



# Cobblestone Commons

8855-8773 Boynton Beach Blvd & 9918 Lyons Road | Boynton Beach, FL 33472

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**HORIZON**  
PROPERTIES

CoStar  
**POWERBROKER**

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## AVAILABILITIES

- 1,415 SF - Suite 510
- 4,000 SF - Suite 210

## PROPERTY HIGHLIGHTS

- 110,000+ SF shopping center
- Robust residential growth
- NEC of Boynton Beach Blvd & Lyons Rd
- Exposure to over 47,000 cars a day at the intersection of Boynton Beach Blvd & Lyons Rd and 93,300 additional cars a day on nearby Florida's Turnpike
- Across Boynton Beach Blvd. from the Canyons Residential Development with an average household income of \$225,000+
- The shopping center is well positioned to serve the affluent Boynton Beach communities.
- Affluent Area Demographics - Avg HH Income is over \$149,764 within 1 mile

## DEMOGRAPHICS



Total Population:

| 1 mile | 3 mile | 5 mile  | 10 mile |
|--------|--------|---------|---------|
| 5,167  | 58,129 | 143,963 | 682,639 |



Households:

| 1 mile | 3 mile | 5 mile | 10 mile |
|--------|--------|--------|---------|
| 1,434  | 22,688 | 60,526 | 276,391 |



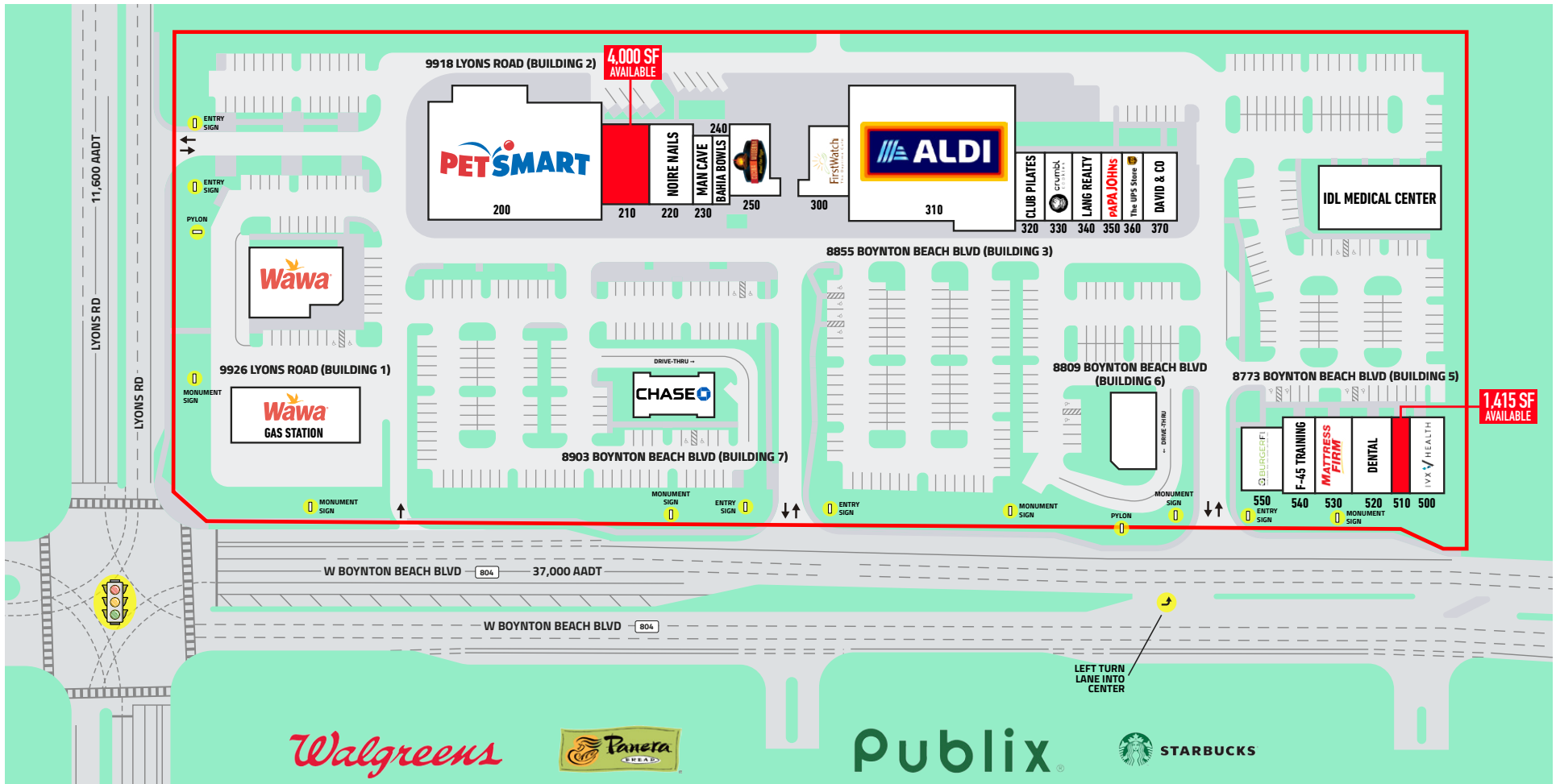
Average HH Income:

| 1 mile    | 3 mile    | 5 mile    | 10 mile  |
|-----------|-----------|-----------|----------|
| \$149,764 | \$121,539 | \$106,269 | \$92,877 |



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| SUITE | TENANT             | SF     |
|-------|--------------------|--------|
| 200   | PetSmart           | 22,060 |
| 210   | AVAILABLE          | 4,000  |
| 220   | Noire the Nail Bar | 3,520  |
| 230   | Man Cave           | 1,400  |
| 240   | Bahia Bowls        | 1,260  |
| 250   | Cucina Moderna     | 3,013  |
| 300   | First Watch        | 3,004  |

| SUITE | TENANT        | SF     |
|-------|---------------|--------|
| 310   | Winn Dixie    | 24,020 |
| 320   | Club Pilates  | 1,800  |
| 330   | Crumble       | 1,400  |
| 340   | Lang Realty   | 2,800  |
| 350   | Papa John's   | 1,470  |
| 360   | The UPS Store | 1,470  |
| 370   | David & Co    | 2,450  |

| SUITE | TENANT        | SF    |
|-------|---------------|-------|
| 550   | BurgerFi      | 2,600 |
| 540   | F-45 Training | 2,500 |
| 530   | Mattress Firm | 3,003 |
| 520   | Dental        | 3,003 |
| 510   | Lease Pending | 1,415 |
| 500   | IVX Health    | 2,600 |

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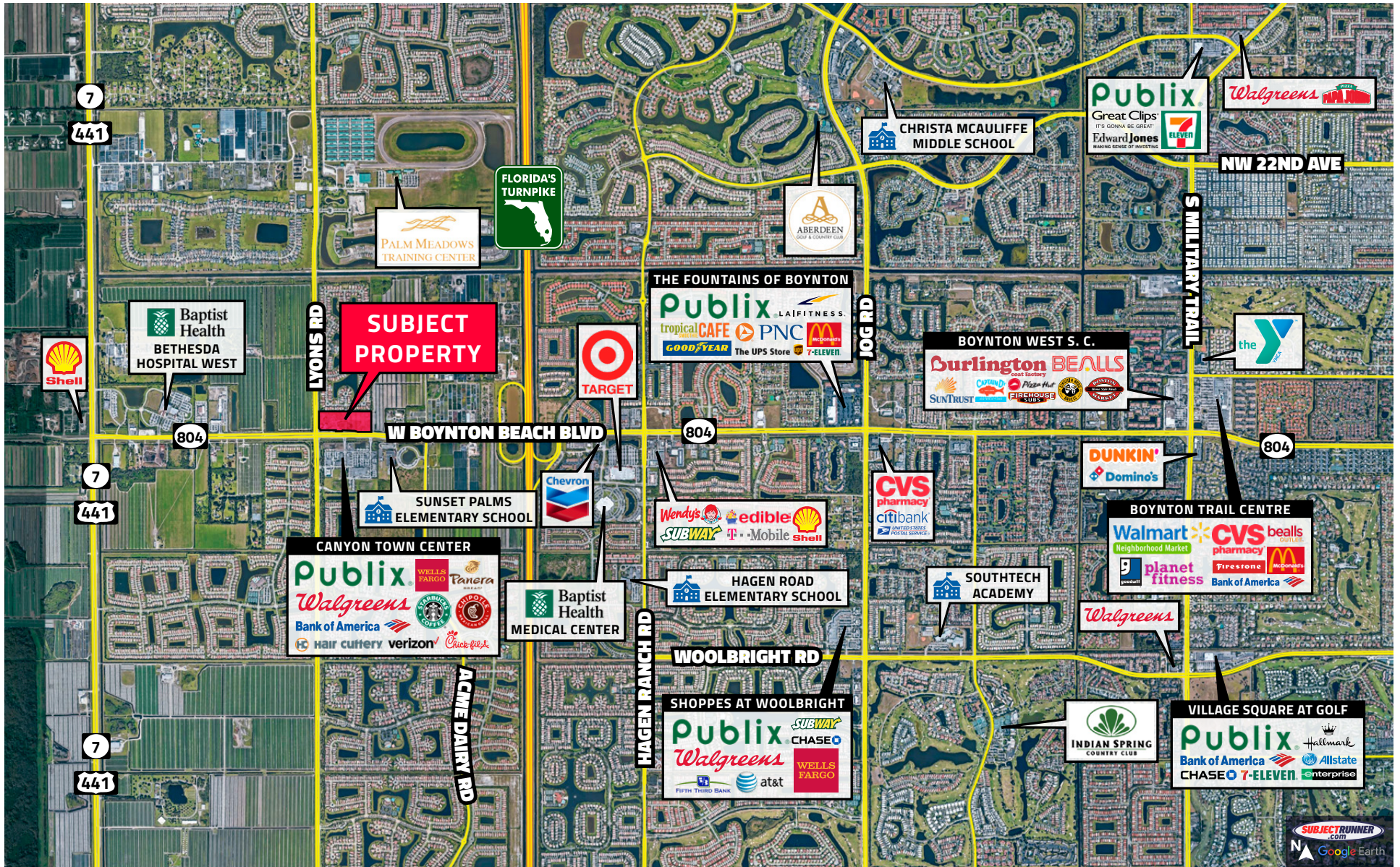
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