

FOR SALE / LEASE



**±4.57 AC RETAIL & PROFESSIONAL/MEDICAL OFFICE DEVELOPMENT**

**±4.57 AC RETAIL & PROFESSIONAL/MEDICAL OFFICE DEVELOPMENT**

9620 BOYNTON BEACH BLVD, BOYNTON BEACH, FL 33472 (PALM BEACH COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST**  
RETAIL ADVISORS

# PROPERTY SUMMARY

## AVAILABLE SPACE

#OP-1	±4.57 AC
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## PRICING

SALE PRICE	CONTACT BROKER
LEASE PRICE	CONTACT BROKER

## PROPERTY SPECIFICATIONS

ADDRESS	9620 BOYNTON BEACH BLVD BOYNTON BEACH, FL 33472
ACREAGE	±4.57 AC
PROPERTY TYPE	VACANT LAND
PROPERTY USE	RETAIL
ZONING	C-2
LAND USE	COMMERCIAL
CITY	BOYNTON BEACH
COUNTY	PALM BEACH COUNTY
PARCEL ID	00-42-43-27-05-053-0101

## PROPERTY HIGHLIGHTS

- ❑ ±4.57 AC
- ❑ RETAIL AND PROFESSIONAL/MEDICAL OFFICE DEVELOPMENT PARCEL
- ❑ LOCATED ACROSS THE STREET FROM BAPTIST HEALTH BETHESDA HOSPITAL WEST
- ❑ CONVENIENT ACCESS TO SR 7 (441) & FLORIDA'S TURNPIKE
- ❑ ZONED COMMUNITY COMMERCIAL
- ❑ PRELIMINARY SITE PLAN FOR 12,600± SF RETAIL & 33,500± SF TWO-STORY PROFESSIONAL/MEDICAL OFFICE BUILDING

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,457	38,047	110,326
HOUSEHOLDS	1,223	14,753	46,468
AVG HH INCOME	\$170,013	\$126,630	\$111,167

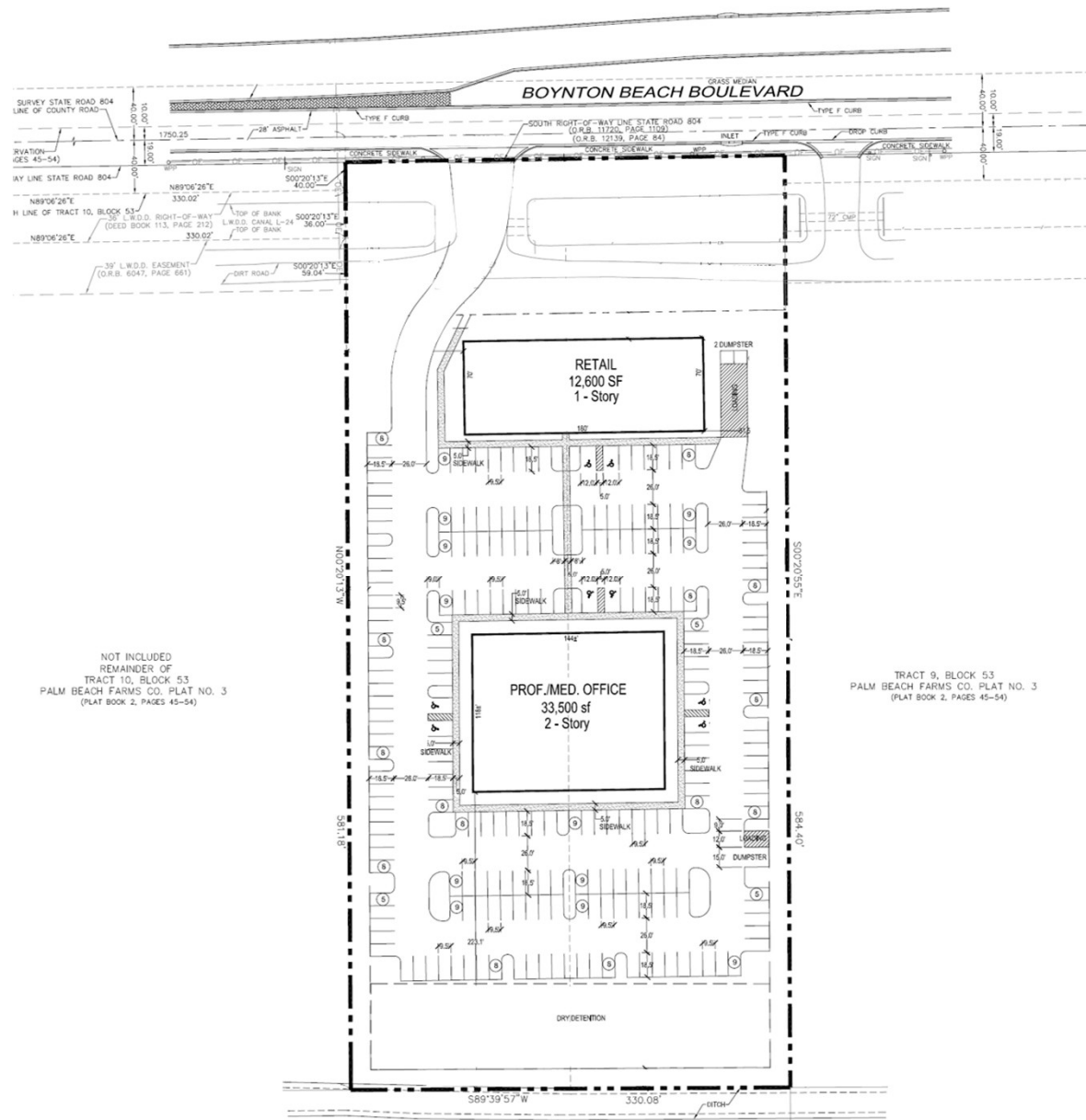
## TRAFFIC COUNTS

16,700 AADT – BOYNTON BEACH BLVD
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## TENANTS IN IMMEDIATE AREA



# PROPOSED SITE PLAN



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# AERIAL MAP



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**851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487**

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