

High Visibility Federal Hwy. Retail Space

For Lease
\$40/ Sq. Ft. Gross
 7940 N. Federal Hwy.
 Boca Raton, FL 33487



FOR LEASE	Suite A Approximately 3,358 Sq. Ft. Total Bldg. 14,014 Sq. Ft. on 1.1641 Acre Property			
DESCRIPTION	The Steinway Piano Gallery building is prominently located building is located on North Federal Hwy. in prestigious Boca Raton. 200' of frontage on Federal Hwy. Suite A is 3,358 sq. ft. and building was renovated in 2010. R-B-1 Zoning permitted uses such as banks/ financial institutions, places of public assembly, Business, trade, technical or secretarial schools, business/ professional services, bakery, personal services, interior design/ art studio, and Telecom web-hosting facilities. Perfect for the tenant seeking high exposure and income demographics.			
PROPERTY VIDEO	https://www.youtube.com/embed/LR12z6tDpTU?rel=0			
LOCATION	Located approximately half way between Yamato Rd. and Linton Blvd. on the east side of Federal Hwy. directly across from the Wick Theatre.			
PARKING/ YEAR BUILT	71 Parking Spaces. Built in 1985.			
PRICING	\$11,193.33/ Month. Tenant pays utilities.			
TRAFFIC COUNT	25,159 Federal Hwy.			
ZONING/ FOLIO	R-B-1 Folio 06-43-46-32-12-009-0070			
DEMOGRAPHICS 2022		1 mile	3 mile	5 mile
	HH Population:	15,437	71,092	167,602
	Average HH Income:	\$109,430	\$106,522	\$98,634

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

1233 E. Hillsboro Blvd
 Deerfield Beach, FL 33441

954.427.8686 T.
 954.427.0117 F.

CAMPBELL & ROSEMURGY
 COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

Location Map

For Lease
\$40/ Sq. Ft. Gross
7940 N. Federal Hwy.
Boca Raton, FL 33487



Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

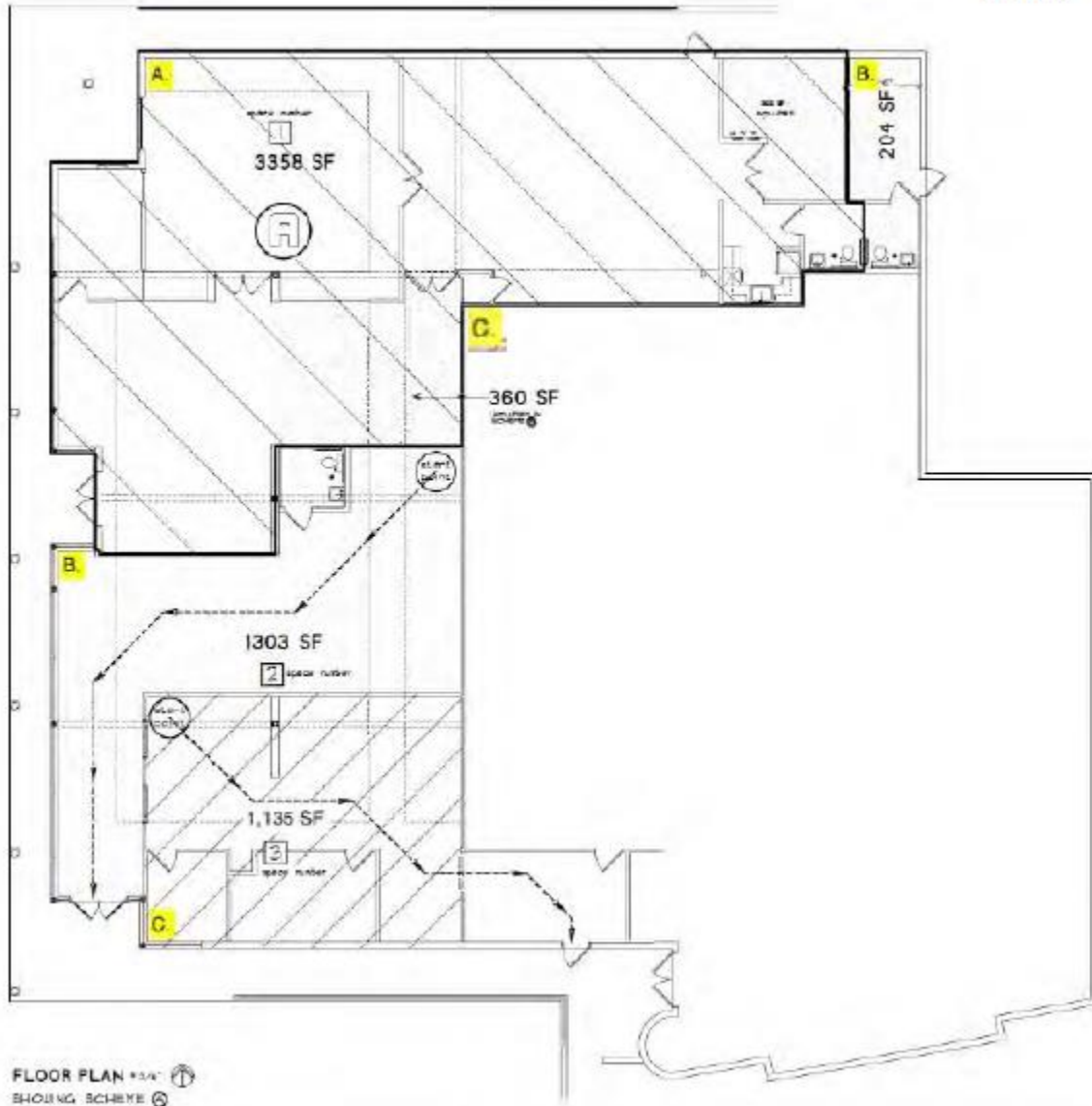
954.427.8686 T.
954.427.0117 F.

Floor Plan

For Lease
\$40/ Sq. Ft. Gross
7940 N. Federal Hwy.
Boca Raton, FL 33487

First Floor

Detail C.



Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

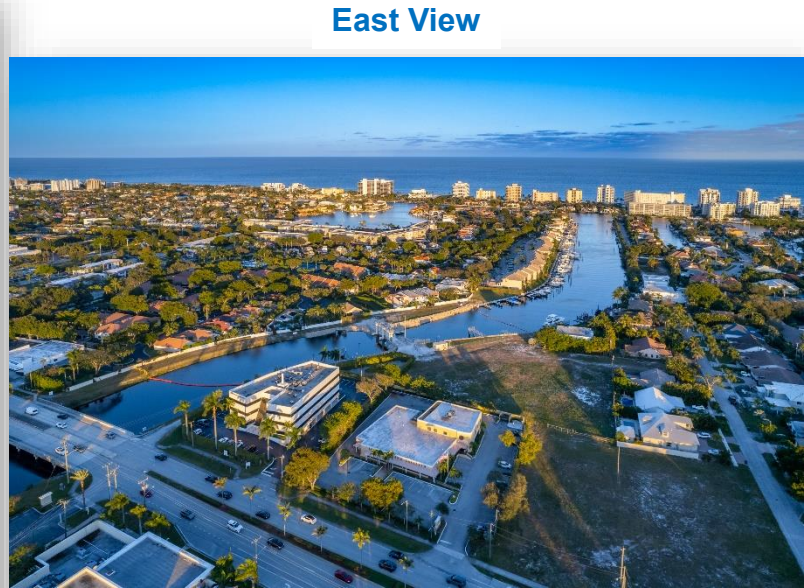
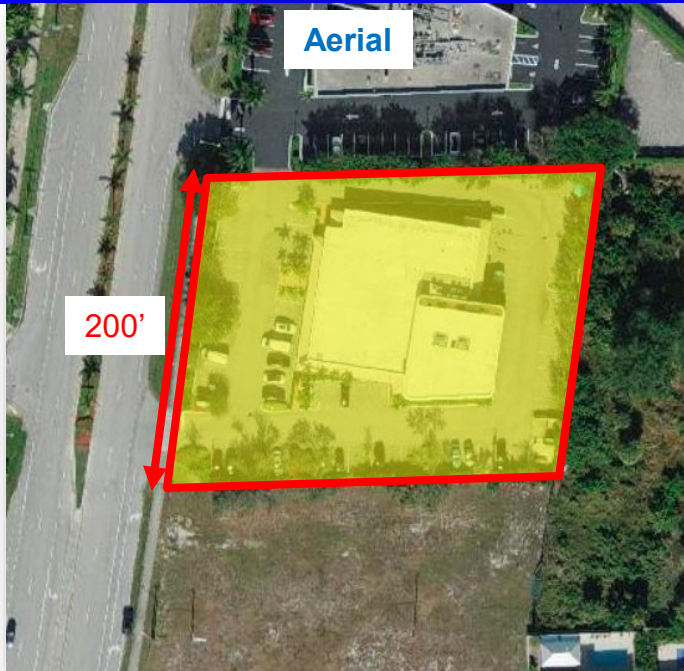
www.johnmcquestion.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Additional Photos

For Lease
\$40/ Sq. Ft. Gross
7940 N. Federal Hwy.
Boca Raton, FL 33487



Interior



Interior



Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.