

PROPERTY SUMMARY

Boynton Shoppes

1660 South Congress Avenue | Boynton Beach, FL 33426



Property Summary

Available SF	1,169
Building Size	23,394
Lot Size	3.62 Acres
Parking Ratio	5.4 per 1,000

Property Overview

1.169 SQFT second generation restaurant space equipped with a hood and grease trap. Excellent signage and exposure directly on Congress Avenue with a traffic count of over 31,000 VPD!!

Join Jupiter Donuts, Jersey Mikes, Dominos and more in this well located neighborhood strip center.

Location Overview

Boynton Shoppes is located just West of I-95 on the corner of South Congress Avenue and Woolbright Road which experiences a combined traffic count of nearly 70,000 VPD.

BUSINESS MAP

Boynton Shoppes

1660 South Congress Avenue | Boynton Beach, FL 33426



Executive Summary

1660 S Congress Ave, Boynton Beach, Florida, 33426

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	11,523	97,835	223,442
2020 Population	12,483	109,354	248,543
2025 Population	12,326	111,806	252,437
2030 Population	12,227	112,769	256,221
2010-2020 Annual Rate	0.80%	1.12%	1.07%
2020-2025 Annual Rate	-0.24%	0.42%	0.30%
2025-2030 Annual Rate	-0.16%	0.17%	0.30%

Age			
2025 Median Age	59.6	50.9	51.4
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	61.9%	59.4%	57.9%
Black Alone	23.7%	23.2%	23.3%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	2.6%	2.3%	2.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.3%	4.5%	5.2%
Two or More Races	8.2%	10.3%	10.6%
Hispanic Origin	11.4%	15.2%	16.5%
Diversity Index	64.2	68.8	70.7

Households			
2010 Total Households	5,472	44,943	99,358
2020 Total Households	5,720	49,920	109,589
2025 Total Households	5,721	51,909	113,108
2030 Total Households	5,703	52,811	115,707
2010-2020 Annual Rate	0.44%	1.06%	0.98%
2020-2025 Annual Rate	0.00%	0.75%	0.60%
2025-2030 Annual Rate	-0.06%	0.35%	0.46%
2025 Average Household Size	2.10	2.12	2.20
Wealth Index	131	118	125

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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DEMOGRAPHICS

Boynton Shoppes

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Executive Summary | 1660 S Congress Ave, Boynton Beach, Florida, 33426 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	28.1%	33.5%	33.7%
Median Household Income			
2025 Median Household Income	\$79,869	\$82,712	\$85,723
2030 Median Household Income	\$92,619	\$94,939	\$99,932
2025-2030 Annual Rate	3.01%	2.80%	3.11%
Average Household Income			
2025 Average Household Income	\$120,108	\$116,775	\$120,033
2030 Average Household Income	\$135,596	\$130,774	\$134,656
Per Capita Income			
2025 Per Capita Income	\$57,706	\$54,268	\$53,905
2030 Per Capita Income	\$65,474	\$61,293	\$60,938
2025-2030 Annual Rate	2.56%	2.46%	2.48%
Income Equality			
2025 Gini Index	45.7	46.3	46.1
Socioeconomic Status			
2025 Socioeconomic Status Index	51.3	49.7	49.1
Housing Unit Summary			
Housing Affordability Index	79	67	66
2010 Total Housing Units	6,691	56,219	121,570
2010 Owner Occupied Hus (%)	72.6%	71.1%	75.1%
2010 Renter Occupied Hus (%)	27.4%	28.9%	24.9%
2010 Vacant Housing Units (%)	18.2%	20.1%	18.3%
2020 Housing Units	6,690	59,948	129,402
2020 Owner Occupied HUs (%)	72.6%	66.3%	69.8%
2020 Renter Occupied HUs (%)	27.4%	33.7%	30.2%
Vacant Housing Units	15.0%	16.7%	15.3%
2025 Housing Units	6,605	61,278	131,919
Owner Occupied Housing Units	74.8%	67.1%	71.0%
Renter Occupied Housing Units	25.2%	32.9%	29.0%
Vacant Housing Units	13.4%	15.3%	14.3%
2030 Total Housing Units	6,624	62,248	134,487
2030 Owner Occupied Housing Units	4,403	36,833	84,667
2030 Renter Occupied Housing Units	1,300	15,978	31,040
2030 Vacant Housing Units	921	9,437	18,780



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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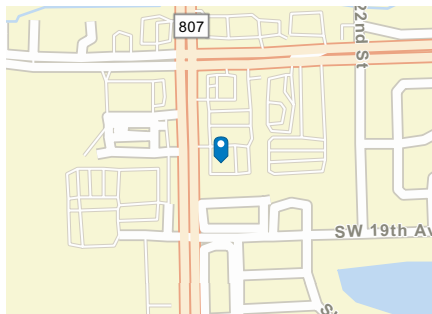
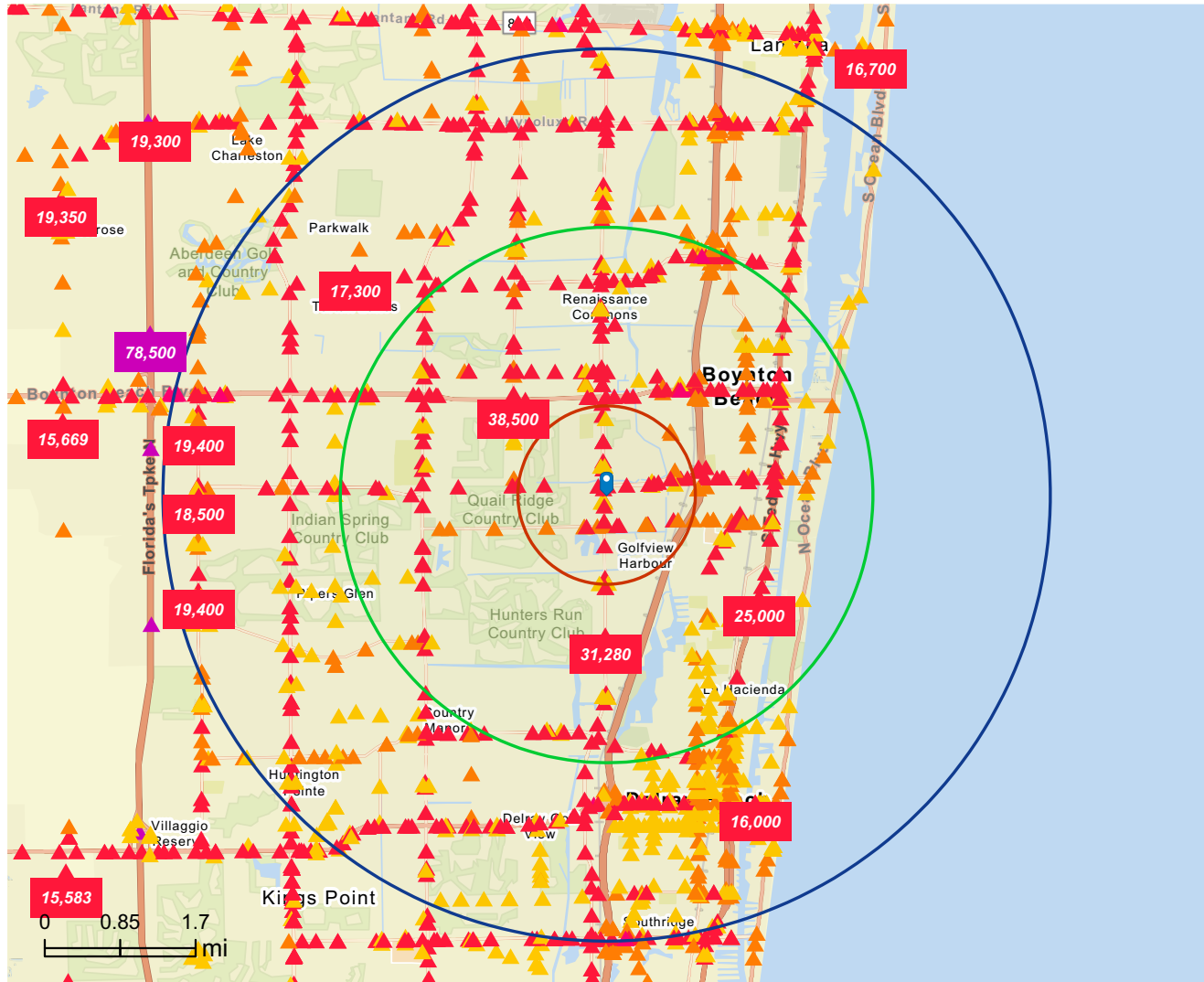
TRAFFIC COUNT

Boynton Shoppes
1660 South Congress Avenue | Boynton Beach, FL 33426

Traffic Count Map

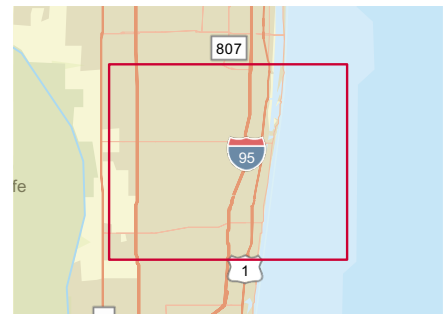
1660 S Congress Ave, Boynton Beach, Florida, 33426

Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

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