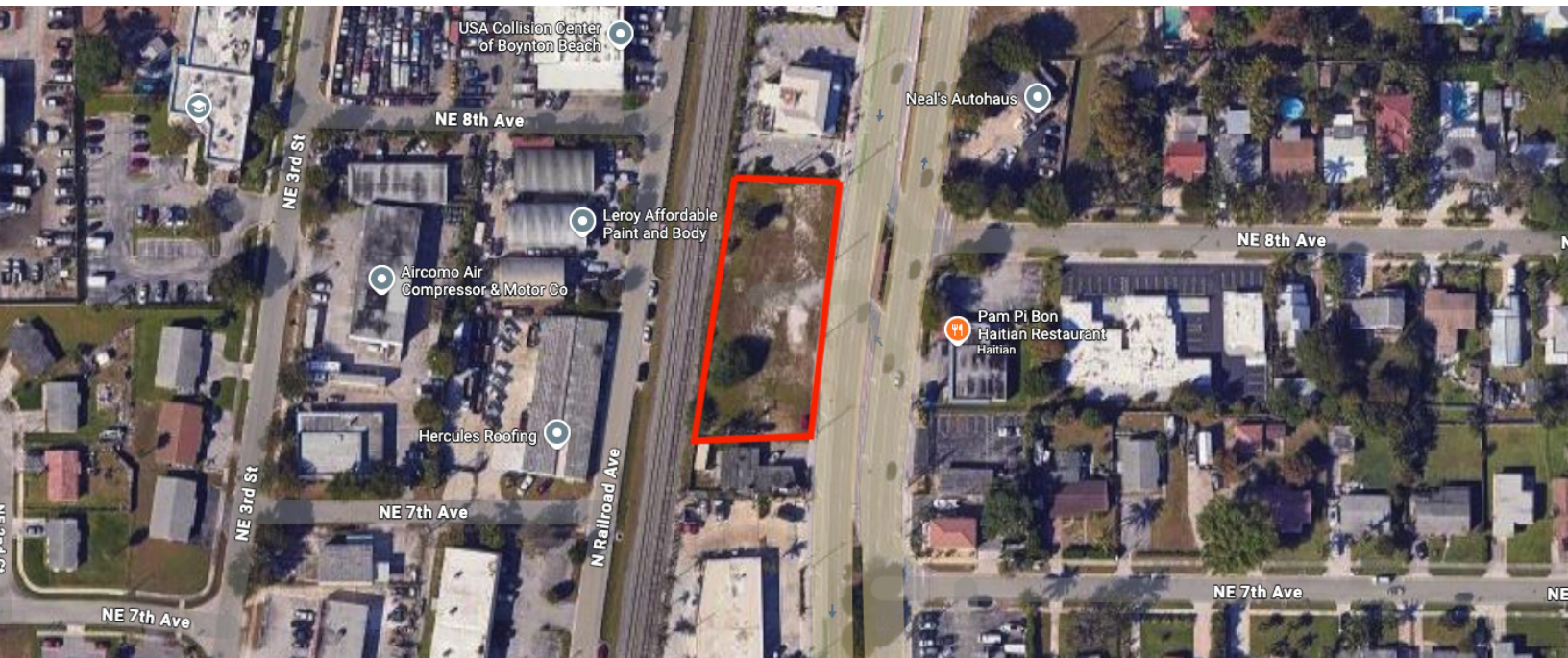


FOR LEASE

819 NORTH FEDERAL HIGHWAY

BOYNTON BEACH, FL 33435



PROPERTY DESCRIPTION

.59 Acre vacant parcel located on the south bound side of US-1 in Boynton Beach, FL for Ground Lease. The property offers a great opportunity for quick service restaurants, quick oil change uses, and automotive repair businesses to expand to a growing market between Downtown West Palm Beach and Downtown Delray Beach.

PROPERTY HIGHLIGHTS

- C-4 Zoning Category
- Approx. 242' Feet of Frontage along US-1
- Approx. 107' Feet of Depth from the front of the parcel to the rear
- Left turn access from traffic traveling on the northbound side of US-1
- Existing Ingress and Egress curb-cut points
- Traffic Counts: 17,300 AADT
- Located within the Boynton Beach CRA

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.59 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,611	35,652	78,426
Total Population	15,649	86,644	191,408
Average HH Income	\$97,988	\$95,485	\$106,184

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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This image is a conceptual representation and is provided for illustrative purposes only. It does not reflect the final design, specifications, or construction.



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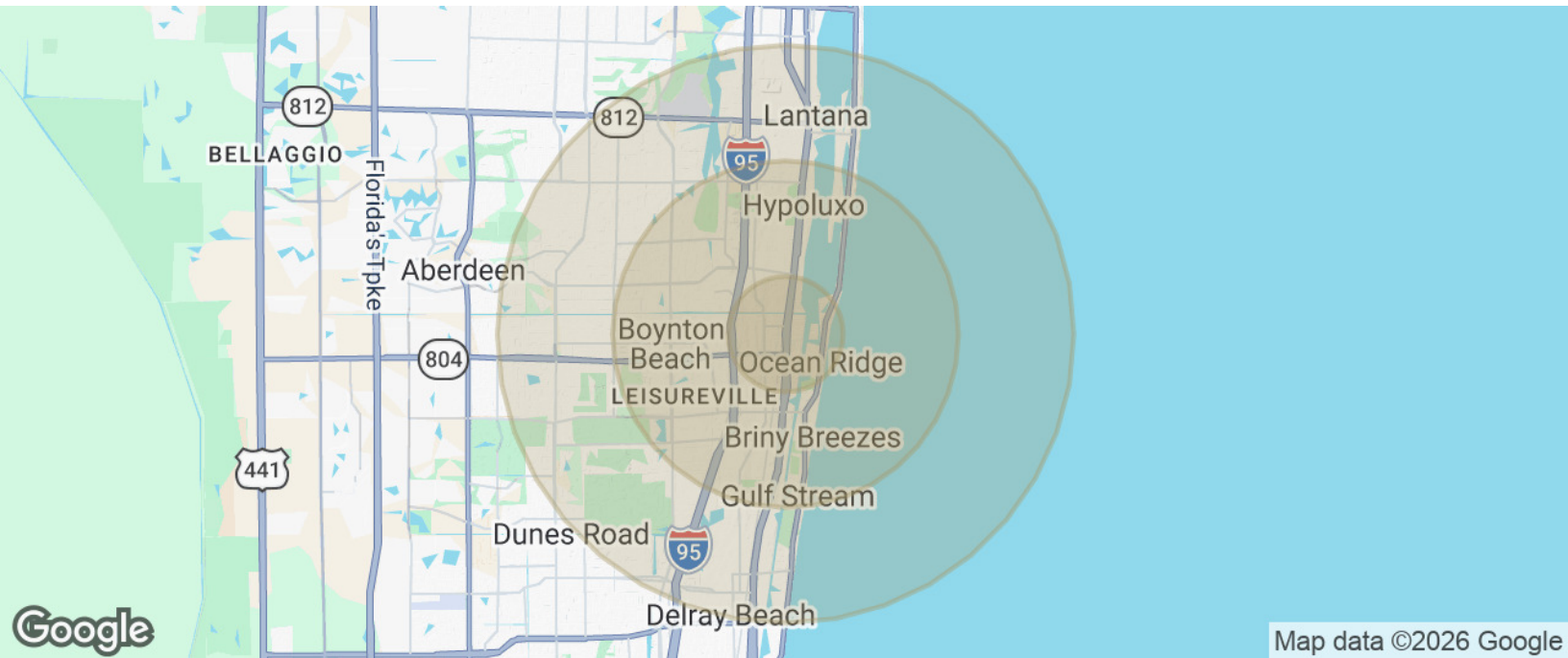


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BOYNTON BEACH, FL 33435



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,649	86,644	191,408
Average Age	41.9	43.8	45.7
Average Age (Male)	41.7	43.6	45.0
Average Age (Female)	41.3	43.9	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,611	35,652	78,426
# of Persons per HH	2.8	2.4	2.4
Average HH Income	\$97,988	\$95,485	\$106,184

BRYAN COHEN

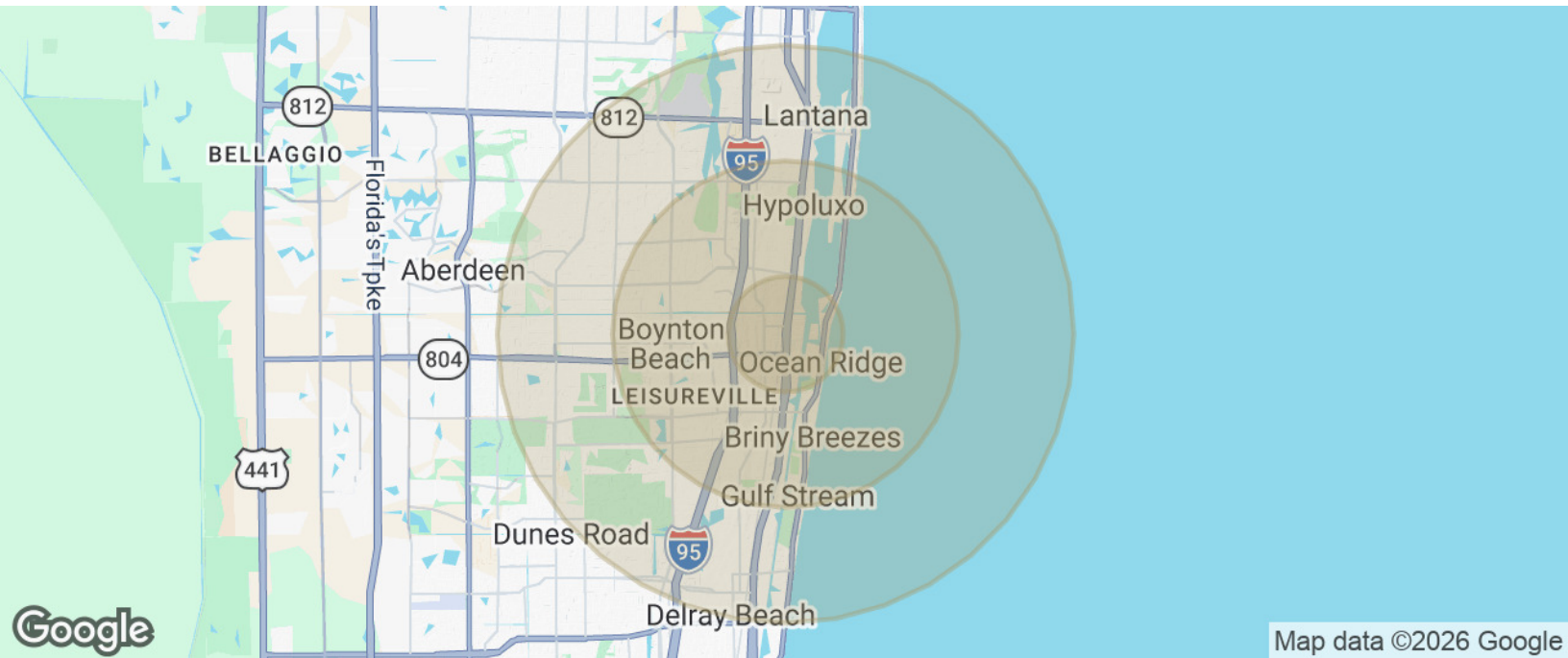
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Average House Value	\$473,189	\$407,487	\$440,016
2023 American Community Survey (ACS)			

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