

Space for Lease

# 170 NW Spanish River Blvd.

170 Spanish River Boulevard | Boca Raton, FL 33431



## Property Highlights

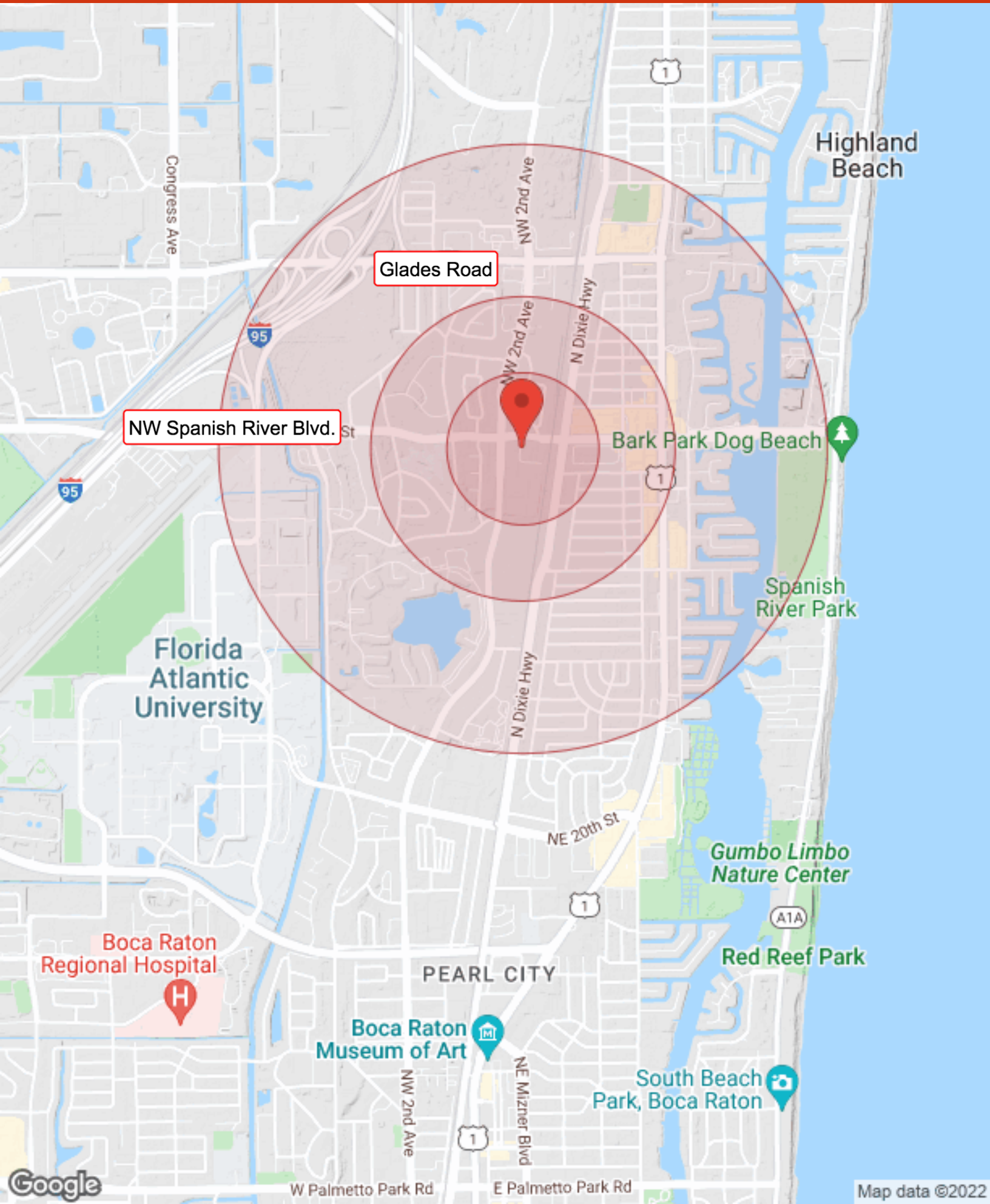
- 2,556 sqft space available with exclusive pylon and building signage directly on N.W. Spanish River Blvd.
- Excellent central location just minutes for I95
- Exclusive parking
- Perfect for a professional or retail use

### NICOLE MESSER, CCIM

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# BUSINESS MAP

170 NW Spanish River Blvd.  
170 Spanish River Boulevard | Boca Raton, FL 33431



NW Spanish River Blvd.

Glades Road

Highland Beach

Bark Park Dog Beach

Spanish River Park

Florida Atlantic University

Gumbo Limbo Nature Center

Red Reef Park

Boca Raton Regional Hospital

PEARL CITY

Boca Raton Museum of Art

South Beach Park, Boca Raton

# Demographic Summary

170 NW Spanish River Blvd, Boca Raton, Florida, 33431 (1 mile)

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

Ring of 1 mile

Prepared by Esri

Latitude: 26.38567

Longitude: -80.08392

## DEMOGRAPHIC SUMMARY

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

### KEY FACTS

10,418

Population



Median Age



4,900

Households

\$59,305

Median Disposable Income

### EDUCATION



6%

No High School Diploma



18%

High School Graduate



29%

Some College



47%

Bachelor's/Grad /Prof Degree

## INCOME



\$49,963

Per Capita Income



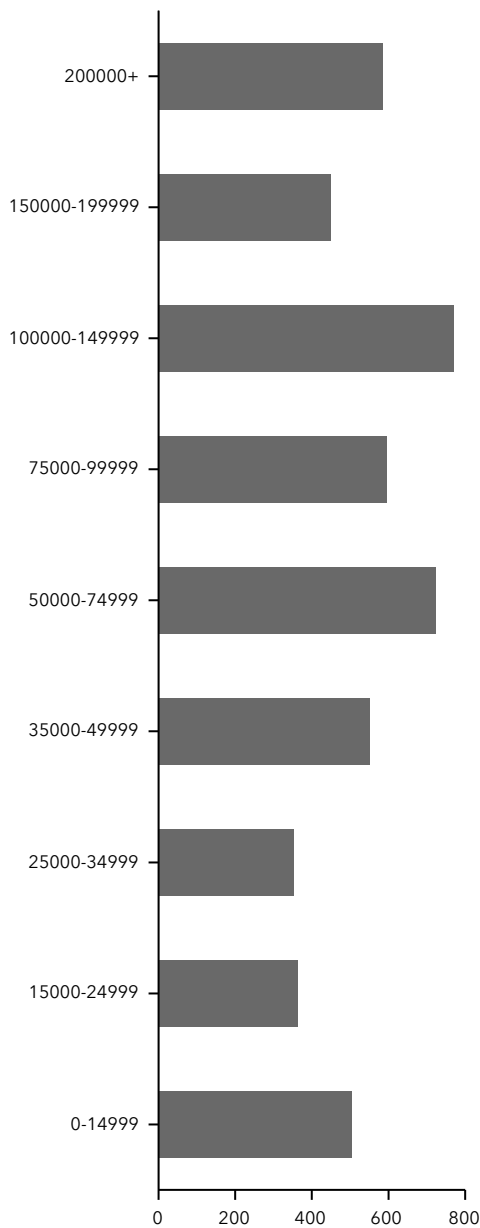
\$168,596

Median Net Worth

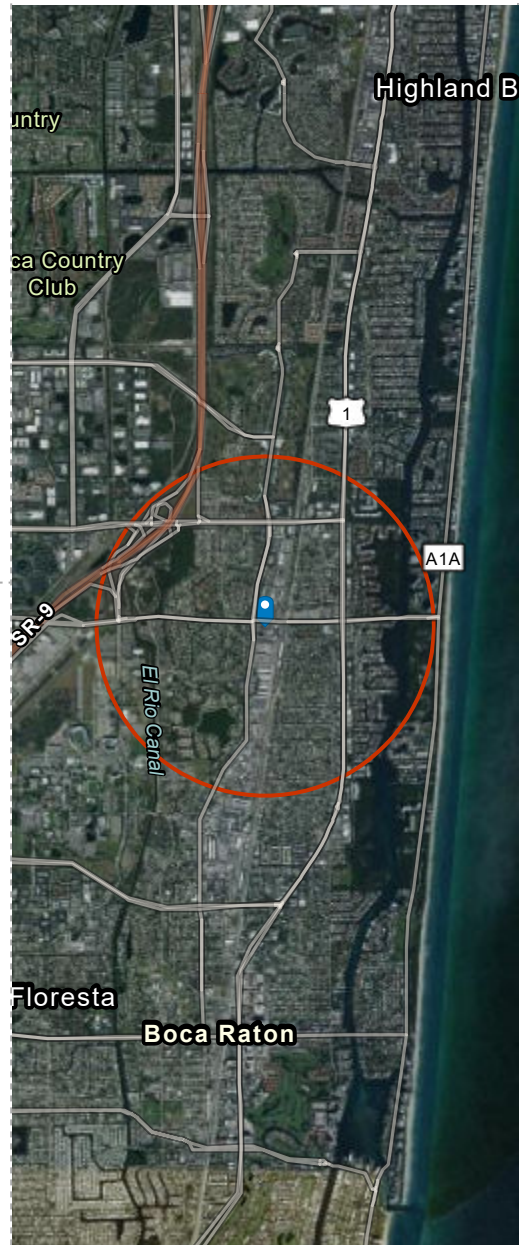


105,406

2021 Average Household Income (Esri)



HOUSEHOLD INCOME



## EMPLOYMENT



72%

White Collar



14%

Blue Collar



13%

Services



Unemployment Rate

# Demographic Summary

170 NW Spanish River Blvd, Boca Raton, Florida, 33431 (3 miles)

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

Ring of 3 miles

Prepared by Esri

Latitude: 26.38567

Longitude: -80.08392

## DEMOGRAPHIC SUMMARY

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

### KEY FACTS

65,836

Population

49.1

Median Age



29,534

Households

\$67,271

Median Disposable Income

### EDUCATION



5%

No High School Diploma



16%

High School Graduate



26%

Some College



53%

Bachelor's/Grad /Prof Degree

### INCOME



\$57,081

Per Capita Income



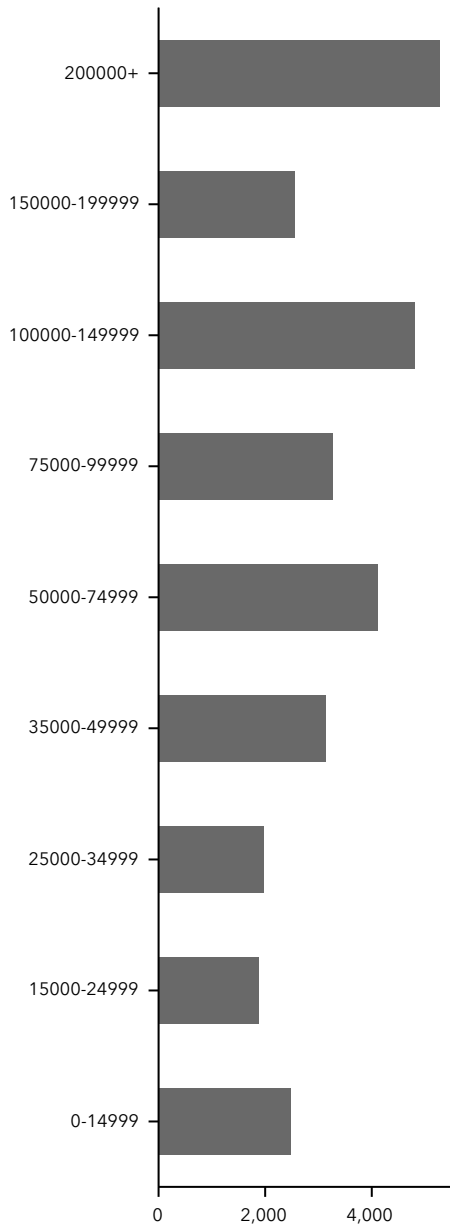
\$201,079

Median Net Worth

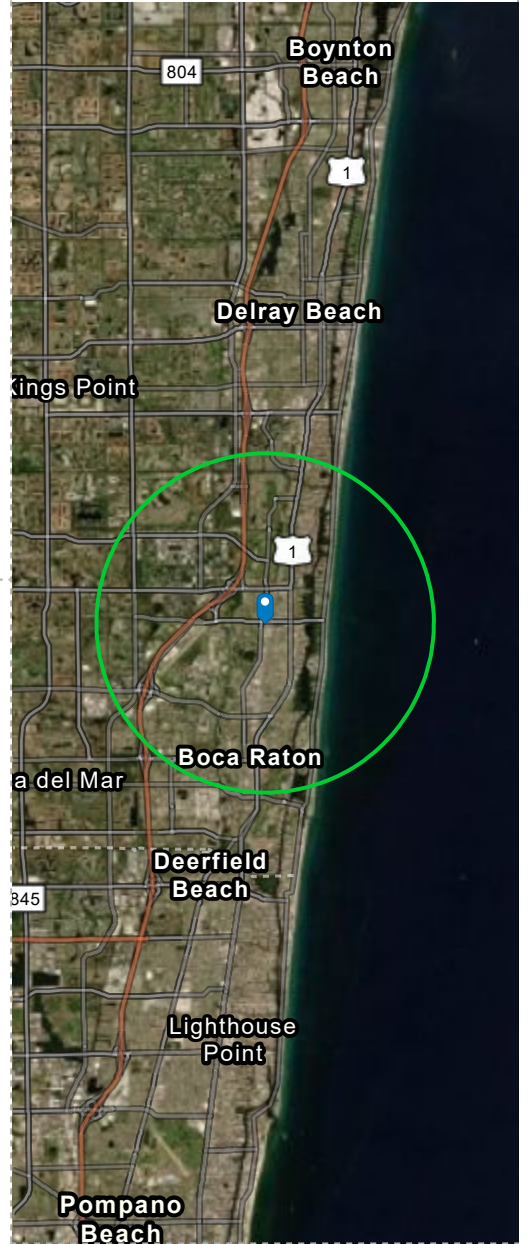


125,804

2021 Average Household Income (Esri)



HOUSEHOLD INCOME



### EMPLOYMENT



78%

White Collar



10%

Blue Collar



12%

Services

4.2%

Unemployment Rate

# Demographic Summary

170 NW Spanish River Blvd, Boca Raton, Florida, 33431 (5 miles)

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

Ring of 5 miles

Prepared by Esri

Latitude: 26.38567

Longitude: -80.08392

## DEMOGRAPHIC SUMMARY

170 NW Spanish River Blvd, Boca Raton, Florida, 33431

### KEY FACTS

170,935

51.5

Population

Median Age



78,177

\$63,081

Households

Median Disposable Income

### EDUCATION



6%

No High School Diploma



18%

High School Graduate



24%

Some College



51%

Bachelor's/Grad /Prof Degree

## INCOME



\$56,906

Per Capita Income



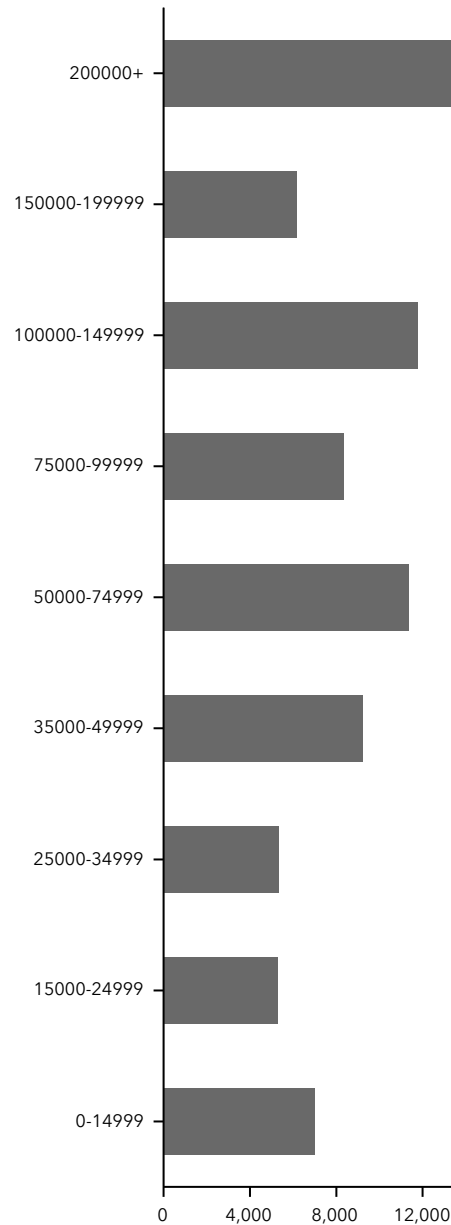
\$220,910

Median Net Worth

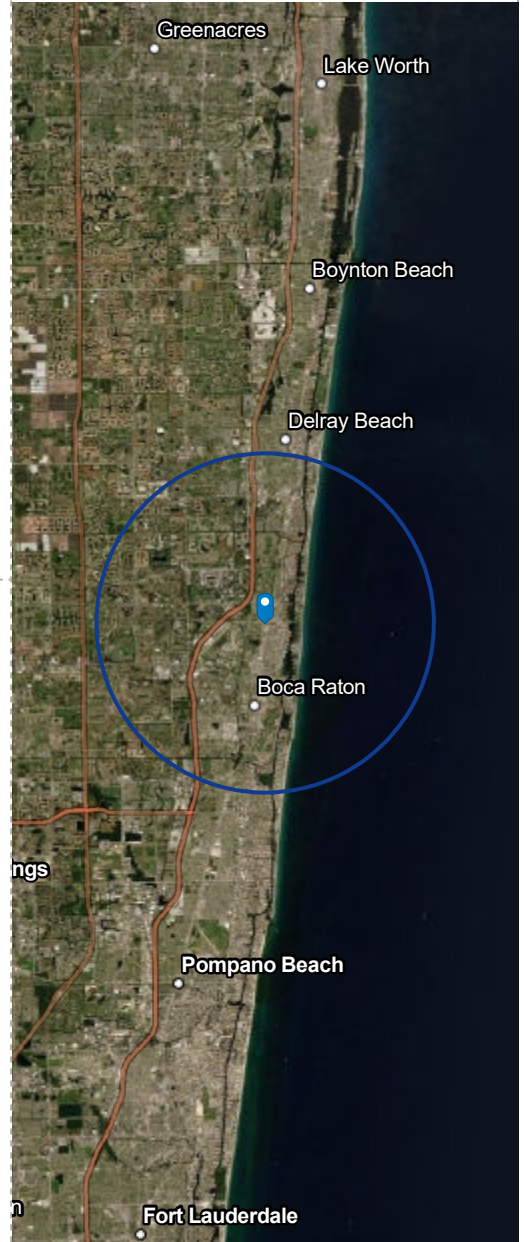


124,037

2021 Average Household Income (Esri)



HOUSEHOLD INCOME



## EMPLOYMENT



77%

White Collar



11%

Blue Collar



12%

Services

4.4%

Unemployment Rate

