

RETAIL SPACE AVAILABLE

VILLAGE TOWER SHOPPES

6063 SW 18th Street, Boca Raton, FL 33433

BETWEEN MILITARY TRAIL AND POWERLINE ROAD

±1,029 SF - ±10,940 SF
SPACES FOR LEASE



Artist's Conceptual Rendering

RIPCO
REAL ESTATE

CONTACT EXCLUSIVE BROKERS

JEREMY MODEST

jmodest@ripcofl.com • 305.755.4702

RYAN TUCKER

rtucker@ripcofl.com • 516.965.0280

1221 Brickell Avenue, Suite 1540, Miami, FL 33131 • 305.390.1190 • ripcofl.com

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



Artist's Conceptual Rendering



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PROPERTY DETAILS

SIZES

- Unit 113: 9,445 SF (divisible or expandable) - *former grocery store*
- Unit 112: 1,495 SF (expandable)
- Unit 121/122: 1,384 SF (divisible or expandable) - *outparcel*
- Unit 123: 1,029 SF (can be made available)

CO-TENANTS

Boca Village Animal Hospital, Yogurt Emporium, SEDA Dental of Boca Raton

NEIGHBORS

Bagel City South, Trattoria Nonna Italian Restaurant, Walt's American Grill, B'nai Torah Congregation, Rise Sushi, Boca Dance Studio

COMMENTS

- Shopping center is set to undergo a renovation that will include new paint, impact windows, signage, landscaping, and façade updates
- Upscale neighborhood shopping center in the southern part of affluent Boca Raton that caters to a strong and loyal customer base
- Direct access to a large number of valuable households and residents with strong spending power
- Signalized intersection on the corner of SW 18th Street and Palm D'oro
- The center has a meaningful presence on Southwest 18th Street and boasts great signage exposure both above the storefronts and on the large pylon
- The center has available spaces that are suitable for numerous types of businesses



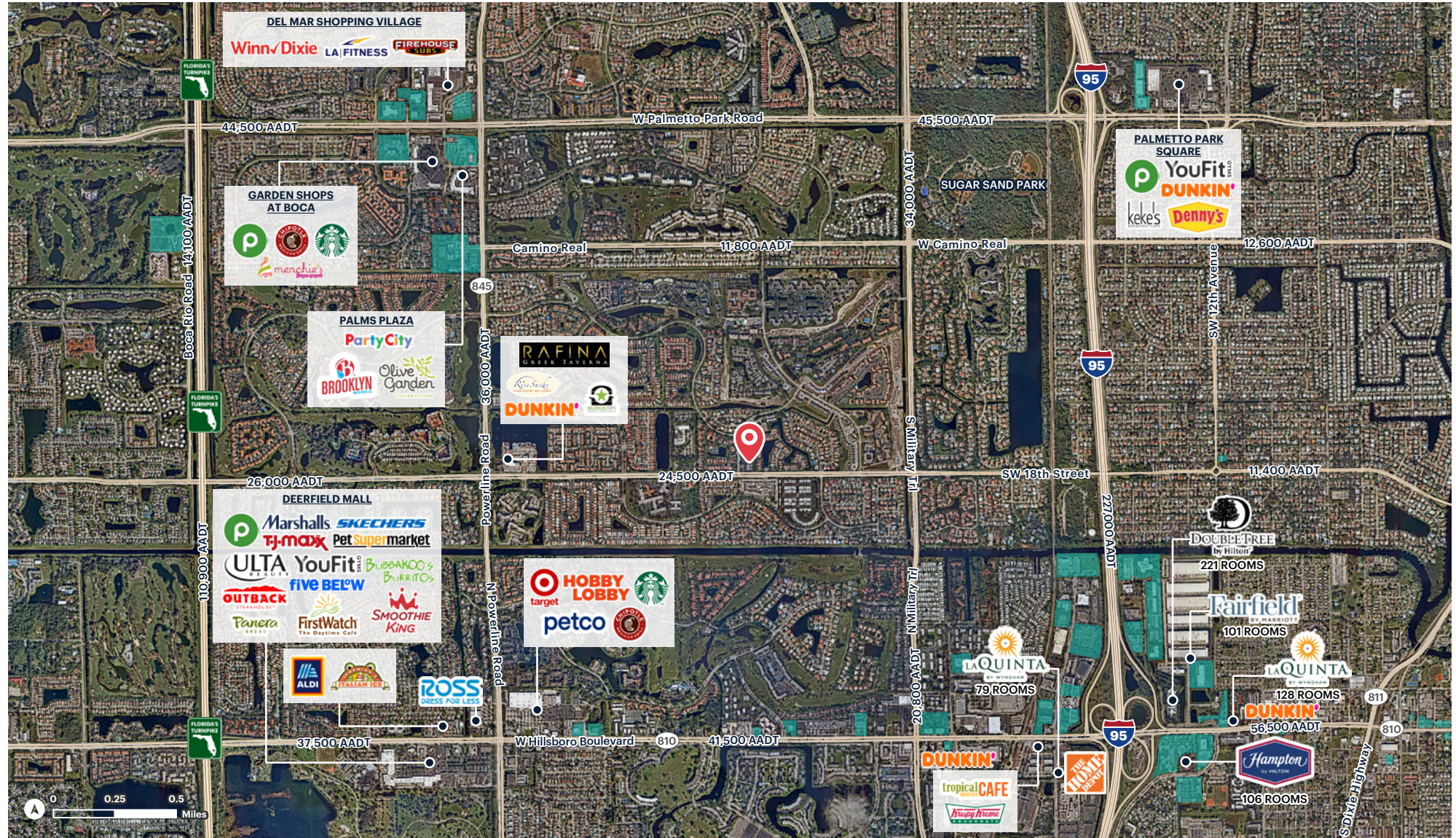
SITE PLAN

UNIT	TENANT	SIZE
102	Yogurt Emporium	766 SF
103	Doctor Chicha	2,335 SF
104	Salon Sima	833 SF
105	Facial Mania	1,340 SF
106	Haven Pilates (Coming Soon)	980 SF
107	AllState Insurance	902 SF
108	Sushi House (Coming Soon)	1,692 SF
109	SEDA Dental of Boca Raton	1,340 SF
110-111	Boca Village Animal Hospital	2,525 SF
112	AVAILABLE (Expandable)	1,495 SF
113	AVAILABLE	9,445 SF
120	Cannoli Kitchen Pizza	1,034 SF
121-122	AVAILABLE	1,384 SF
123	CACHE DRY CLEANERS	1,029 SF

■ AVAILABLE ■ CAN BE MADE AVAILABLE

DEMOGRAPHICS & RETAIL AREA MAP

POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN AGE	EDUCATION (BACHELOR'S DEGREE)
1 Mile	17,887	1 Mile 13,834	1 Mile 8,638	1 Mile \$106,198	1 Mile 57.0
3 Miles	129,743	3 Miles 148,191	3 Miles 57,041	3 Miles \$101,674	3 Miles 49.4
5 Miles	326,571	5 Miles 374,944	5 Miles 137,586	5 Miles \$108,925	5 Miles 46.3
					5 Miles 67,783



OFFICE BUILDINGS

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MICRO RETAIL AREA MAP

