



Boca Lyons Plaza

Boca Raton, FL

Miami-Fort Lauderdale-West Palm Beach (FL)



Tim Rogers

Leasing Representative

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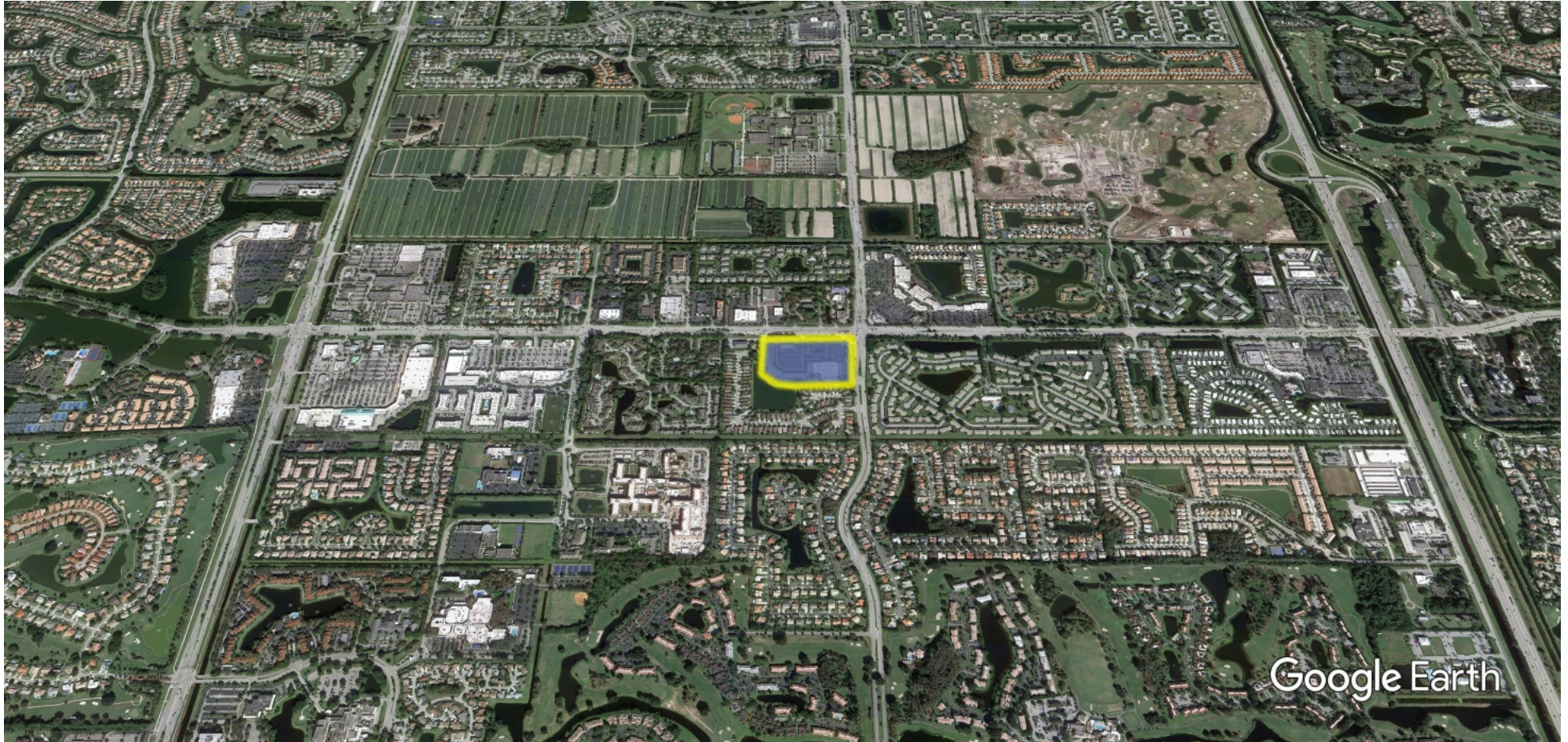




AERIAL



GROSS LEASABLE AREA (GLA)	117,597 SF
PARKING SPACES	556



DENSITY AERIAL



Property Overview

Boca Lyons Plaza is strategically located on the heavily traveled Glades Road between the Florida Turnpike and US 441. This center is situated in the affluent, densely populated West Boca Raton trade area with over 100,000 people and average household incomes exceeding \$100K within 3 miles.

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Available



TENANT	SQ FT
1 Aspen Dental Management, Inc.	4,000
2 Wendy's	3,000
3 Available	3,000
4 BP Gas	2,552
5 America's Best Contacts & [...]	2,950
6 Available	1,000
7 Medstation	1,000
8 Available	2,000
9 Premier Dermatology Partners	2,000
10 Ross Dress for Less	33,575
11 Dollar Tree	10,000
12 Du Kim Nail Salon	3,467
13 Boca Floors USA	1,030
14 BJ Evolution	1,250
15 UltraTechx	1,000
16 Liberty Tax Service/Gary Bloom	960
17 Yokohama	1,200
18 Holistic Zodiac Center	1,200
19 Harvey J. Barbag DMD	1,200
20 Realty Home Advisors, Inc.	1,200
21 Carvel Ice Cream	1,200
22 West Boca Hearing Center	1,200
23 Cannoli Kitchen Glades Road	1,200
24 Aces Barber Company	1,200
25 Watch and Jewelry	1,200
26 Shade Culture	1,200
28 Aroma Market	16,484
30 Plato's Closet	3,839
31 Fur Crazy	1,300
32 Complete Dry Cleaners	1,300
33 Available (Former Restaurant)	1,290
34 Available (Former Restaurant)	2,600
35 Miller's Ale House	6,000

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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www.kimcorealty.com/118370

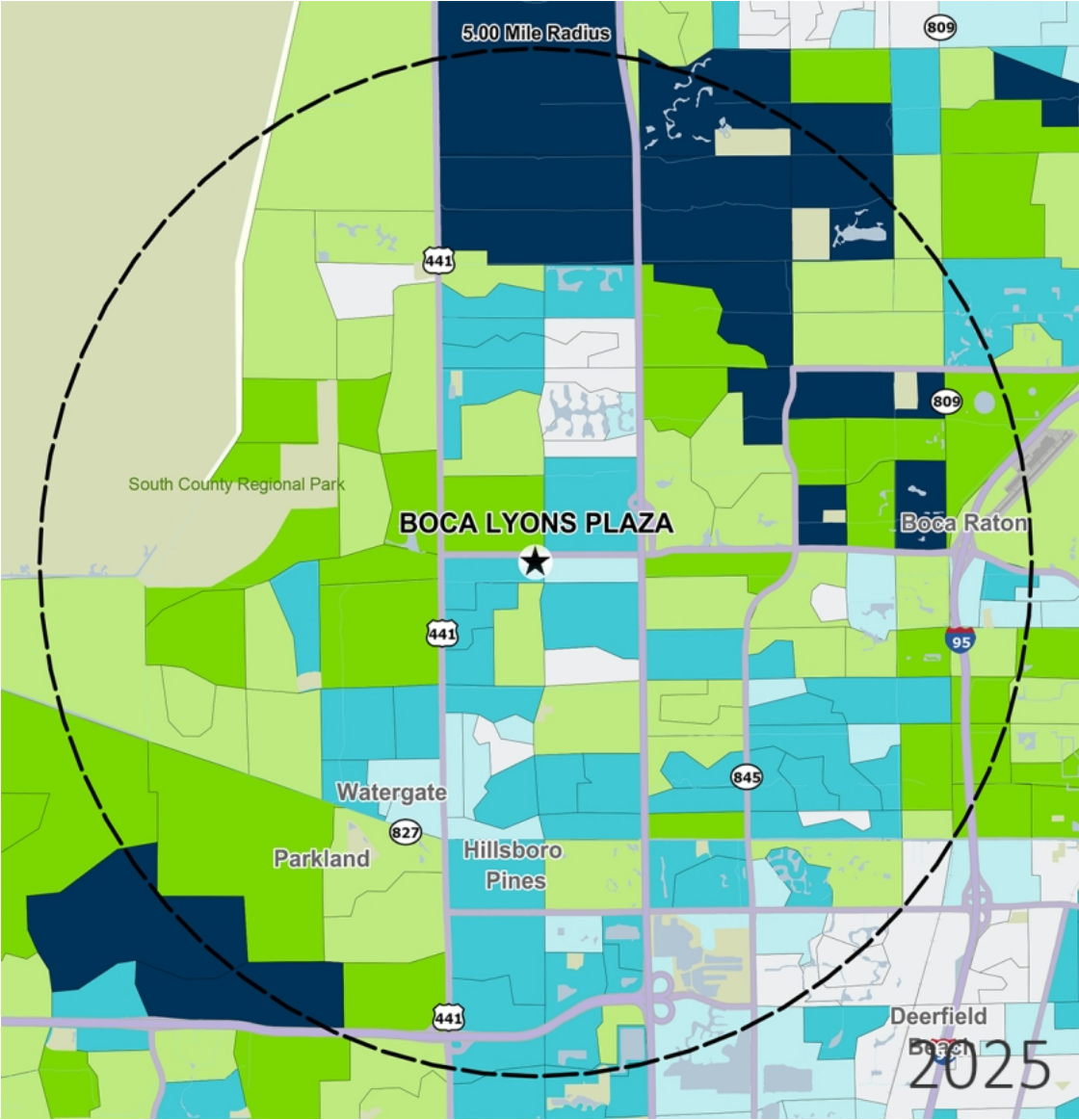


COMPETITION MAP

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KIMCO
REALTY



by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,258	112,049	240,819
Population Density	3,597	3,978	3,078
Daytime Pop	11,993	98,390	234,913
Households	4,901	46,913	98,205
Average HH Income	\$138,432	\$136,162	\$157,822
Median HH Income	\$97,620	\$95,370	\$106,286
Per Capita Income	\$61,052	\$57,358	\$64,995

Popstats, 4Q 2025, Kalibrate

Average Household Income

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



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