FOR LEASE

PREMIER UPSCALE RETAIL IN VIBRANT WEST BOCA

9940 YAMATO ROAD, BOCA RATON, FL

WELL POSITIONED ON THE SOUTHEAST CORNER OF YAMATO & 441

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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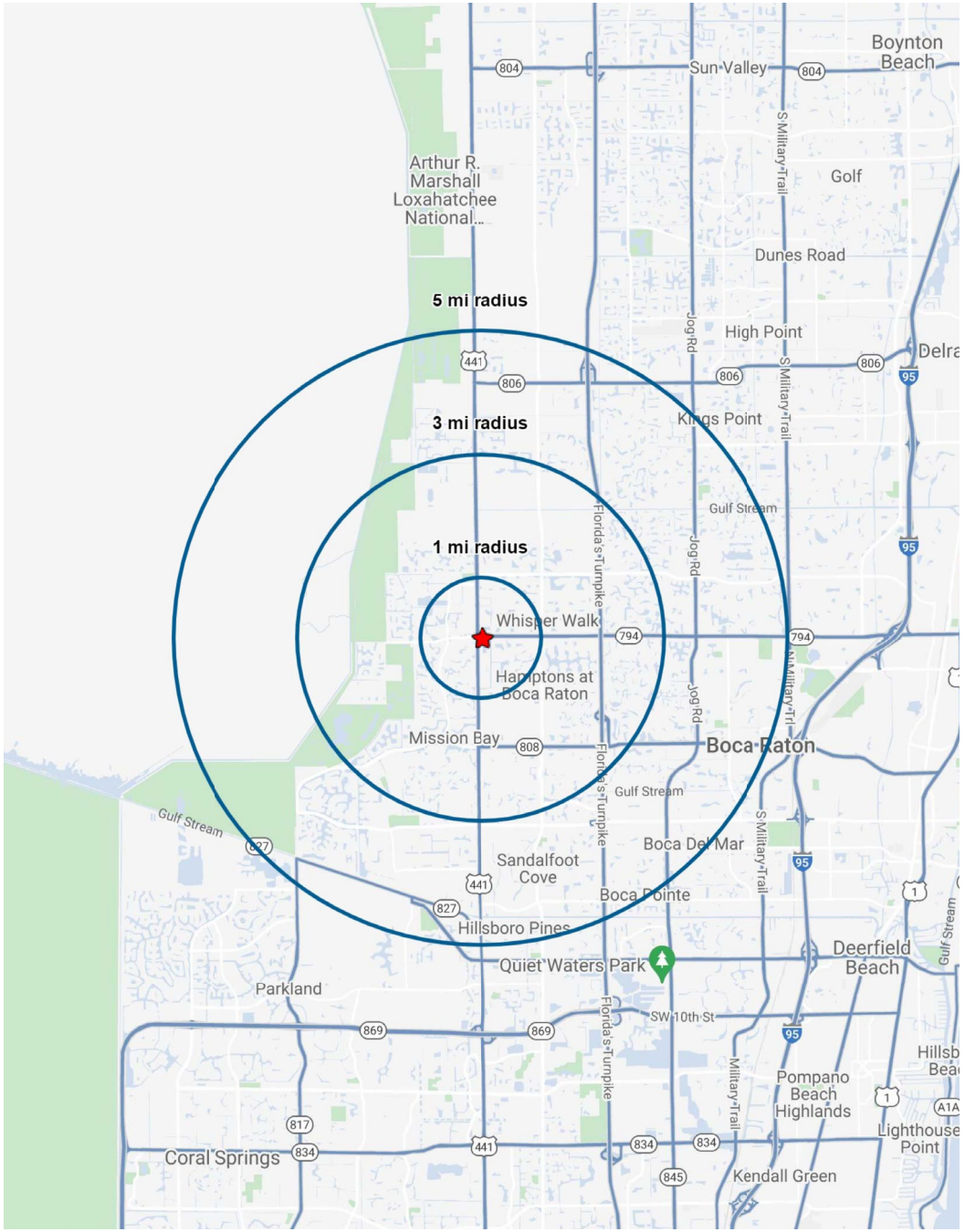
PROPERTY OVERVIEW

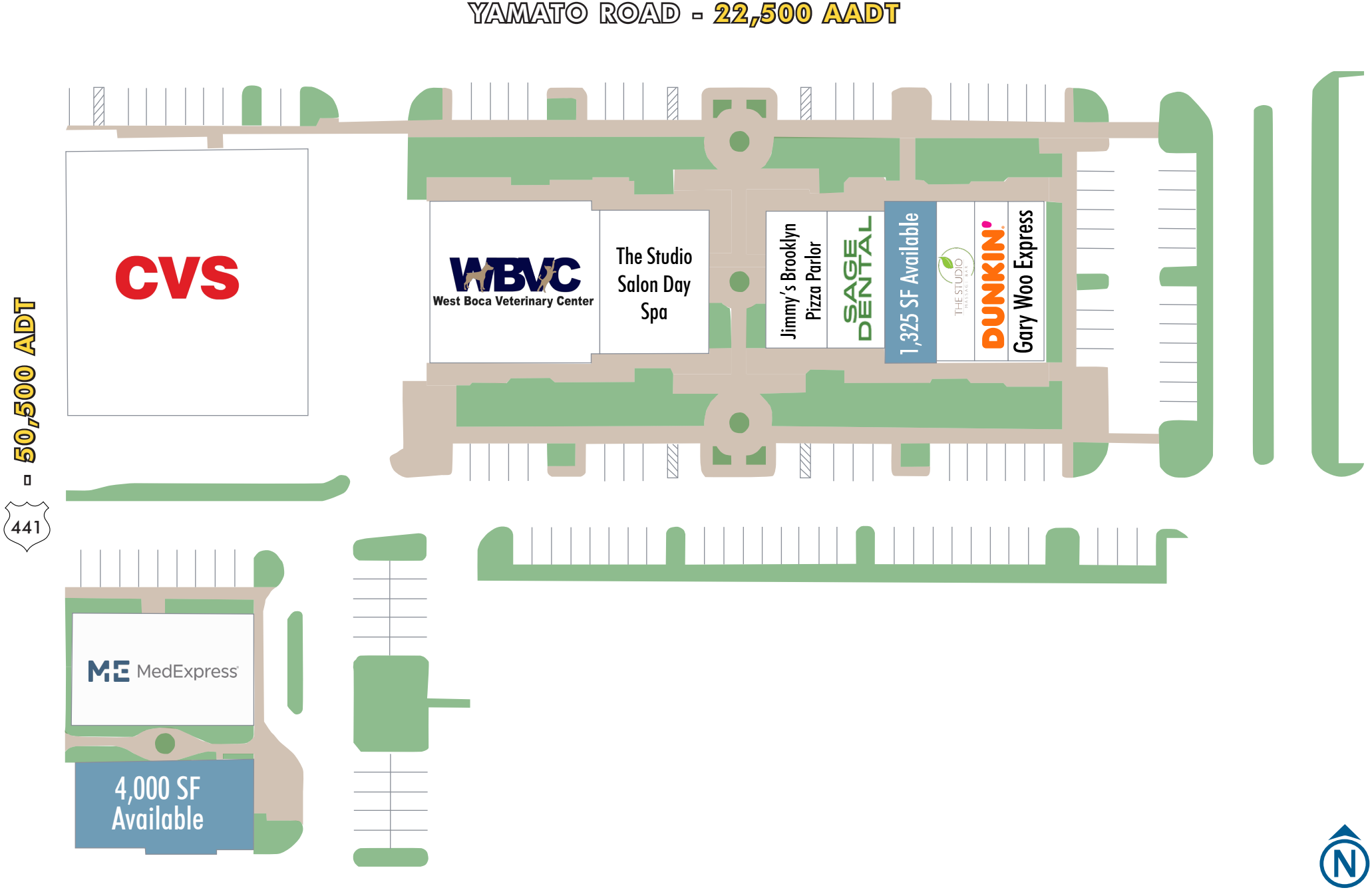
HIGHLIGHTS

- Rare free-standing outparcel opportunity in dense West Boca trade area
- Existing drive-thru lanes
- Built-out optometrist space available
- Excellent exposure on highly traveled 441 (±50,500 ADT)
- Bank, financial brokerage, medical and fast-food uses would greatly benefit in this location
- Dense population of family oriented communities
- Situated among diverse traffic generators: Olympic Heights High School with approximately 2,200 students, Jewish Federation with 1,200 students, West Boca Medical Center with 194 beds and $1,393,275,464 annual revenue, 9 gated communities with over 3,700 roof tops within half mile of the site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	12,206	62,215	169,003
HOUSEHOLDS	4,309	26,525	70,610
DAYTIME EMPLOYEES	2,782	25,253	72,113
AVERAGE HH INCOME	$112,009	$123,459	$131,816
	5 Minutes	**10 Minutes**	**15 Minutes**
POPULATION	29,837	75,261	147,053
HOUSEHOLDS	12,857	31,036	59,591
DAYTIME EMPLOYEES	8,954	32,578	103,308
AVERAGE HH INCOME	$106,517	$143,392	$141,037





9940 YAMATO ROAD | **FLOOR PLANS**

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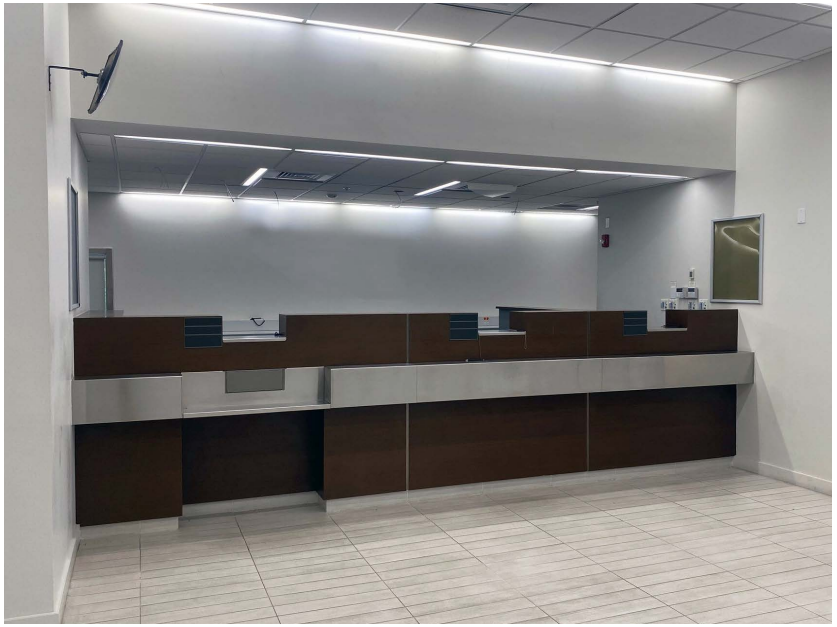

9940 YAMATO ROAD | **PICTURES**

9940 YAMATO ROAD | MARKET AERIAL

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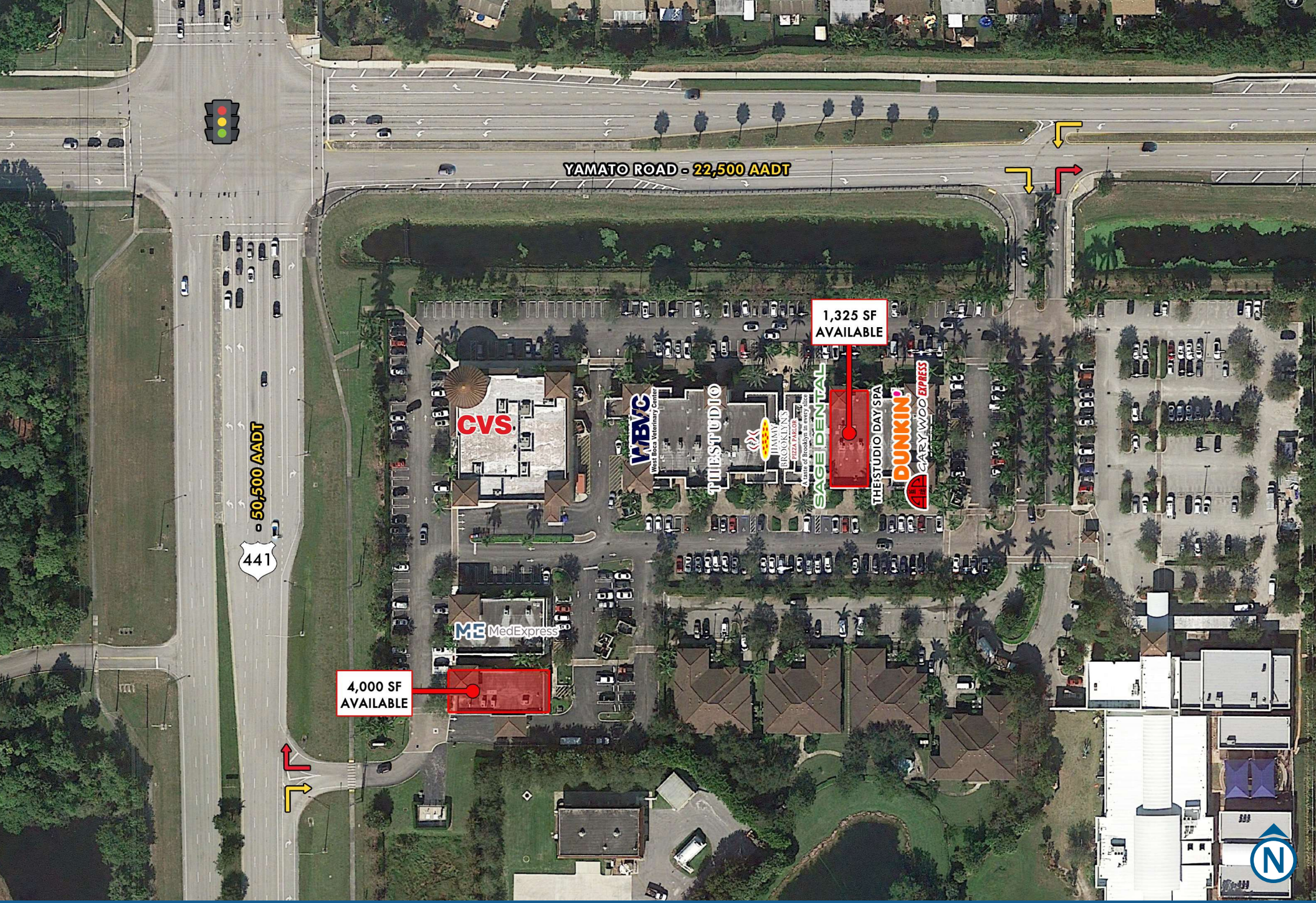

9940 YAMATO ROAD | **SITE AERIAL**

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