

FOR LEASE

± 1,200 - 6,400 SF AVAILABLE ENDCAP, DRIVE-THRU AVAILABLE

4400 HYPOLUXO ROAD | BOYNTON BEACH | FL 33462



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SITE HIGHLIGHTS

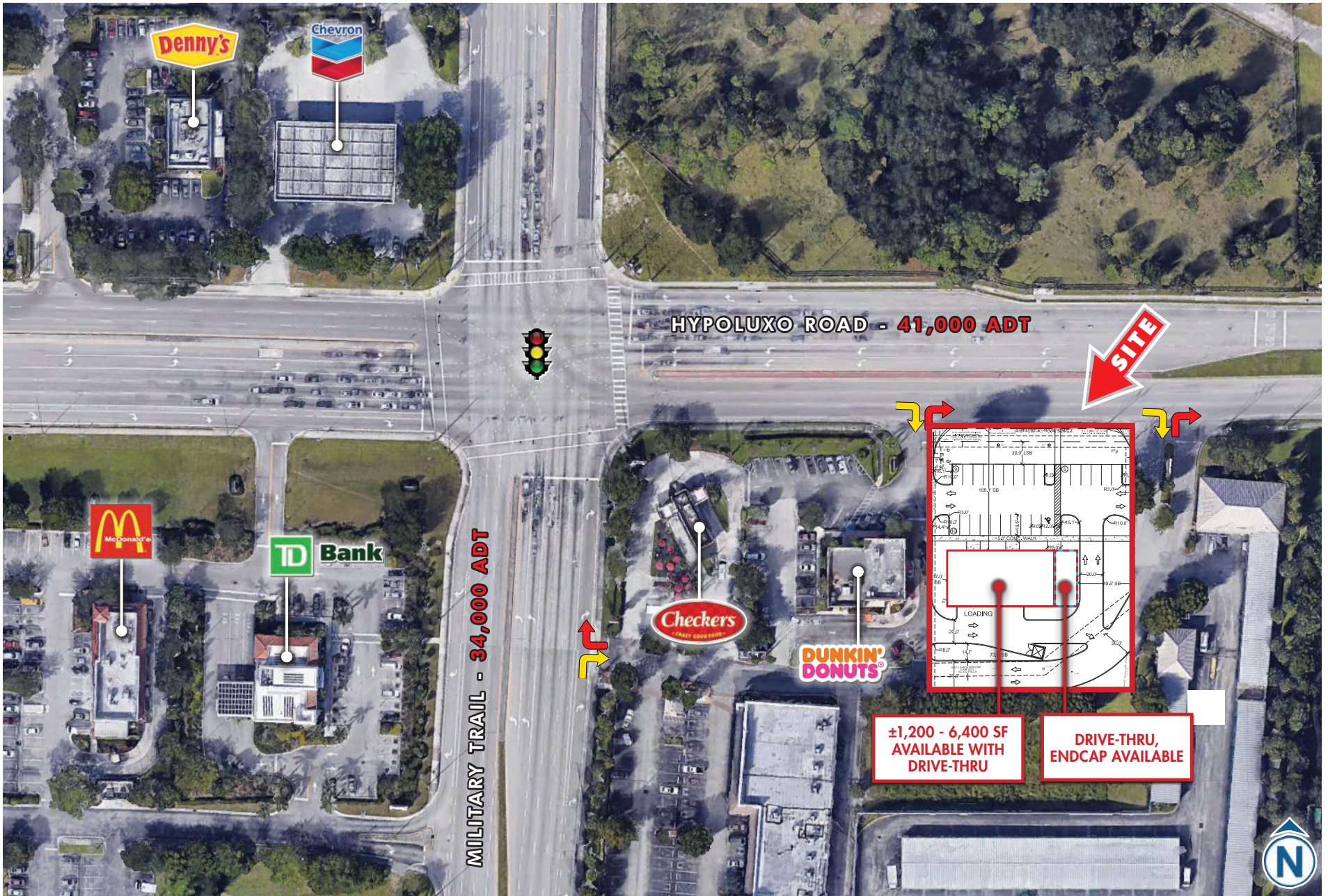
- ±1,200 - 6,400 SF available
- Endcap, drive-thru available
- On ±1 acre with approximately 185' of frontage and 185.5' of depth
- 30+ parking spaces on site
- Cross access with  and access to Military Trail
- Located at the same intersection as        
- Median household income within 3 miles is over \$59,000
- Total population within 3 miles is over 117,000

| DEMOGRAPHICS | | | |
|--------------------|----------|----------|----------|
| | 1 MILE | 3 MILES | 5 MILES |
| Population | 15,369 | 126,620 | 338,905 |
| Daytime Population | 11,980 | 100,882 | 277,337 |
| Households | 5,008 | 46,497 | 132,816 |
| Average HHI | \$70,463 | \$71,503 | \$69,357 |



AERIAL | CLOSE-UP

4400 HYPOLUXO ROAD
BOYNTON BEACH, FL 33462



AERIAL | CLOSE-UP WITH PLAN OVERLAY

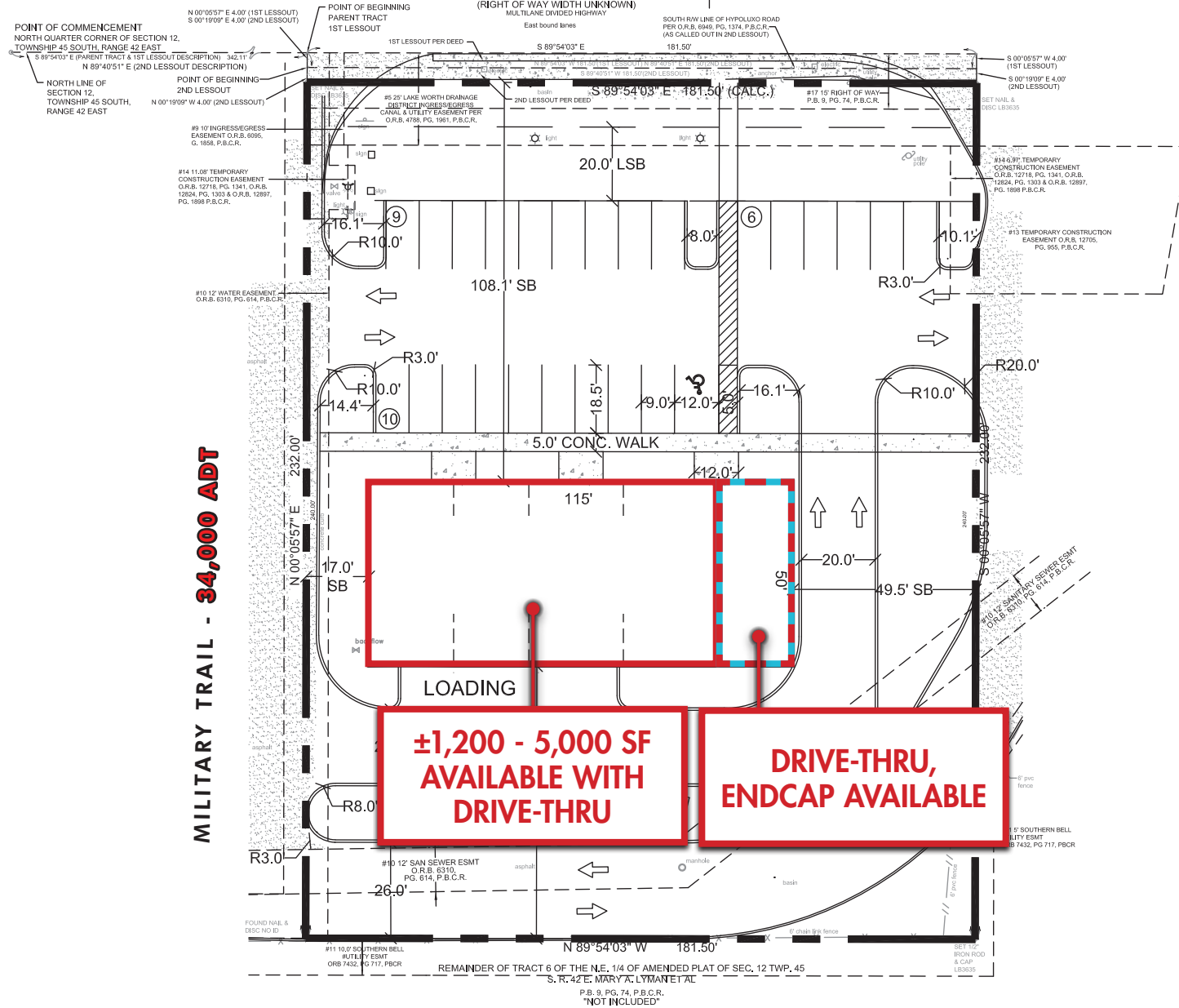
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HYPOLUXO ROAD - 41,000 ADT

HYPOLUXO ROAD

(RIGHT OF WAY WIDTH UNKNOWN)
MULTILANE DIVIDED HIGHWAY



MILITARY TRAIL - 34,000 ADT

**±1,200 - 5,000 SF
AVAILABLE WITH
DRIVE-THRU**

**DRIVE-THRU,
ENDCAP AVAILABLE**

HYPOLUXO ROAD - 41,000 ADT

