

± 150,000 SF OF RETAIL/HOTEL & OUTPARCELS

21069 S. MILITARY TRAIL | BOCA RATON, FL



TOWN CENTER AT BOCA RATON

NORDSTROM ★ macy's
bløomingdale's

Neiman Marcus california PIZZA KITCHEN

GRAND LUX GAFE True Food kitchen

THE CAPITAL GRIFFOLE Zinburger Saks Fifth Avenue

GLADES PLAZA

Orangetheory FITNESS SQ1
RELAX THE BACK

Ace Louie's TOUJAY'S
HOOTERS

Boca Raton High School
3,557 Students

THE SHOPS AT BOCA CENTER

BRIO tap42
MORTON'S THE STEAKHOUSE
Panera Bread Total Wine
Rocco's Tacos

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Welcome Sign for Boca Raton

SITE HIGHLIGHTS

- Opportunity to enter the central Boca Raton market adjacent to over 2M SF of retail and over 3M SF of Class A office
- Up to ±150,000 redevelopment for office, hotel, retail and restaurant outparcel
- Ground lease or build-to-suit. Zoned CG - Commercial General (06 - Boca Raton)
- Directly on Military Trail with direct access to 95 or Florida’s Turnpike via Glades Road
- Located within “Midtown” Boca, a large scale mixed-use district connecting Boca Town Center Mall to Military Trail, Boca Center, etc.

AREA HIGHLIGHTS

RETAIL: Town Center Mall, anchored by Saks Fifth Avenue, Nordstrom, Neiman Marcus, and Bloomingdales with over 220 specialty and luxury shops

TRAFFIC GENERATORS: ½ mile from Florida Atlantic University “FAU” with over 30,000 students. Lynn University with over 2,600 students, Boca Raton Regional Hospital and across from Boca Raton Executive Airport

CENTRAL BOCA RATON REDEVELOPMENT

This prime site is located in the soon to be redeveloped central core district of Boca Raton, where there is planned redevelopment of Glades Plaza and Boca Center into mixed-use with over 2,500 residential units planned and 300,000 SF of retail.

DEMOGRAPHICS





Florida Atlantic University



Boca Raton Regional Hospital



NY Prime - Boca Raton



Boca Raton Resort & Club



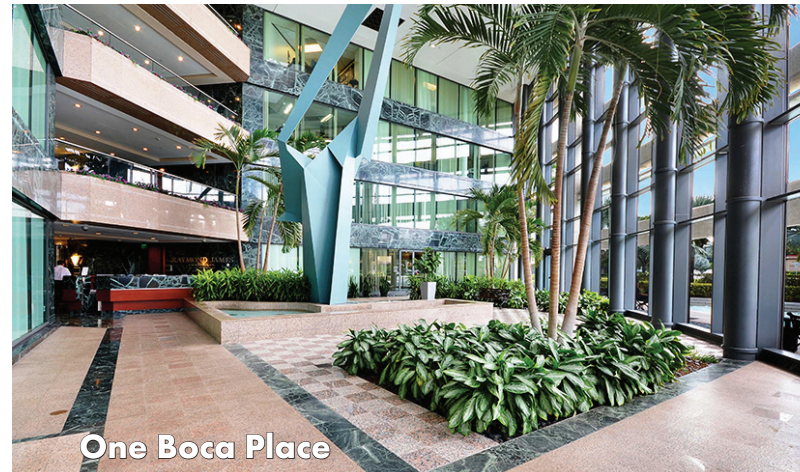
Town Center at Boca Raton



Seasons 52 - Boca Raton



Lynn University



One Boca Place



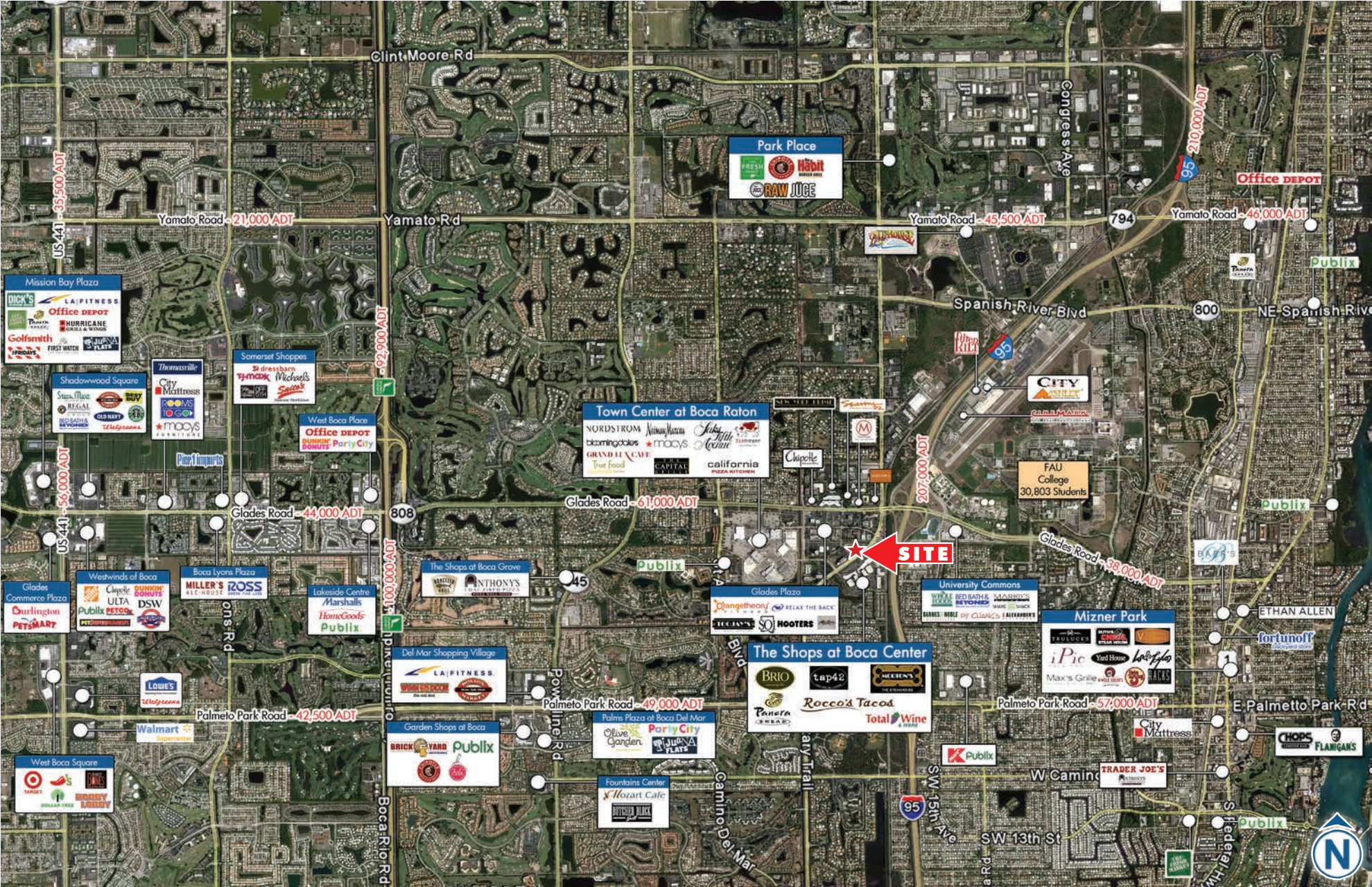
Houston's - Boca Raton

PHOTOS | SURROUNDING AREA

21069 S. MILITARY TRAIL
BOCA RATON, FL



KATZ & ASSOCIATES



TRADE | AERIAL

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