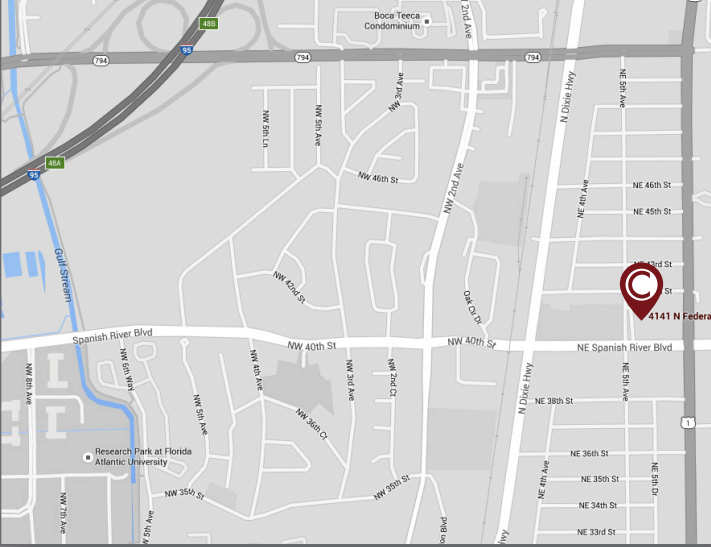




**Publix at Spanish River (Publix #0785)**  
 4141 N Federal Highway  
 Boca Raton, FL 33431  
 Lat 26.387, Long -80.077



**DEMOGRAPHICS**

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2017 Population	9,708	51,007	151,224
2022 Population	10,200	54,320	159,928
2017 Average HH Income	\$109,956	\$100,008	\$103,510
2017 Median HH Income	\$73,662	\$63,004	\$62,783

**PROPERTY HIGHLIGHTS**

- Palm Beach County Market
- Publix Super Markets Anchor
- Located in prestigious Boca Raton
- Excellent visibility on Federal Highway and Spanish River Boulevard
- Combined Traffic Count (2017): 50,580 CPD

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 Licensed Real Estate Broker

Leasing Contact:  
**Michael Rautbord**  
 561.447.8529  
[mrautbord@crossmanco.com](mailto:mrautbord@crossmanco.com)



# Publix at Spanish River (Publix #0785)

4141 N Federal Highway

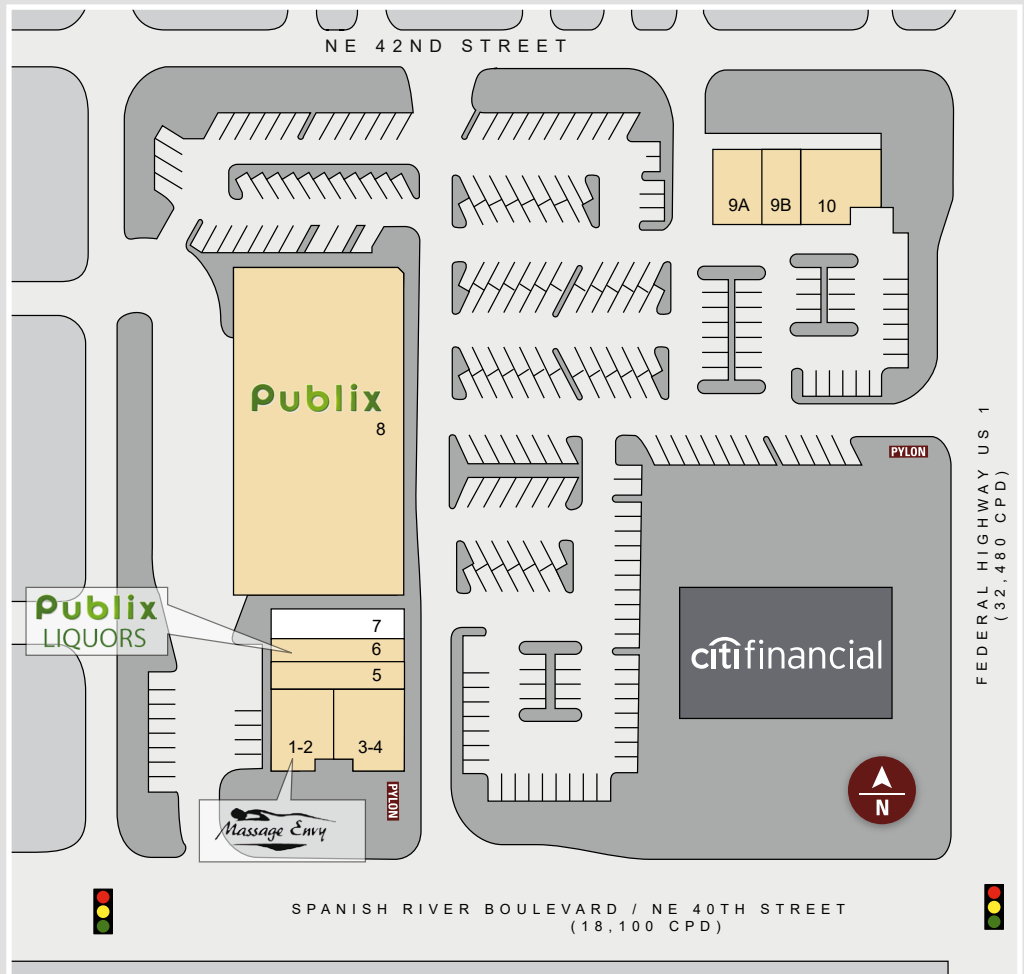
Boca Raton, FL 33431

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## SITE PLAN

STE	TENANT	SIZE
1-2	Massage Envy	2,740
3-4	Piezano's Pizza and Pasta	2,687
5	K Nails	1,400
6	Publix Liquor	1,831
7	AVAILABLE	1,911
8	Publix	27,887
9A	Unleaseable	2,000
9B	Unleaseable	1,219
10	Kathy's Gazebo Cafe	3,199
<b>TOTAL</b>		<b>41,655</b>

AVAILABLE     NOT OWNED



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