top Taste	1,090 SF	4719	Laundromat	2,930 SF	4735	2nd Gen Restaurant Available	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





LANTANA SQUARE
 Walmart
 Neighborhood Market
 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
 The Perfect People For A Perfect Pool
 Auto Zone

PINEWOOD SQUARE
 ROSS DRESS FOR LESS
 TJ-maxx
 HomeGoods
 FAMOUS footwear
 five BELOW
 OUTBACK STEAKHOUSE
 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
 DUNKIN' BURGER KING

CHARLESTON SQUARE
 Winn-Dixie
 Carvel
 Wendy's
 CVS
 TACO BELL

Western Beef
 McDonald's

MEADOWS SQUARE
 DOLLAR TREE
 PRESIDENTE SUPERMARKET

SHOPPES AT BOYNTON
 ROSS DRESS FOR LESS
 MILLER'S ALE-HOUSE
 DOLLAR TREE
 keke's BREAKFAST CAFE

publix

publix

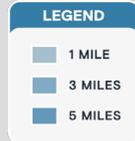
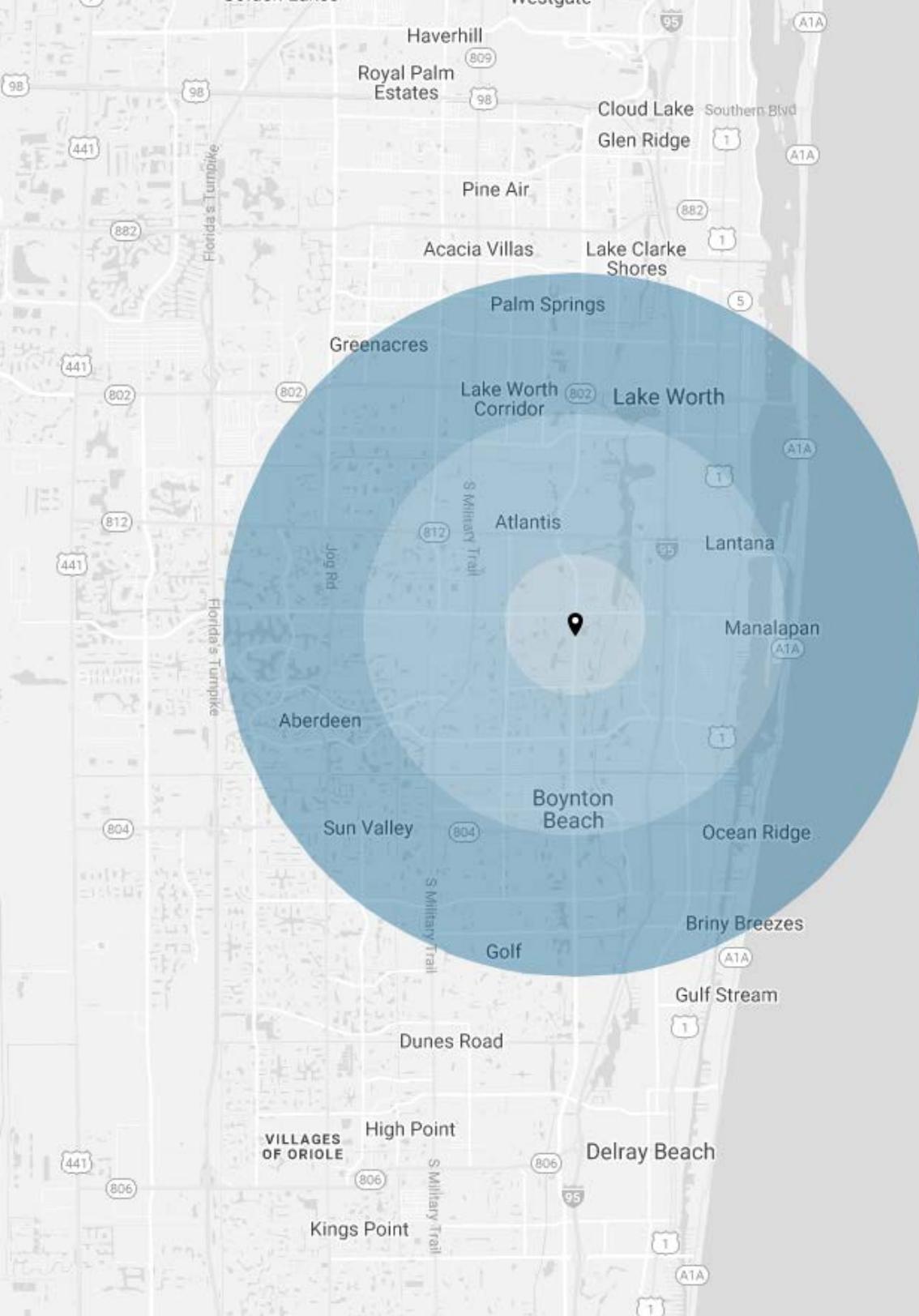
Walgreens

RENAISSANCE COMMONS
 BONEFISH GRILL
 STARBUCKS
 BURGERFI

KOHL'S

BOYNTON BEACH MALL
 macy's
 JCPenney
 CINEMARK
 Dillard's

BOYNTON TOWN CENTER
 TARGET
 BEST BUY
 Total Wine & MORE
 Michaels
 SHOE CARNIVAL



Contact Brokers

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



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.13.26