


1830 North Federal Highway, Boca Raton, FL 33432

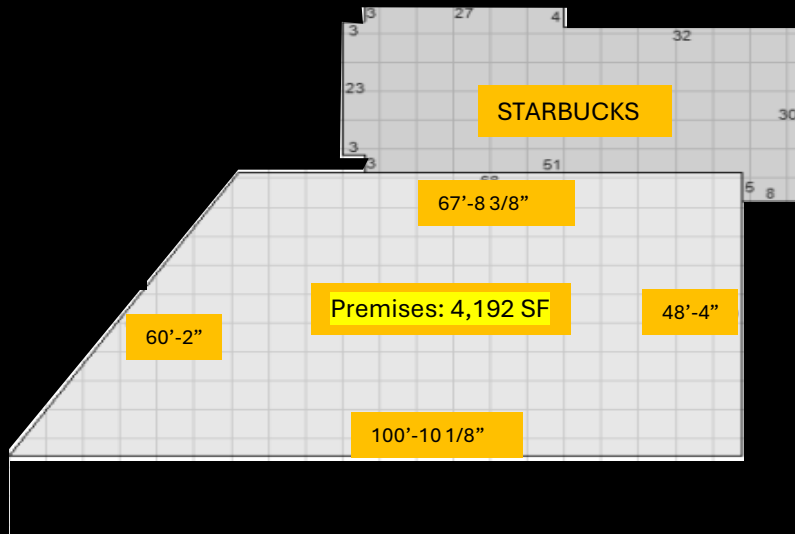
- ➔ Join Starbucks  at this premier two-tenant outparcel with direct frontage along Federal Highway in desirable East Boca Raton.
- ➔ The site offers outstanding visibility and exposure with easy accessibility, convenient ingress and egress, and strong visibility along heavily trafficked Federal Highway.
- ➔ Surrounded by a diverse blend of popular restaurants, boutique and national retailers, furniture stores, professional office buildings, and affluent residential neighborhoods, this thriving East Boca location delivers steady traffic throughout the day that attracts residents, professionals, and visitors alike.



SITE

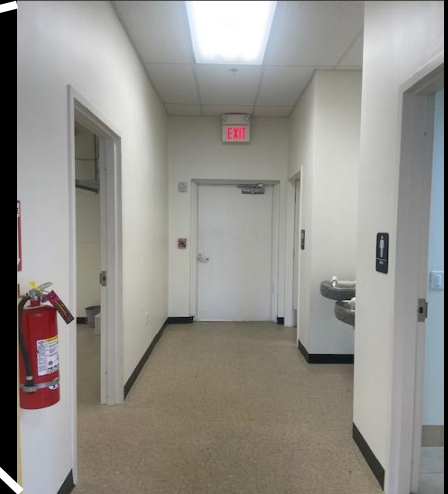
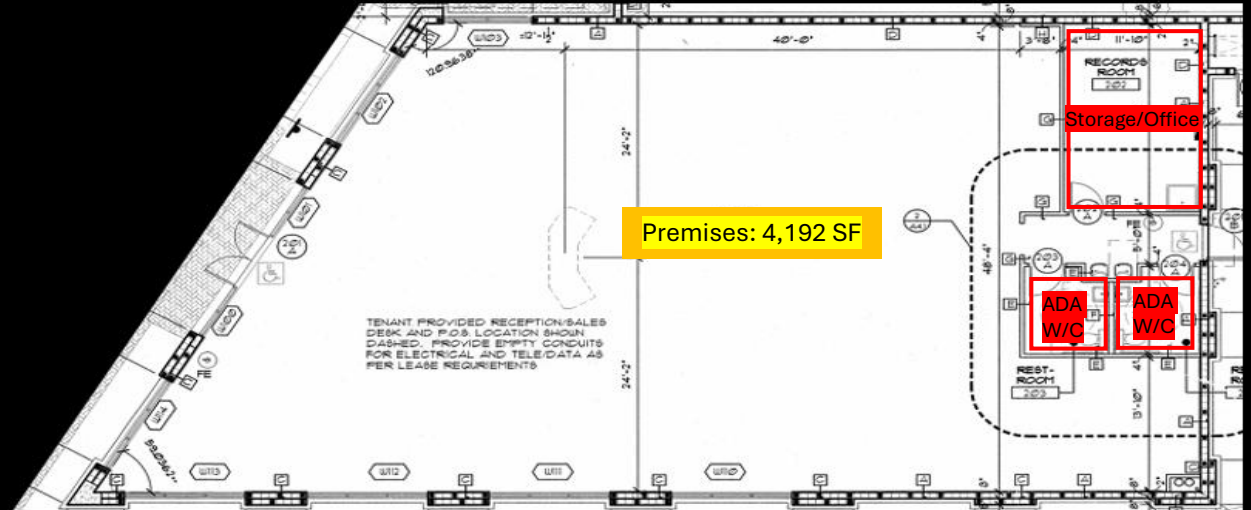
1830 N. Federal Highway
Boca Raton, FL 33432

DIMENSIONS



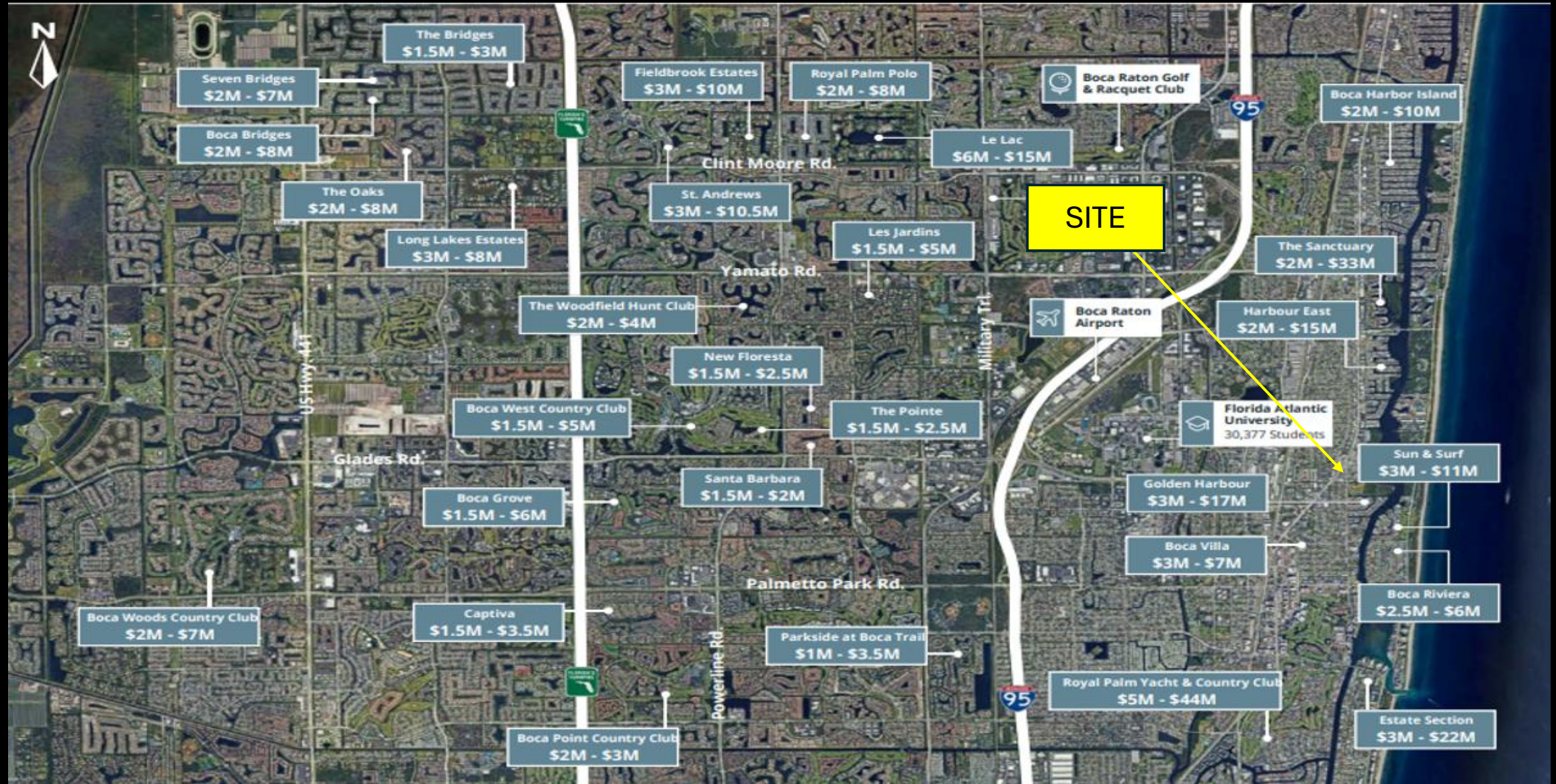
INTERIOR

- 4,129 SF --Open Floorplan--
- 60' of Frontage on Federal Hwy
- 2 ADA Restrooms
- 400 AMPS (3 Phase)
- Ceiling Heights: Tile: 11' 5" Joist: 14' 3" Deck: 15' 9"
- Fire sprinkler system with ceiling-mounted heads
- Northbound and Southbound Federal Hwy Access
- Back-of-House Storage and/or Office Area



Cat.	AQF3424MBX	400 AMPS INTERIOR	\$4071
No.	AXB7	208Y/120 VOLTS	
ITEM MK	HF	3 PHASE/4 WIRE	DATE CODE
SHOP ORDER	162DU28753	MAIN LUGS	11111112
ITEM NO.	3A	USE WITH BOX : AB55B	
CR	C395617	USE WITH FRONT : AF55SN	
		208Y/120 VOLTS	

BOCA RATON RESIDENTIAL EAST-CENTRAL-WEST



DEMOGRAPHICS

Area Demographics

1830 N Federal Hwy | Boca Raton, Florida

Demographics	1 Mile	3 Miles	5 Miles
Population (2024)	13,444	77,271	191,368
Households	6,231	33,705	87,093
Average Household Income	\$139,076	\$141,406	\$127,543
Average Age	48	46	47

Sources: ESRI, Census Data, CoStar

1830 North Federal, Boca Raton, FL 33432

Leasing Availability

CONTACT

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TOWNSEND INVESTMENT GROUP

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