

GROUND LEASE OR BUILD TO SUIT AVAILABLE

6345 Boynton Beach Blvd | Boynton Beach, FL



HIGHLIGHTS

- Ground lease or build to suit, approved for 1,260 SF bldg with drive through.
- Located near prominent intersection of Boynton Beach Blvd & Jog Road with 82,000 AADT.
- Direct frontage on Boynton Beach Blvd with daily traffic of 47,500 AADT.
- Strong demographics with household income over \$105,000.
- Cross access from two locations on site into the Sprouts anchored center, Main Street at Boynton.
- Proposed self-storage site in rear 4.5 acres approved for 200,000 SF with Phase I planned now for 100,000 SF (For Sale).



LIGHTHOUSE
REALTY SERVICES

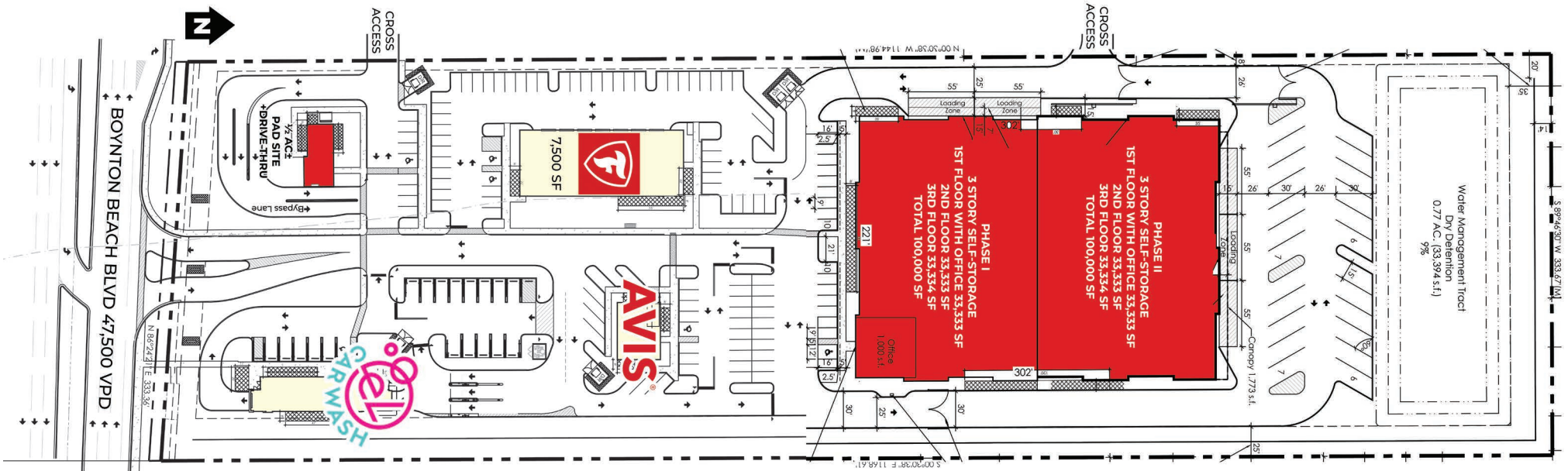
Blair C. Lee, MAI, CCIM | 561.628.6683 | blair@lighthouserealtyvs.com

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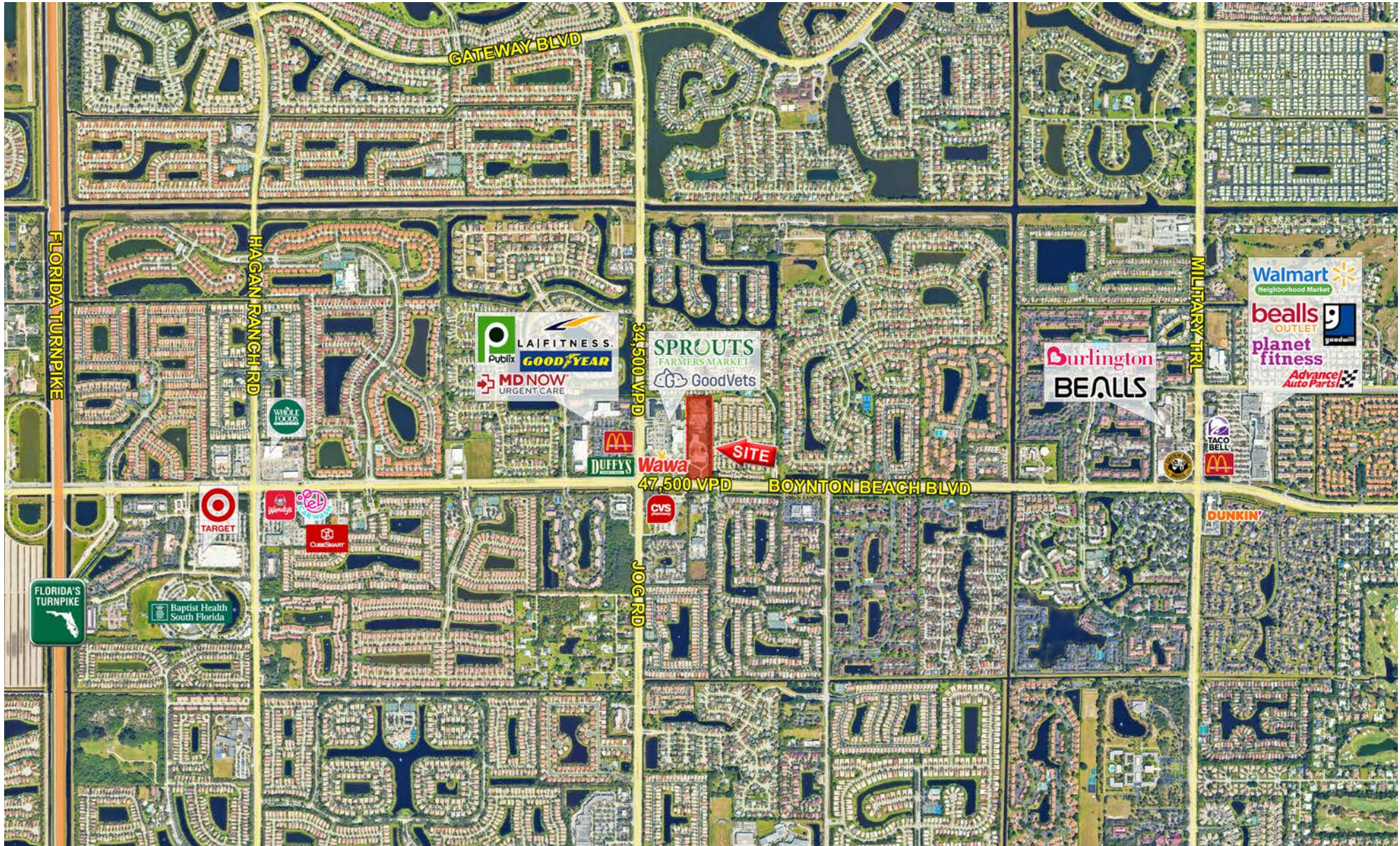
Demographics	1 Mile	3 Miles	5 Miles
Population	14,231	93,773	249,703
Daytime Employees	3,615	23,052	75,971
Average HH Income	\$105,879	\$108,238	\$101,296
Median Age	53.7	56.8	49.8



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