

RIVERWALK PLAZA

1602 - 1636 Federal Hwy | Boynton Beach, FL

15,000± SF ANCHOR OPPORTUNITY

AVION

319 Units

RETAIL

Atlantic Ocean

JOANN



Woolbright Rd

S Federal Hwy



JOIN JOANN FABRICS, WALGREENS, STARBUCKS AND CHIPOTLE

RYAN HAYOUN

786.306.4633

Ryan@isramrealty.com



LEANDRO V. PEREIRA

561.504.3310

Lp@isramrealty.com

HIGHLIGHTS

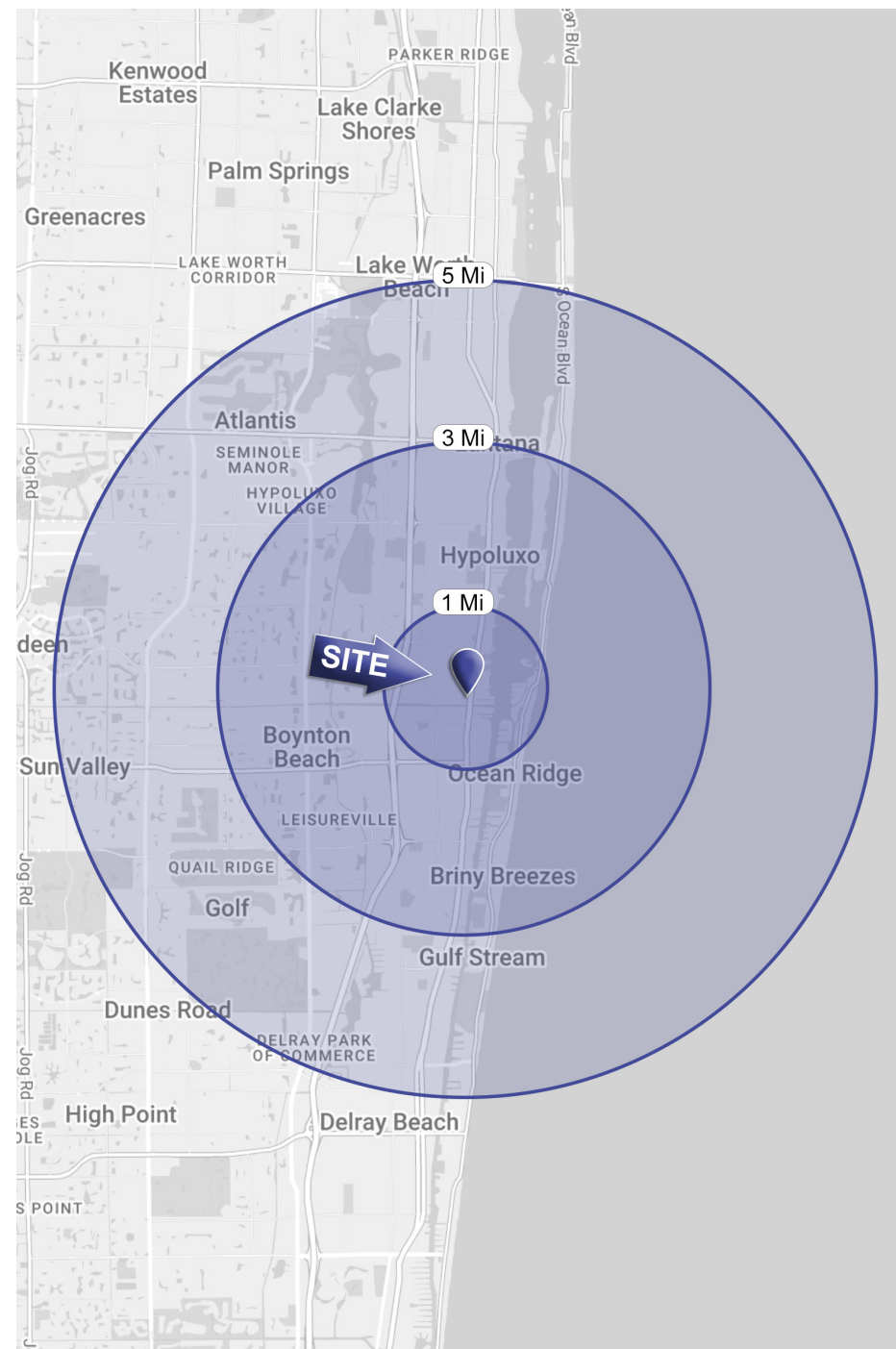
- Join Walgreens, Starbucks, and Chipotle.
- 988 SF to 2,034 SF. (Can be combined).
- 14,938 SF anchor space coming available.
- Located at the SEC of Woolbright Road and Federal Highway in affluent East Boynton Beach.
- Traffic count:
Federal Hwy: 28,500 VPD, Woolbright Rd: 41,500 VPD.
- 1,134 luxury units at the intersection.
- 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

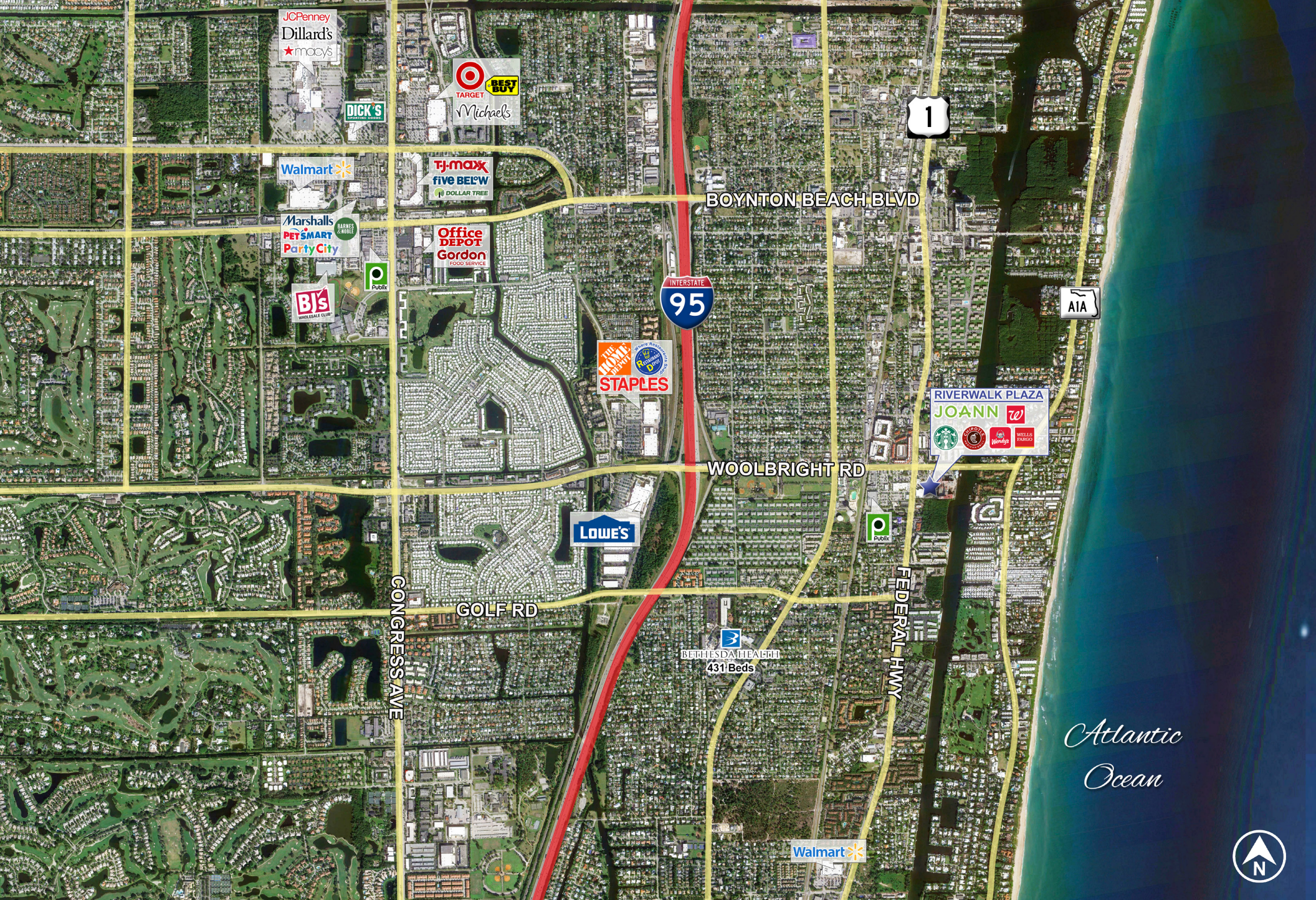
Federal Hwy	28,500 VPD
Woolbright Rd	41,500 VPD





Bay	Tenant	SF	Bay	Tenant	SF
600	Wendy's	2,988	OP-1620A	Starbucks	2,326
650	Josie Pizza	3,414	OP-1620B	Chipotle	2,326
1626	Coffee & Aile Exchange	3,100	B-C	Ghandi Health & Wellness	1,800
1628	Sushi Simon	1,300	C-D	AVAILABLE	2,034
1630	T&H Nail Salon	2,468	D	AVAILABLE	1,413
1632	Jo-Ann Fabrics & Crafts	14,938	E	AVAILABLE	1,418
1634	Walgreens	20,000	F	AVAILABLE	1,418
DR-1634	Easton Art Galleries	0	G	AVAILABLE	998







One Boynton - 494 Units



DUNKIN'

Snug Harbor Gardens
194 Units

Bermuda Cay 127 Units



WOOLBRIGHT RD 41,500 VPD

11,200 VPD

AVION AT Riverwalk
319 Units

