

RETAIL SPACE AVAILABLE

VILLAGE TOWER SHOPPES

6063 SW 18th Street, Boca Raton, FL 33433

BETWEEN MILITARY TRAIL AND POWERLINE ROAD

±1,384 SF - ±10,940 SF
SPACES FOR LEASE



RIPCO
REAL ESTATE

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PROPERTY DETAILS

SIZES

- Unit 113: 9,445 SF (divisible or expandable) - former grocery store
- Unit 112: 1,495 SF (expandable)
- Unit 121/122: 1,384 SF (divisible or expandable)

POSSESSION

- Unit 113: Immediate
- Unit 112: Available on 6/1/2024
- Unit 121/122: Immediate

CO-TENANTS

Boca Village Animal Hospital, Yogurt Emporium, Pukara Peruvian Cuisine, SEDA Dental of Boca Raton

NEIGHBORS

Bagel City South, Trattoria Nonna Italian Restaurant, Walt's American Grill, B'nai Torah Congregation, Rise Sushi, Boca Dance Studio

COMMENTS

- Upscale neighborhood shopping center in the southern part of affluent Boca Raton that caters to a strong and loyal customer base
- Direct access to a large number of valuable households and residents with strong spending power
- Signalized intersection on the corner of SW 18th Street and Palm D'oro
- The center has a meaningful presence on Southwest 18th Street and boasts great signage exposure both above the storefronts and on the large pylon
- The center has available spaces that are suitable for numerous types of businesses

SITE PLAN

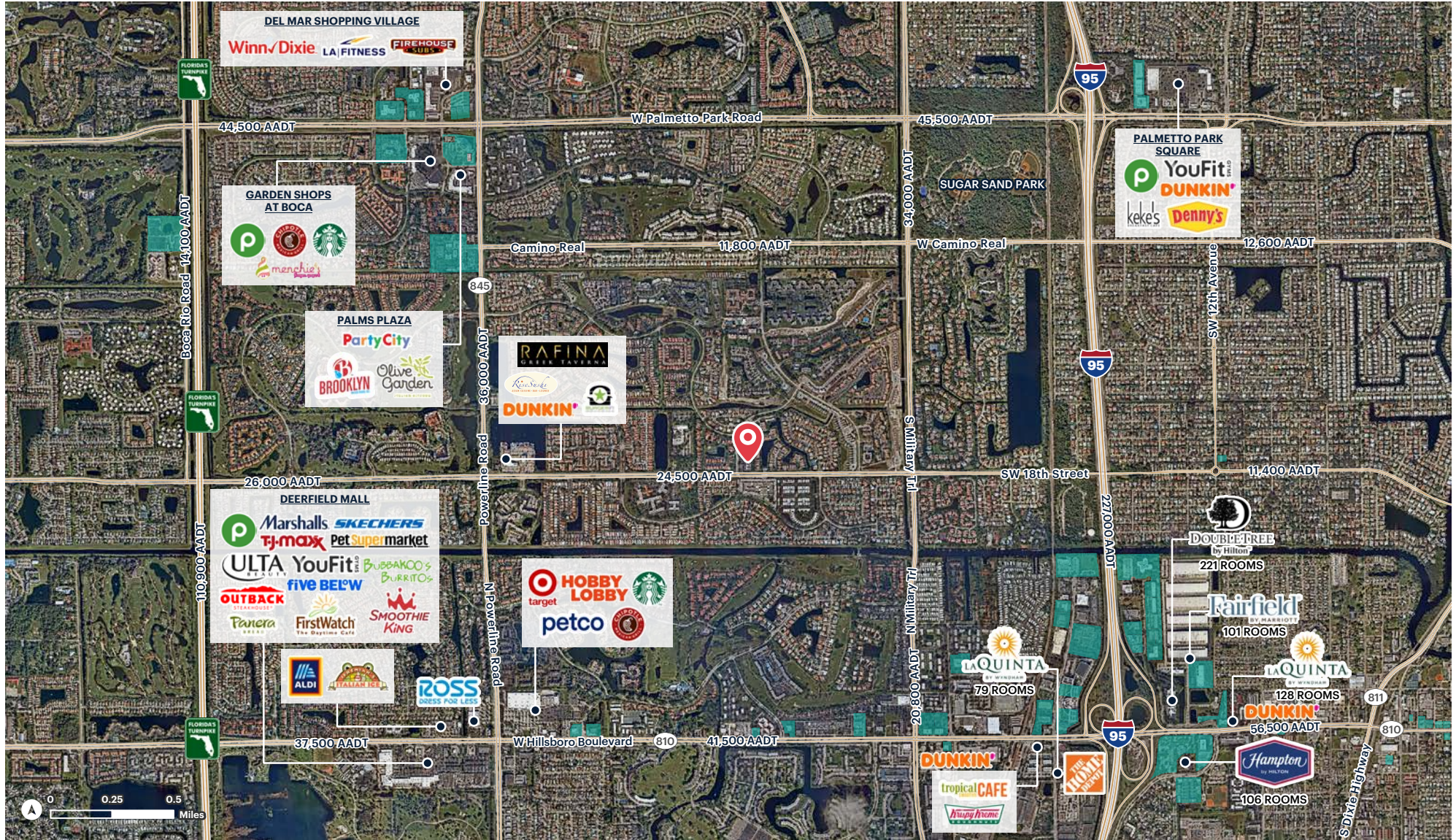


■ AVAILABLE ■ CAN BE MADE AVAILABLE

UNIT	TENANT	SIZE
102	Yogurt Emporium	766 SF
103	PUKARA PERUVIAN CUISINE	2,334 SF
104	Salon Sima	833 SF
105	Facial Mania	1,340 SF
106	Vincenzo Alterations	980 SF
107	AllState Insurance	902 SF
108	UB-THAI	1,692 SF
109	SEDA Dental of Boca Raton	1,340 SF
110-111	Boca Village Animal Hospital	2,525 SF
112	The Salt Suite (AVAILABLE)	1,495 SF
113	AVAILABLE	9,445 SF
120	CILLUFOS PIZZA	1,034 SF
121-122	AVAILABLE	1,384 SF
123	CACHE DRY CLEANERS	1,029 SF

2023 DEMOGRAPHICS & RETAIL AREA MAP

POPULATION	DAYTIME POPULATION		TOTAL HOUSEHOLDS		AVERAGE HH INCOME		MEDIAN AGE		EDUCATION (BACHELOR'S DEGREE)		
1 Mile	17,887	1 Mile	13,834	1 Mile	8,638	1 Mile	\$106,198	1 Mile	57.0	1 Mile	4,480
3 Miles	129,743	3 Miles	148,191	3 Miles	57,041	3 Miles	\$101,674	3 Miles	49.4	3 Miles	27,614
5 Miles	326,571	5 Miles	374,944	5 Miles	137,586	5 Miles	\$108,925	5 Miles	46.3	5 Miles	67,783



OFFICE BUILDINGS



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MICRO RETAIL AREA MAP

