



NEW APARTMENT HOMES IN BOYNTON BEACH, FLORIDA



SUPERB AMENITIES, GREAT LOCATION
LEASING FAST - CALL US TO RESERVE YOUR NEW HOME



500 OCEAN
LIVE THE LIFESTYLE IN BOYNTON BEACH, FLORIDA

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	16,805	95,131	216,003
2024 Population	17,741	100,969	228,337
2019 Average HH Income	\$59,850	\$75,535	\$81,480
2019 Median HH Income	\$46,133	\$53,393	\$56,836

PROPERTY HIGHLIGHTS

- Work, Live, Dine, Shop & Play
- Close to the Intracoastal Waterway and the Ocean in Beautiful Boynton Beach
- Adjacent to 341 New Luxury Apartments
- Retail & Office Space Available
- High Traffic Intersection of E. Ocean Ave. and Federal Highway (US1)
- CRA Grants Available
- Delivery – Spring/Summer 2019
- Combined Traffic Count: 60,216 CPD

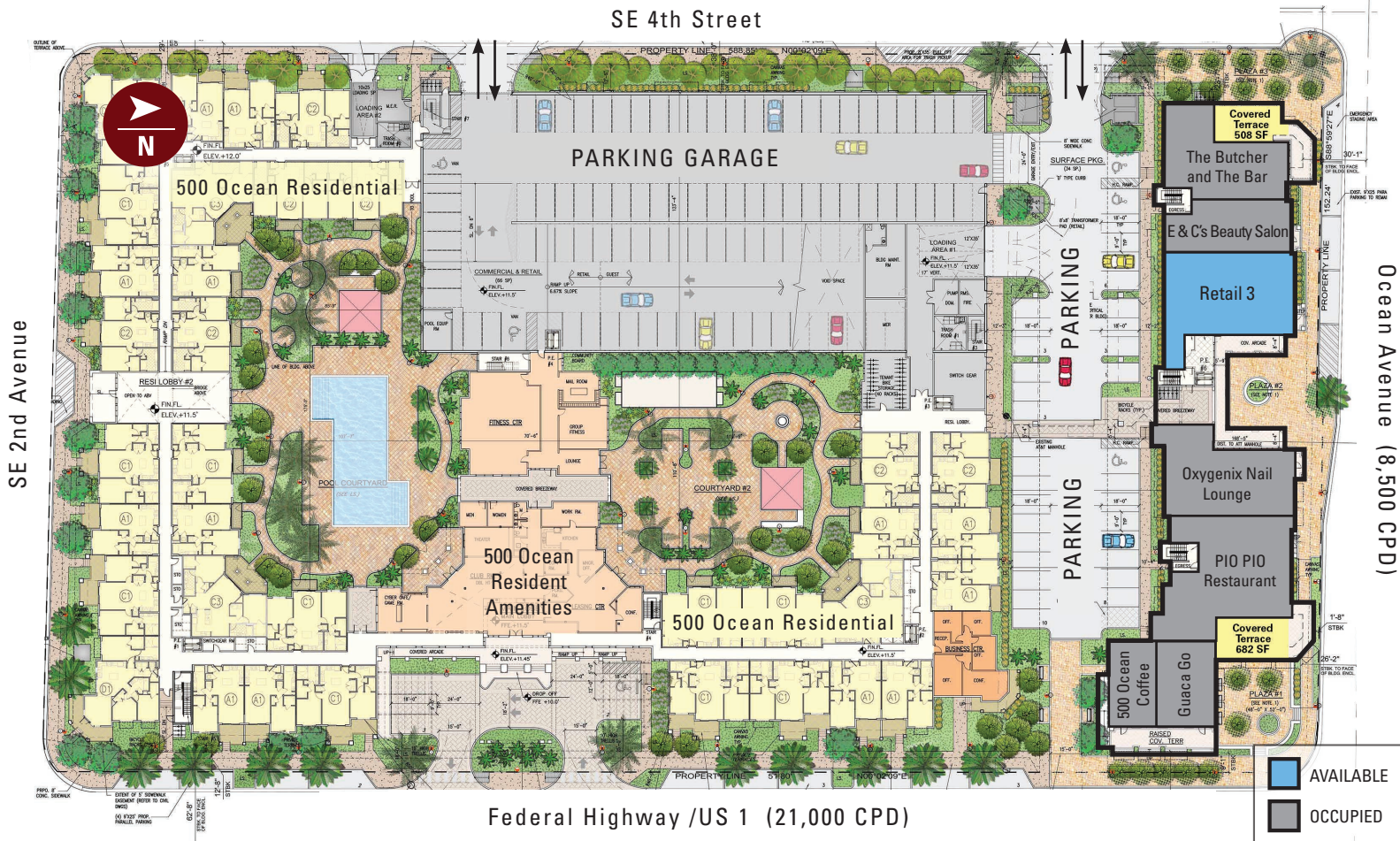
500
OCEAN



500 Ocean Ave.
Boynton Beach, FL 33435

AVAILABLE SPACE

STE	TENANT	SIZE
Retail 1	The Butcher and The Bar	2,381
Retail 2	E&C's Beauty Salon Experience	1,290
Retail 3	AVAILABLE	2,522
Retail 4	Oxygenix Nail Lounge	1,701
Retail 5	PIO PIO Restaurant	2,929
Retail 6	Guaca Go	1,274
Retail 7	500 Ocean Coffee	1,045
2nd Floor Office	Fusion Capital	5,732



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500 Ocean | Now Leasing Retail and Office Space in Boynton Beach, Florida's Distinctive, Active Destination.

LeCesse Development Corporation, a nationally recognized multifamily developer based in Altamonte Springs, FL, is pleased to announce the commencement of construction of 500 Ocean, a best in class, mixed use apartment and retail community in Boynton Beach, Florida. Combining the elegance and desirable features sought by today's savvy apartment resident, the single tower, six story community is ideally positioned to showcase your business on the highly-trafficked corner of Federal Highway (U.S. Highway 1) and E. Ocean Avenue. Situated to showcase stunning views of the Intracoastal Waterway and the Atlantic Ocean, the property is zoned

to accommodate approximately 20,000 square feet of retail and office space, ideal for a dynamic marketplace of health, wellness, and active living retailers – with a shared commitment to provide renowned medicinal, fitness, and nutritional services to a sophisticated residential demographic.

Today's active resident is drawn to the accessibility of maintaining a healthful lifestyle. At 500 Ocean, community amenities abound, including an elaborate clubhouse, theater room, bowling center, private dining room, cyber café, game room, lounge, summer kitchen, and two courtyards complete with lush landscaping and an

expansive pool. As discerning consumer preferences evolve and the convergence of health and wellness priorities permeate quality of life sustainability, neighboring retailers provide an added cosmopolitan approach to healthy living in a mixed-use environment. The benefit: an unsurpassed retail experience, complete with convenient access to a wide array of restaurants, spas, personal, and medical services. At 500 Ocean, Boynton Beach residents and the surrounding footprint have easy access to a refined "cross-shopping", community-centric approach to active living.



OPEN 2016
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