

RIVERWALK PLAZA

1602 - 1636 Federal Hwy | Boynton Beach, FL



±14,938 SF ANCHOR OPPORTUNITY



AVION

319 Units

Atlantic Ocean

RETAIL



Woolbright Rd

S Federal Hwy



RYAN HAYOUN
786.306.4633
Ryan@isramrealty.com

LEANDRO V. PEREIRA
561.504.3310
Lp@isramrealty.com

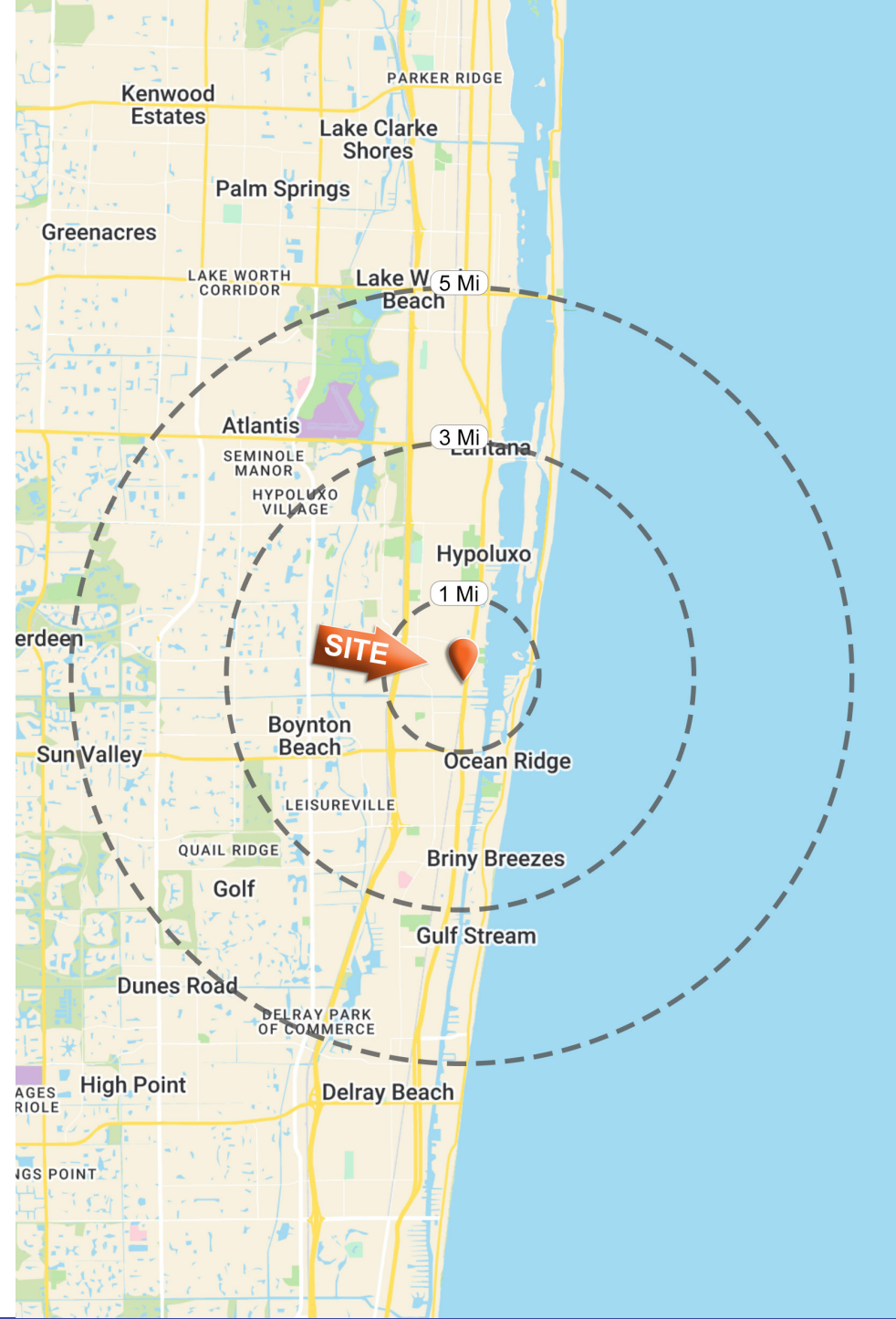
HIGHLIGHTS

- Join Starbucks, Chipotle and Walgreens.
- Two (2) units of $\pm 1,418$ SF each (can be combined).
- $\pm 14,938$ SF anchor space available (can be demised).
- 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

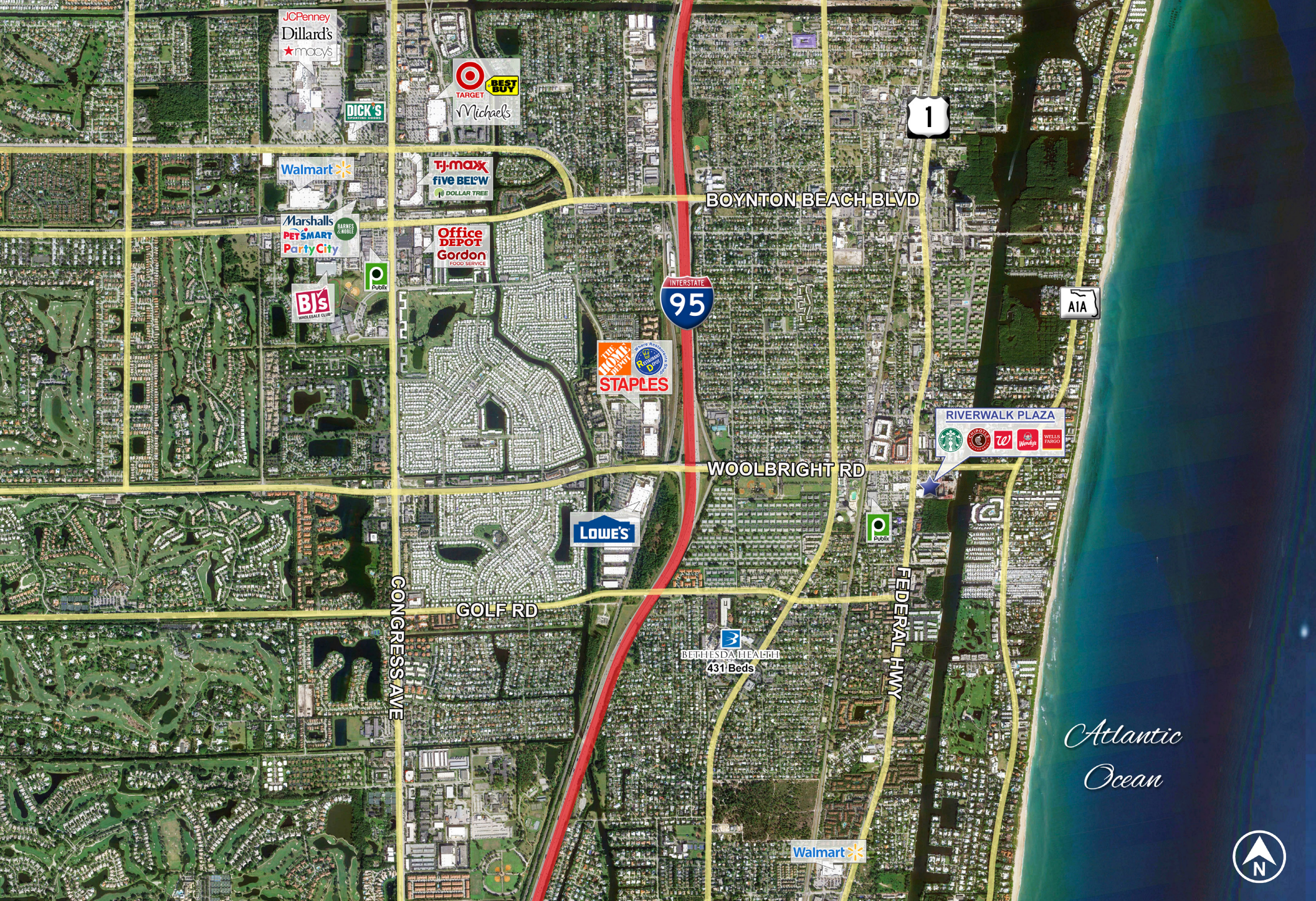
TRAFFIC COUNTS	
Federal Hwy	28,500 VPD
Woolbright Rd	41,500 VPD





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





RIVERWALK PLAZA | MARKET AERIAL

One Boynton - 494 Units



Snug Harbor Gardens
194 Units

Bermuda Cay 127 Units



WOOLBRIGHT RD 41,500 VPD

11,200 VPD

AVION AT Riverwalk
319 Units



S SEAGREST BLVD

1
22,500 VPD

FEDERAL HWY 28,500 VPD



Intracoastal Waterway

Commercial area containing logos for: Tropical Cafe, crown wine, spirits, gourmet, THE ZOO HEALTH-CLUB, Publix, TD, Pet Super market, Panera BREAD, Wells Fargo, Wendy's, PRIME CATCH RESTAURANT & BAR, Josie's RESTAURANT, Starbucks, Chipotle Mexican Grill, W, McDonald's, BARBOQUE, BOYNTON BILLIARDS, Driftwood, and SHERWIN WILLIAMS.