



# Boca Lyons Plaza

Boca Raton, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Edmee Morin**

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)

117,597 SF

PARKING SPACES

556

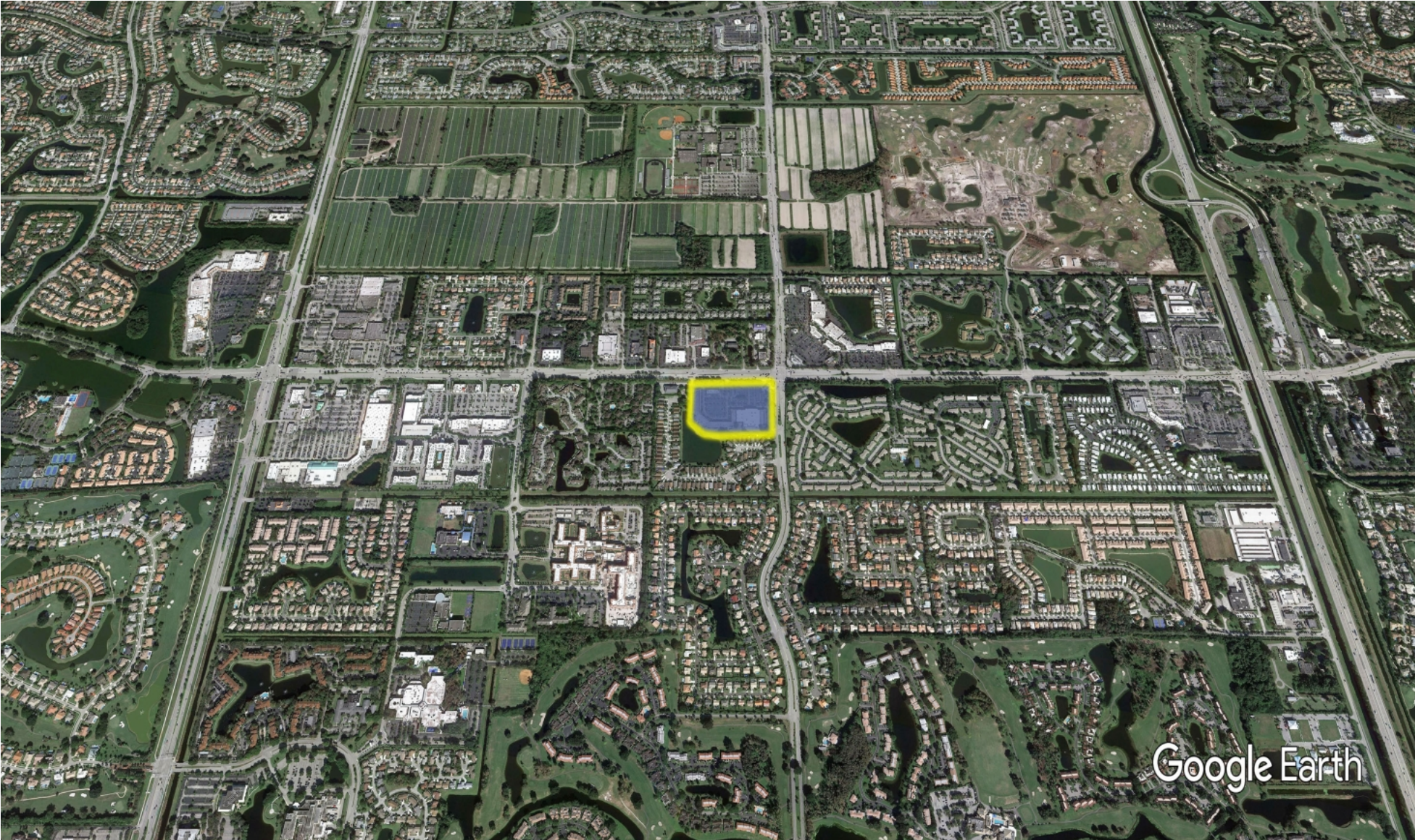
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Boca Raton, FL

[www.kimcorealty.com/118370](http://www.kimcorealty.com/118370)



DENSITY AERIAL

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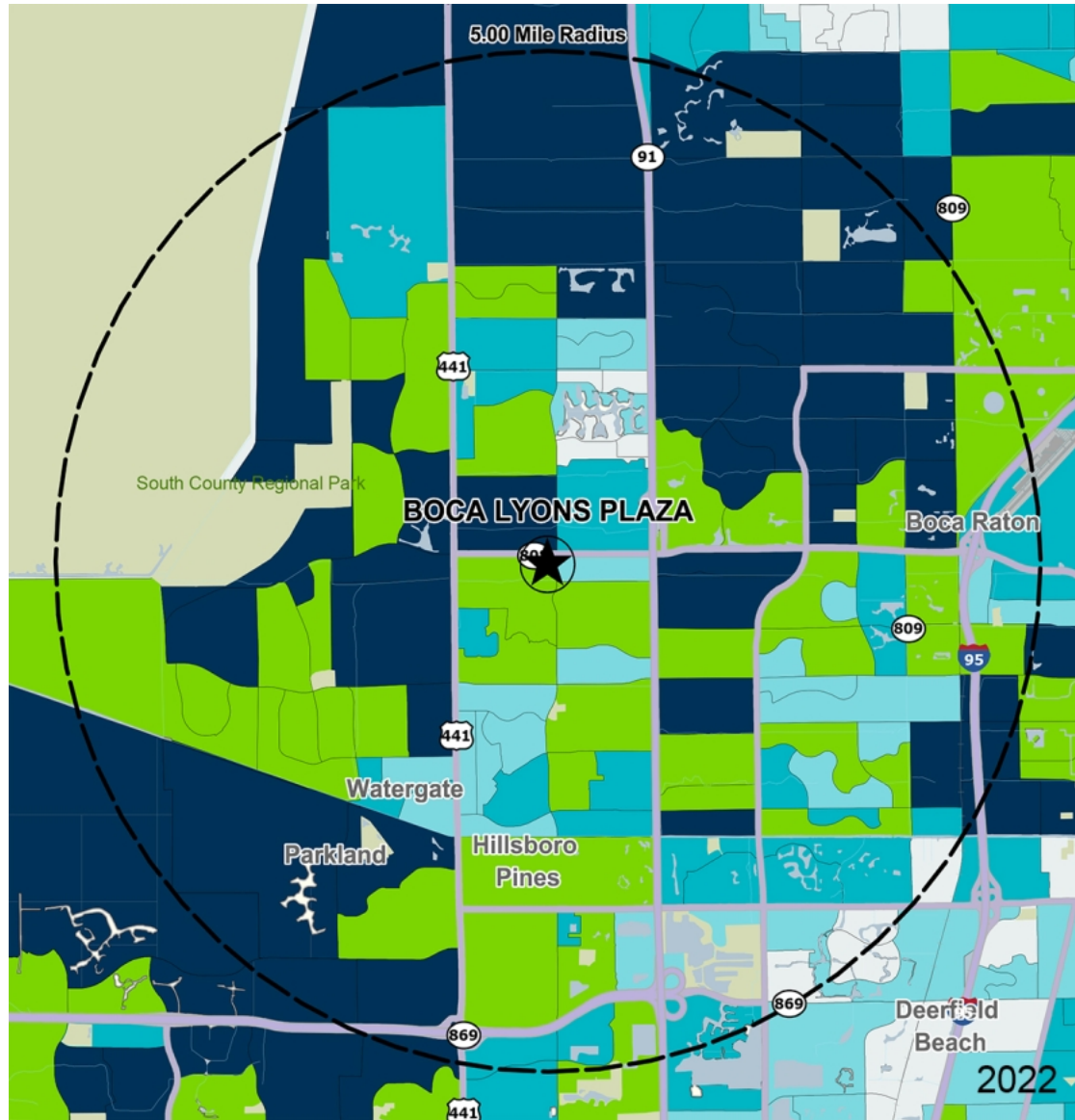


Available Potentially Available



	TENANT	SQ FT
1	Aspen Dental Management, Inc.	4,000
2	Wendy's	3,000
3	Carbon Health	3,000
4	BP Gas	2,552
5	America's Best Contacts & [...]	2,950
6	Christina's Alterations	1,000
7	Realty World Real Estate	1,000
8	Physical Therapy Now West Boca	2,000
9	Premier Dermatology Partners	2,000
10	Ross Dress for Less	33,575
11	Dollar Tree	10,000
12	Du Kim Nail Salon	3,467
13	Boca Floors USA	1,030
14	BJJ Evolution	1,250
15	U-Break-I-Fix	1,000
16	Liberty Tax Service/Gary Bloom	960
17	Yokohama	1,200
18	West Boca Postal Service	1,200
19	Harvey J. Barbag DMD	1,200
20	Realty Home Advisors, Inc.	1,200
21	Carvel Ice Cream	1,200
22	West Boca Hearing Center	1,200
23	The P.I.E House	1,200
24	Aces Barber Company	1,200
25	Watch and Jewelry	1,200
26	Available	1,200
28	Aroma Market	16,484
30	Plato's Closet	3,839
31	Fur Crazy	1,300
32	A Touch of Class Cleaners	1,300
33	Sobol Acai	1,290
34	Shen's Peking Restaurant	2,600
35	Miller's Ale House	6,000

Disclaimer: 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. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



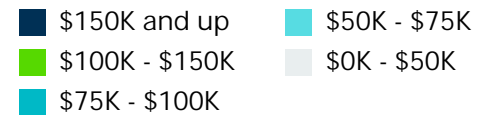
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,603	104,662	223,118
Daytime Pop	13,638	98,886	226,924
Households	4,731	44,757	93,857
Average HH Income	\$108,191	\$114,369	\$123,424
Median HH Income	\$74,655	\$74,729	\$80,536
Per Capita Income	\$49,650	\$49,266	\$52,384

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Lyons Rd. & Glades Rd., Boca Raton, FL



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