

PRIME RETAIL SPACE AVAILABLE

1499 S. FEDERAL HIGHWAY | BOYNTON BEACH, FL



**OB**  
ONE BOYNTON

YOUR  
SIGNAGE  
HERE

**LEANDRO PEREIRA**

*Sales Associate*

[LeandroPereira@dkatz.com](mailto:LeandroPereira@dkatz.com)

(561) 504-3310

**NICOLE FONTAINE**

*Senior Director*

[NicoleFontaine@dkatz.com](mailto:NicoleFontaine@dkatz.com)

(561) 869-4350



## SITE HIGHLIGHTS

- Prime restaurant/retail space available
- Located at the lighted intersection of Woolbright Road & Federal Highway/US-1
- Ground floor retail space with US-1 and/or Woolbright Road frontage available
- Mix-use development featuring 494 luxury rental residential units that are 98% occupied and 41,067 SF of retail, office and restaurant space
- Looking for fitness center and boutique stores to compliment residences and existing retailers in Boynton Beach

## AREA HIGHLIGHTS

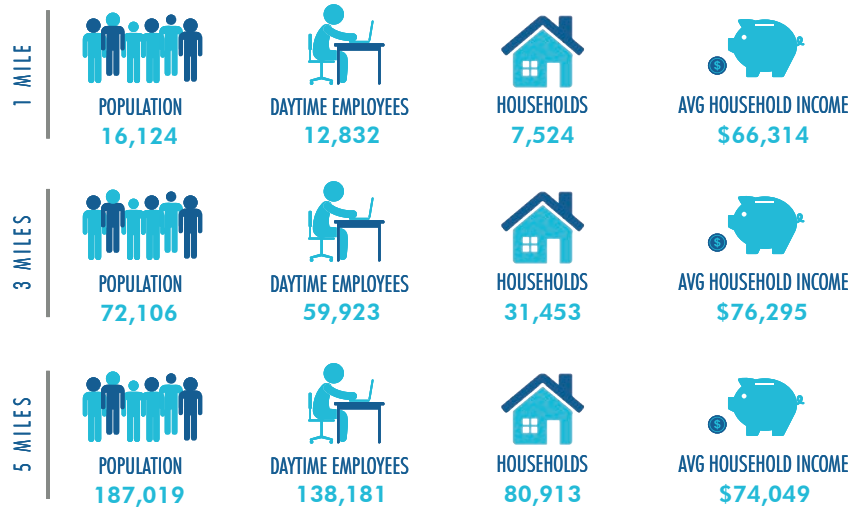
- Located in redevelopment area of Boynton Beach - CRA; Grant money available
- Under served market with 1,731 of additional residences coming to the immediate market
- Annual consumer expenditures in the immediate market \$1.81B and \$266M in food and beverage



## GREAT OPPORTUNITY FOR THE FOLLOWING USES:

- Brewery
- Japanese Restaurant
- Burger Restaurant
- Art Gallery
- Financial Office
- Group Personal Fitness
- Eye Care
- Pet Care Supplies
- Lash Studio

## DEMOGRAPHICS





## CURRENT TENANTS:

Unit:	Tenant:
A-303	THE UPS STORE
A-305	SOUVLAKI FAST
A-307	TOKIO RAMEN
A-309	TSUNAMI SUBS
A-311	STRETCH ZONE
A-319	THE MORTGAGE FIRM
B-1405	LAW OFFICE OF TARYN G. SINATRA
B-1411-1419	BACIAMINI ITALIAN RESTAURANT
B-1505	RE/MAX
B-1507-1509	SWEETWATER PUB & GRILL
B-1513-1515	TIPSY SALON & SPA
B-1517	COMMON GROUNDS COFFEE

## AVAILABLE:

Unit:	Square Footage
A-301	1,200 - Dry Cleaner - At Lease
A-313	1,229
A-315	1,229
A-317	1,229
A-321	5,600

## AVAILABLE:

Unit:	Square Footage
B-1401	1,386
B-1403	1,229
B-1407	1,229
B-1409	1,239
B-1501	1,239
B-1503	1,229



## AERIAL | CLOSE-UP

1499 S. FEDERAL HIGHWAY  
BOYNTON BEACH, FL