

# BOCA VALLEY

7401 North Federal Highway

Boca Raton, Florida 33487

*PALM BEACH COUNTY*



## JOIN THESE VALUED RETAILERS AND MORE:

- |                      |                             |
|----------------------|-----------------------------|
| Publix               | Sew Much Fun & More         |
| The Great Frame Up   | Subway                      |
| Salon Suites         | Essential Massage           |
| Pet Lovers Central   | Jaco Hybrid Training Center |
| Pro Sports Nutrition | Reflexology Foot Massage    |
| The UPS Store        |                             |

(view full tenant list on the other side)

Boca Valley Plaza is a 121,270 square foot shopping center in a dense, high-income and growing location in Boca Raton, Florida. The center is anchored by Publix and includes numerous national and regional tenants. Boca Valley Plaza is located at the southwest corner of Federal Highway (US 1) and Hidden Valley Boulevard, just north of Yamato Road and south of Delray Beach. The property enjoys frontage and access to Old Dixie Highway, which runs parallel to Federal Highway.

## TRAFFIC

North Federal Highway +/- 23,702 ADT

## DEMOGRAPHICS

### POPULATION

	1 Mile	3 Miles	5 Miles
2015	12,218	57,286	147,108
2020	12,881	60,539	153,979

### AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2015	\$96,105	\$83,019	\$87,852
2020	\$108,004	\$94,015	\$99,806

\* Source: ESRI, 2015 estimates

# TENANT LIST

1. Lund Animal Hospital	5,632 s.f.	10. Allstate Insurance	1,400 s.f.	19. Pino's Pallet	1,577 s.f.
2. Salon Suites	6,446 s.f.	11. Dryclean USA	1,418 s.f.	20. Jaco Hybrid Training Center	20,554 s.f.
3. Top Hit Nails	1,133 s.f.	12. The Great Frame Up	1,076 s.f.	21. Wells Fargo Bank	4,400 s.f.
4. Publix Super Market	42,112 s.f.	13. Tesser's Deli	2,549 s.f.	22. Arthur Murray Dance School	2,597 s.f.
5. Puzzle Preschool II	6,224 s.f.	14. Sew Much Fun & More	1,109 s.f.	23. Essential Massage	1,583 s.f.
6. FAH Asian Bistro	1,492 s.f.	15. Reflexology Foot Massage	1,495 s.f.	24. Subway	1,583 s.f.
7. Pet Lovers Central	4,559 s.f.	16. Corporate Caterers	1,564 s.f.	25. Leader's Casual Furniture	6,377 s.f.
8. Pro Sports Nutrition	1,029 s.f.	17. Dr. Roy Baroke, DDS	1,146 s.f.		
9. The UPS Store	1,039 s.f.	18. Dr. Stephen Silva, D.P.M.	1,156 s.f.		
				<b>Total</b>	<b>121,270 s.f.</b>

