

RETAIL PROPERTY FOR LEASE  
**BOCA HAMPTONS PLAZA**

9030 KIMBERLY BLVD BOCA RATON, FL 33434



**OFFERING SUMMARY**

<b>Unit #:</b>	<b>61-64</b>
<b>Available SF:</b>	<b>6,000</b>
<b>Lease Rate:</b>	<b>\$24.00 SF/yr (NNN)</b>
<b>Lot Size:</b>	<b>11.14 Acres</b>
<b>Year Built:</b>	<b>1986</b>
<b>Building Size:</b>	<b>94,309</b>
<b>Renovated:</b>	<b>2017 (Completing This Year)</b>
<b>Traffic Count:</b>	<b>42,000</b>

**PROPERTY OVERVIEW**

Located in the heart of luxurious Boca Raton, across the street from Century Village (55+ community) with over 5700 condos and near by Boca Fontana. Olympic Heights High School is 1/4 mile south of center. This shopping center features fully built out retail, restaurant and professional office spaces.

**PROPERTY HIGHLIGHTS**

- Freestanding Building with Outdoor Covered Patio Area
- Perfect For Retail, Offices, School, Fitness, Restaurant & More
- Plenty of Parking: 5.1 Spaces per 1,000 SqFt
- Excellent visibility from Kimberly Blvd & Lyons Rd
- High School within a 1/4 mile on Lyons Rd
- Mid-High Demographics
- Dedicated bus stops for Century Village Restaurants in Plaza
- TENANT IMPROVEMENTS FOR QUALIFIED TENANTS



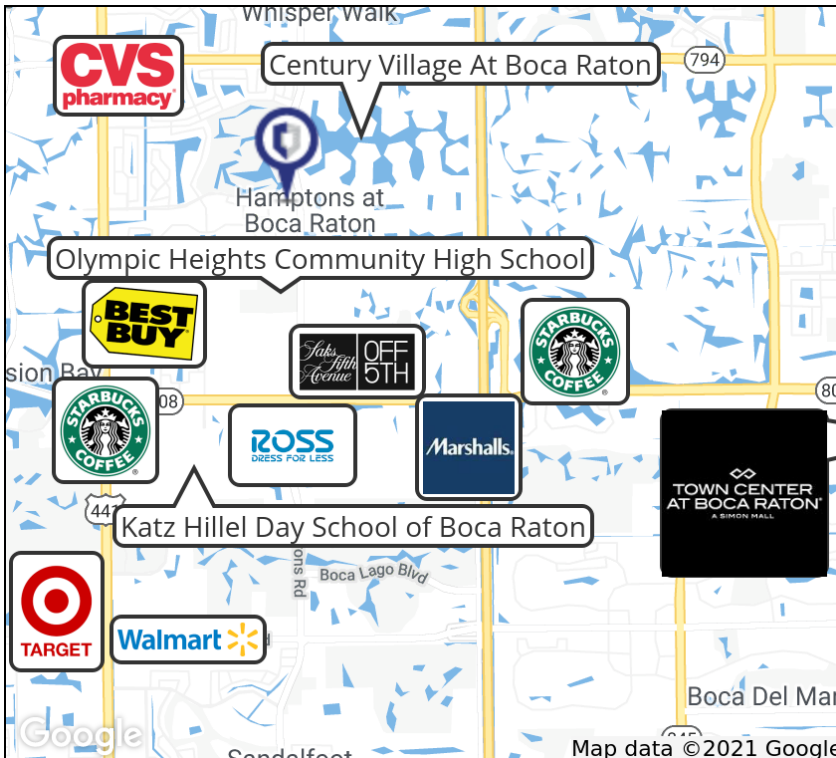
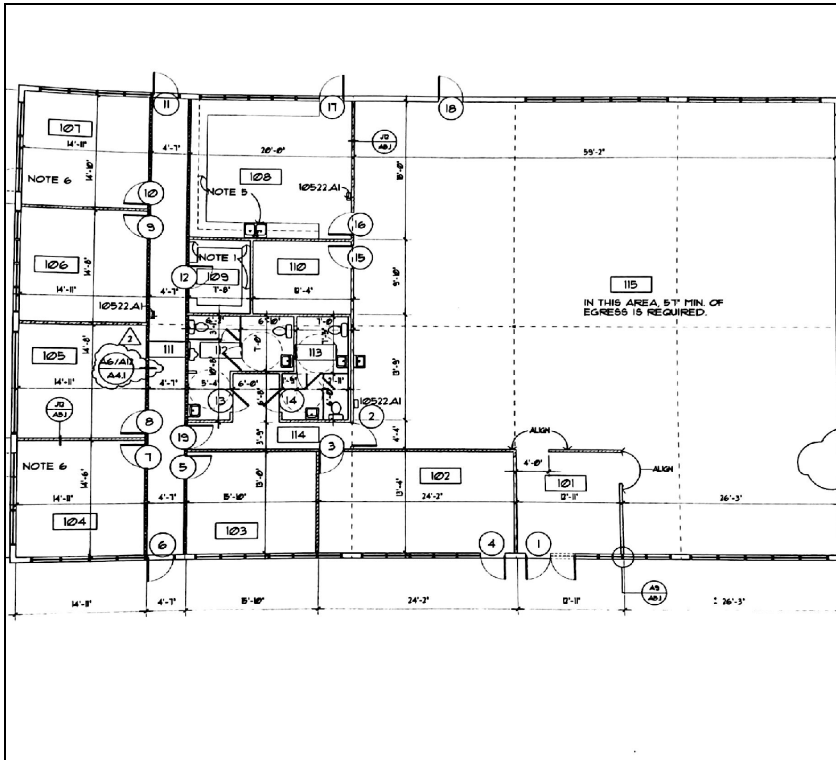
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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	10,080	71,300	187,071
Median age	63.1	51.2	48.0
Median age (male)	62.9	50.1	46.6
Median age (female)	63.2	52.6	49.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	5,506	30,574	78,078
Total persons per HH	1.8	2.3	2.4
Average HH income	\$53,706	\$99,039	\$99,607
Average house value	\$175,529	\$377,559	\$385,246

\* Demographic data derived from 2020 ACS - US Census



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