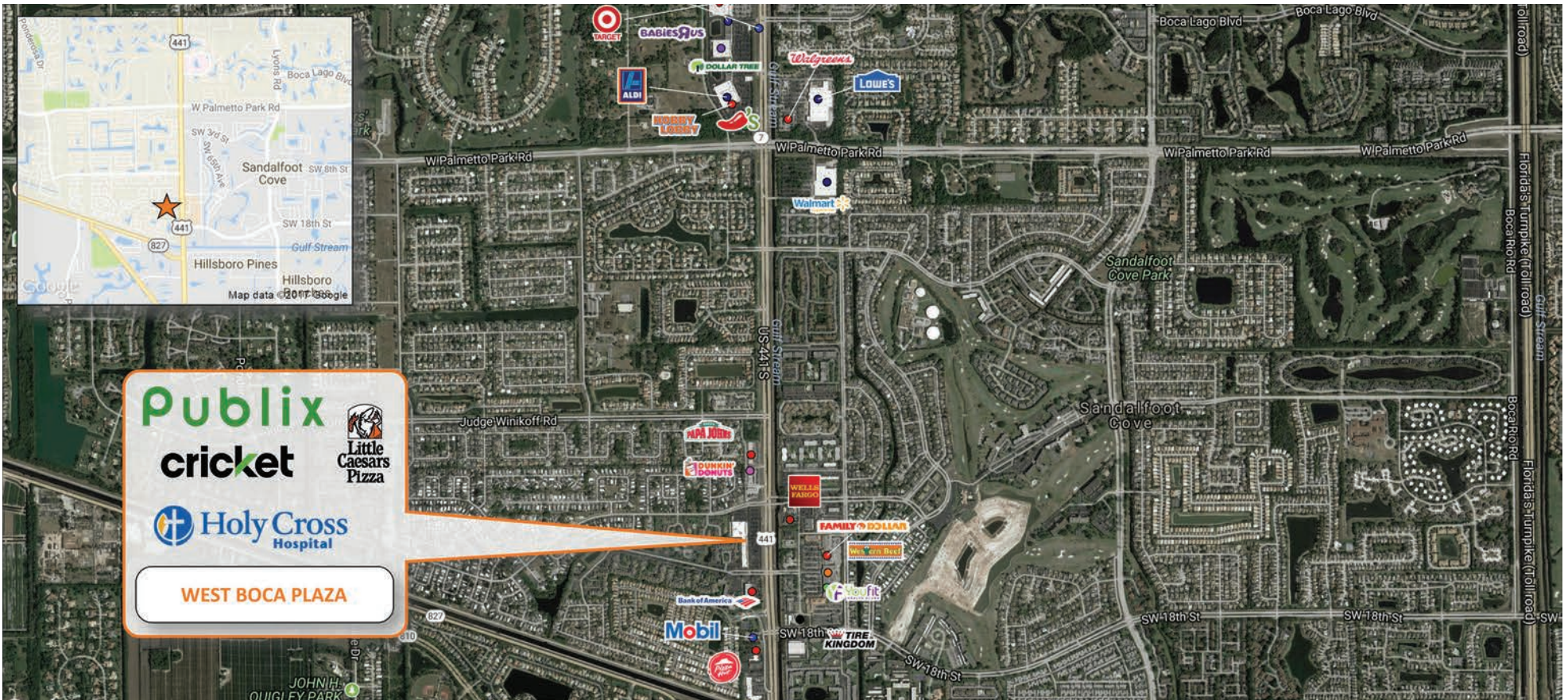




# WEST BOCA PLAZA

22973 State Road 7, Boca Raton, FL 33428

# BOCA RATON, FL



**MARKET:** South Florida

**COUNTY:** Palm Beach

**GLA:** 70,723 SF

**TRAFFIC COUNT:** 49,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
<b>1 MILE</b>	20,949	38.9	\$73,732
<b>3 MILES</b>	107,430	41.5	\$99,637
<b>5 MILES</b>	280,119	43.4	\$97,410

**GLORIA CHABAN** | LEASING AGENT

[gchaban@secenters.com](mailto:gchaban@secenters.com)

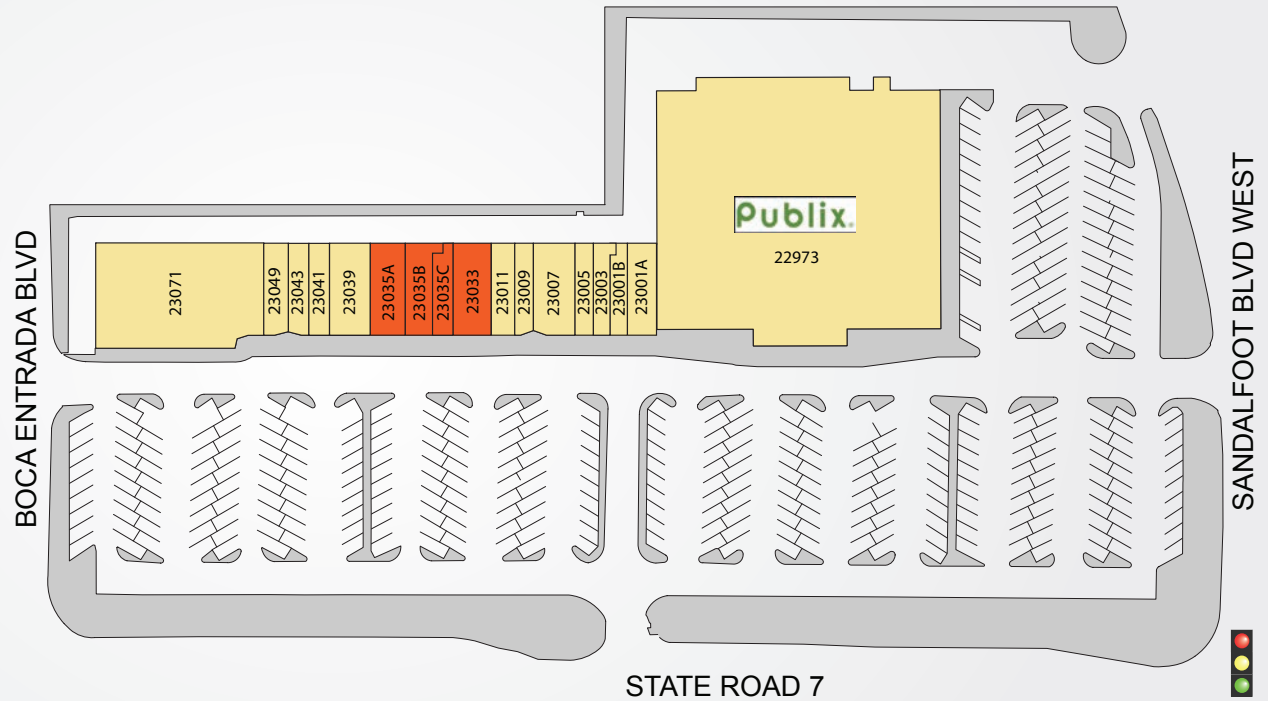
(561) 347-0888 | Mobile (561) 891-1957



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TENANTS	UNIT	SF
Publix Supermarkets	22973	39,906
Nextgen Nails	23001A	1,552
Lucky's Frozen Yogurt	23001B	887
Oriental Garden	23003	875
Barber Shop	23005	1,100
441 Animal Hospital	23007	2,197
Cricket Wireless	23009	971
Little Caesars	23011	1,216
<b>Available</b>	<b>23033</b>	<b>2,095</b>
<b>Available</b>	<b>23035A</b>	<b>1,750</b>
<b>Available</b>	<b>23035B</b>	<b>1,568</b>
<b>Available</b>	<b>23035C</b>	<b>992</b>
La Perrada Del Gordo	23039	2,157
Roland Dentistry	23041	1,088
Liberty Tax	23043	1,075
Tropical Juice	23049	1,294
Holy Cross	23071	10,000



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**West Boca Plaza** is a recently remodeled Publix anchored center located on State Road 7 (US 441) and Marina Blvd in West Boca Raton. The center is 70,000sf with direct visibility to heavily travelled SR 7 (US 441). Other key tenants include a 10,000sf Holy Cross Hospital Urgent Care, Cricket Wireless and Little Caesars Pizza. The property enjoys excellent ingress and egress with plentiful parking.

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.