

FOR SALE | FOR LEASE

±3,469 SF FREESTANDING RESTAURANT ON ±0.79 ACRES

8801 W Boynton Beach Boulevard, Boynton Beach, FL 33472



2ND GEN RESTAURANT
WITH DRIVE-THRU

44,000 AADT ON BOYNTON BEACH BOULEVARD!


Robert Nucheren
ASSOCIATE
RN@katzretail.com
(716) 867-5222

EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

HIGHLIGHTS

- ±3,469 SF former QSR with drive-thru on ±0.79 acres for sale or lease
- Sale price of \$3.3 million
- Outparcel to Cobblestone Commons which includes: **Winn/Dixie**

- Across from: **Publix**, **Chick-fil-A**, **Starbucks**, **Panera BREAD**
- Located on Boynton Beach Boulevard with heavy traffic counts (44,000 AADT)
- Within 0.5 miles from Florida Turnpike exit
- Newly built former restaurant with hood, grease trap, walk-in cooler, and walk-in freezer
- Strong visibility to the road including monument signage
- Ample parking
- High growth market with thousands of new homes



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,070	51,667	141,056
HOUSEHOLDS	1,273	22,329	61,790
EMPLOYEES	3,284	45,459	123,663
AVERAGE HH INCOME	\$182,453	\$132,030	\$117,461

DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	17,078	93,590	227,585
HOUSEHOLDS	6,616	40,289	98,838
EMPLOYEES	14,267	81,660	197,918
AVERAGE HH INCOME	\$148,631	\$123,828	\$114,463









LYONS ROAD - 16,600 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT



LYONS ROAD - 16,600 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT

ACME DAIRY ROAD

SITE

**SUNSET PALMS
ELEMENTARY SCHOOL
959 STUDENTS**

**WEST BOYNTON
MIDDLE SCHOOL
660 STUDENTS**

Wawa
PET SMART
FIRST WATCH
Winn-Dixie
Chase
BurgerFi
MATTRESS FIRM
AT&T

Chick-fil-ly
Starbucks
Yama
Wells Fargo
Bank of America
Walgreens
ME
Benjamin Moore
Panera
AMTRUST BANK
CareSpot

ABC





US HIGHWAY 441 - 31,500 AADT

BOYNTON BEACH BOULEVARD - 44,000 AADT

LYONS ROAD - 16,600 AADT

- 85,500 AADT


BETHESDA HOSPITAL WEST
 80 BEDS


SOMERSET ACADEMY CANYONS
 1,765 STUDENTS

COBBLESTONE COMMONS
Winn-Dixie
PETSMART

ABC

SITE

FLORIDA'S TURNPIKE

WHOLE FOODS


SUNSET PALMS ELEMENTARY SCHOOL
 959 STUDENTS

CUBESMART self storage

CANYON TOWN CENTER
Walgreens


WEST BOYNTON MIDDLE SCHOOL
 660 STUDENTS

TARGET


HAGEN RANCH ELEMENTARY SCHOOL
 773 STUDENTS





Contact Brokers

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