

Retail For Lease Palm Beach County

TOWN SQUARE, 21312 St. Andrews Blvd., Boca Raton, FL 33433



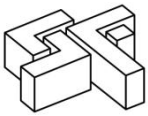
Leasing Information

Location	Northeast corner of St. Andrews Blvd. and Verde Trail South, south of Glades Rd., just west of I-95 with quick access to Florida Turnpike.			
Availability	Bay 100 - 1,535 SF Bay 105 - 2,250 SF Sublease w/60 days notice ** Bays 100 & 105 can be combined for a total of 3,785 SF **			
Property Amenities	<ul style="list-style-type: none"> • 39,200 SF center anchored by Walgreens with Edward Jones, GBS, Wendy's, Omaha Steaks, Pizza Hut and Shell gas station • Roadside pylon sign on St. Andrews Blvd. and marquee sign on Verde Trail South available • Zoning: CG 			
Area Highlights	<ul style="list-style-type: none"> • On the perimeter of Boca Town Center Mall with Macy's, Nordstrom, Bloomingdales, Sears, Neiman Marcus, Saks Fifth Avenue and 220 specialty stores • Close proximity to numerous hotels, golf and tennis residential communities and Class "A" Office Buildings • Near Florida Atlantic University, Boca Raton Regional Hospital and Boca Raton Executive Airport 			
Traffic Counts <small>(2013 City of Boca Raton)</small>	St. Andrews Blvd – 23,986 vpd / Verde Trail South - 6,047 vpd			
Parking	Spaces: 242 spaces – 6/1,000 SF			
Demographics		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2014 estimate):	13,130	91,007	260,882
	Population (2019 projected):	13,498	95,058	277,875
	Daytime Population:	18,139	85,936	215,440
	# of Households	6,199	39,938	117,149
	Average Income:	\$77,221	\$87,738	\$78,674
	Median Income:	\$59,427	\$61,040	\$53,577



Representative Tenants:



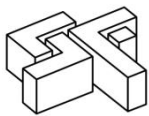


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Palm Beach County

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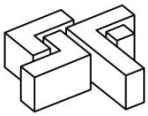
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TENANTS		
BAY	TENANT	SQFT
100	AVAILABLE	1,535
105	SUBLEASE AVAILABLE w/60 days notice	2,250
110/120	GBS – The Beauty Store	3,648
130	St. Moritz Jewelers	1,216
140	Edward Jones Investments	1,216
150	Town & Country Cleaners	1,216
160	Juice & Java	1,666
170	Omaha Steaks	994
180	Walgreens	17,432
210/220	The Greenroom Salon	2,660
230	Zen Massage	2,660
240	The Purse Ladies	900
250	Pizza Hut	907
260	Eagle Shipping Center	900
TOTAL		39,200



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Located at the northeast corner of St. Andrews Blvd. and S. Verde Trail



(2013 Traffic Counts provided by City of Boca Raton)