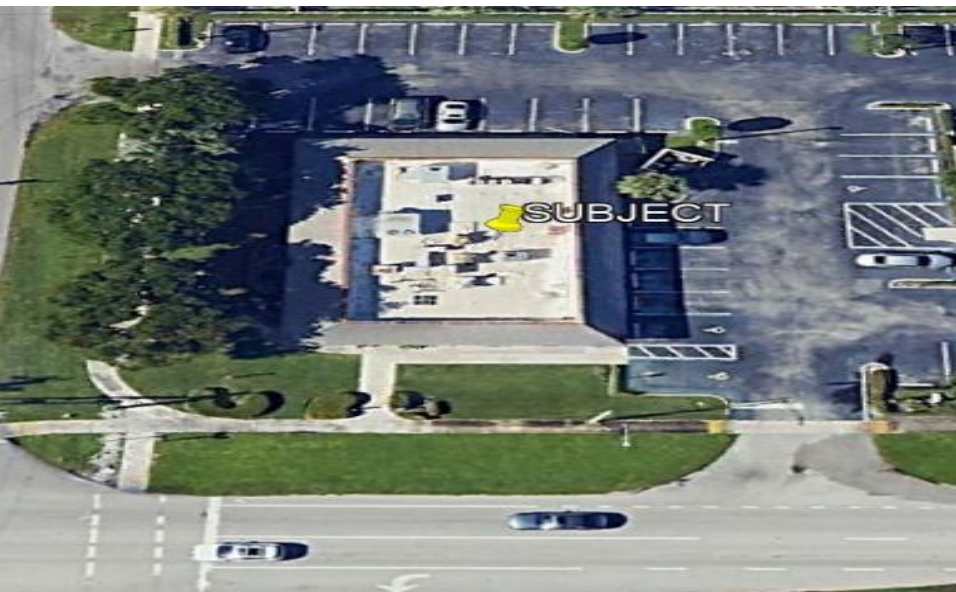


# EAST BOCA

3249 N. Federal Highway, Boca Raton, FL 33431

## FOR LEASE - 4,040 sf



**FULLY BUILT OUT RESTAURANT**

LIGHTED INTERSECTION

EXCELLENT EXPOSURE

EASY ACCESS

LARGE PARKING AREA

\$45.00 PSF +  
NNN Est @ 17.81 PSF

**Located on the NW corner  
of 32nd St. and Federal Hwy.**

Great Demographics (3 mi)  
51,000 + Residents  
\$93,000 + Average Income



**SUMMIT REALTY**  
Leasing & Management Corporation

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