# RIVERWALK PLAZA

## 1602 - 1636 Federal Hwy | Boynton Beach, FL

ISRAM
REALTY & MANAGEMENT INC.





**RYAN HAYOUN**
786.306.4633
Ryan@isramrealty.com

**LEANDRO V. PEREIRA**
561.504.3310
Lp@isramrealty.com

## HIGHLIGHTS

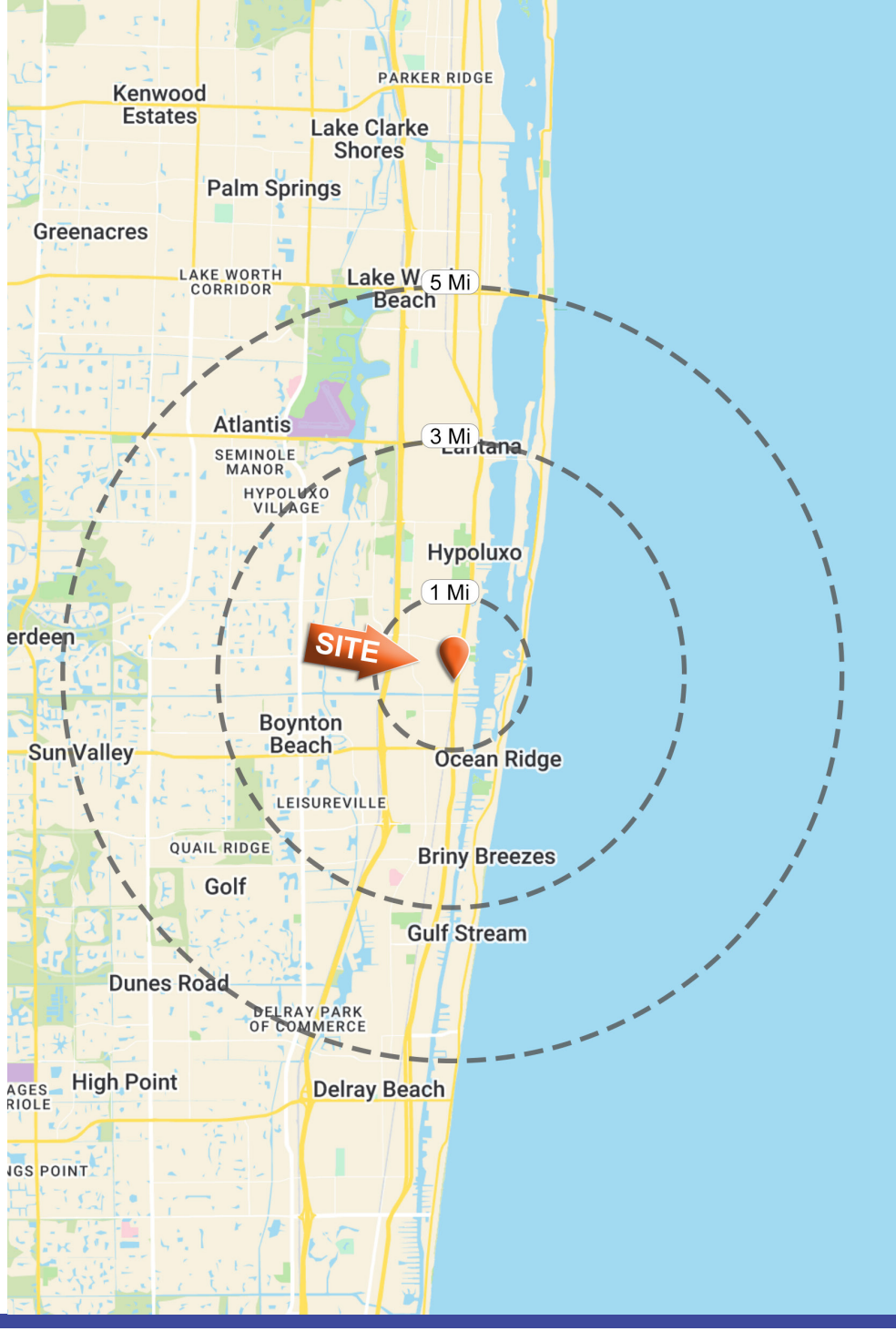
- Join Starbucks, Chipotle and Walgreens.
- Two (2) units of ±1,418 SF each (can be combined).
- ±14,938 SF anchor space available.
- Located at the SEC of Federal Highway (US Hwy1) and Woolbright Road East Boynton Beach.
- Traffic count:

  Federal Hwy: 28,500 VPD, Woolbright Rd: 41,500 VPD.
- 1,134 luxury units nearby.
- High Income area.

| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Population | 14,784 | 89,969 | 197,131 |
| Households | 5,872 | 38,385 | 83,062 |
| Employees | 3,669 | 37,786 | 72,338 |
| Avg. Household Income | $71,742 | $86,870 | $94,102 |

| | 5 Minute | 10 Minute | 15 Minute |
|---|---|---|---|
| Population | 25,504 | 121,992 | 328,914 |
| Households | 10,483 | 50,838 | 135,150 |
| Employees | 6,949 | 48,339 | 175,050 |
| Avg. Household Income | $76,518 | $85,777 | $92,503 |

| TRAFFIC COUNTS | |
|---|---|
| Federal Hwy | 28,500 VPD |
| Woolbright Rd | 41,500 VPD |






ISRAM
REALTY & MANAGEMENT INC.




| Bay | Tenant | SF |
|---|---|---|
| 600 | Wendy's | 2,988 |
| 650 | Josie Pizza | 4,140 |
| 1626 | Coffee & Aile Exchange | 3,100 |
| 1628 | Sushi Simon | 1,300 |
| 1630 | T&H Nail Salon | 2,468 |
| 1632 | AVAILABLE | 14,938 |
| 1634 | Walgreens | 20,000 |
| DR-1634 | Easton Art Galleries | 0 |
| OP-1620A | Starbucks | 2,326 |
| OP-1620B | Chipotle | 2,326 |
| B-C | Ghandi Health & Wellness | 1,800 |
| D | Ideal Nutrition | 1,740 |
| E | AVAILABLE | 1,418 |
| F | AVAILABLE | 1,418 |
| G | Whatsub Sub Shop | 998 |



ISRAM
REALTY & MANAGEMENT INC.

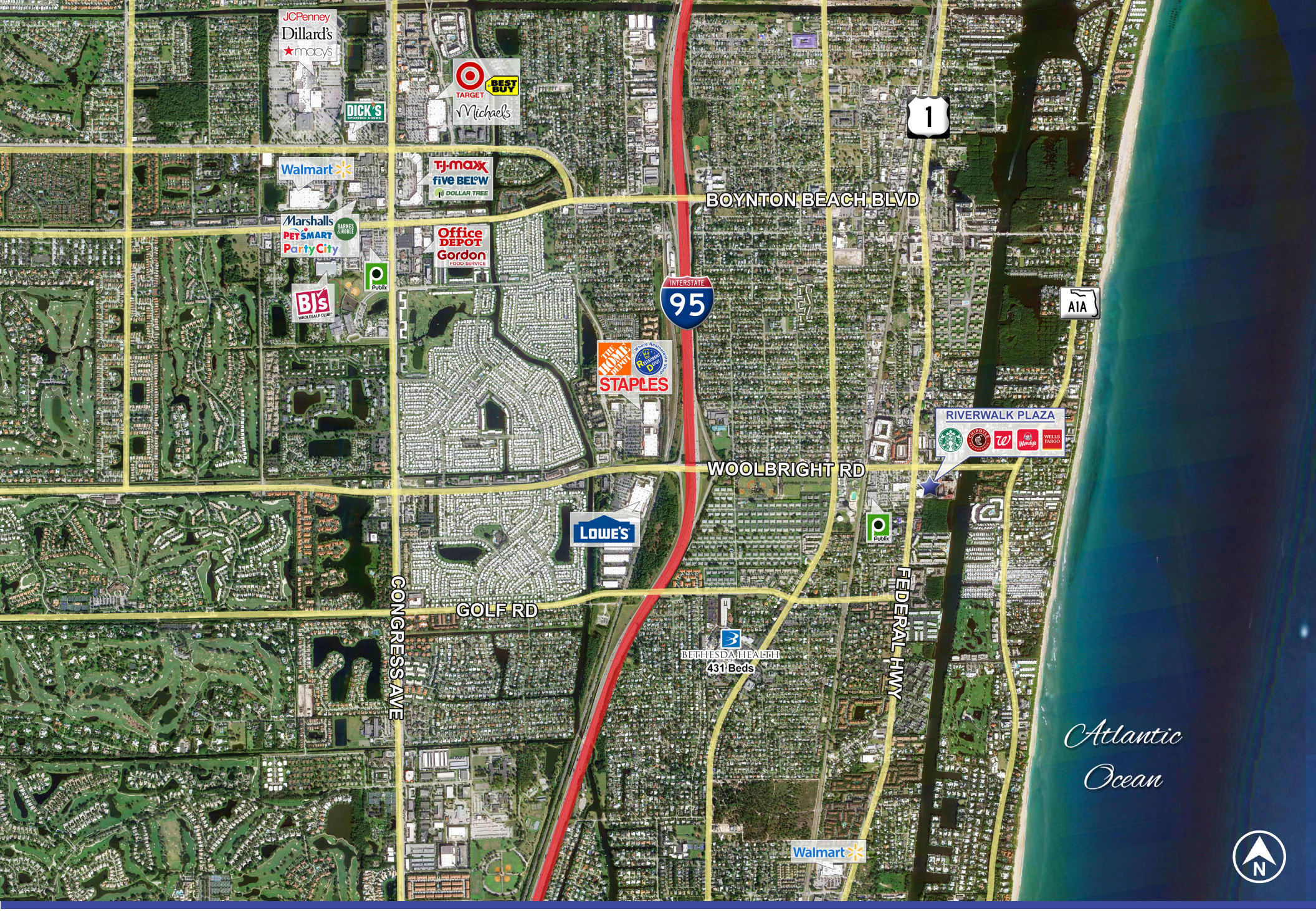






# RIVERWALK PLAZA | CENTER PHOTOS

ISRAM
REALTY & MANAGEMENT INC.




RIVERWALK PLAZA | MARKET AERIAL

ISRAM
REALTY & MANAGEMENT INC.




RIVERWALK PLAZA | CLOSE AERIAL

ISRAM
REALTY & MANAGEMENT INC.