



# BANK SITE AVAILABLE

980 N FEDERAL HWY | BOCA RATON, FL



## HIGHLIGHTS

- Safe deposit/cash vault
- Average daily traffic counts in excess of 34,000 cars per day
- Average household income of \$93,000 within a 3-mile radius

## SUMMARY

Rare opportunity for Retail Bank Space is available at 980 N Federal Hwy. For the first time in over 30 years, this retail bank branch location will be available for lease Q1 2018. Approximately 2,000-3,500 square feet on the ground floor of the newly renovated 980 CENDYN building is available at this premier Boca Raton Class "A" 100,000 SF office building. The site features 24-hour ATM, two drive thru lanes, a vault and multiple teller windows. Additional amenities include monument signage on Federal Hwy, building signage, reserved bank parking, parking garage for employees, beautiful atrium for presentations and events, award winning restaurant and approximately 5,500 SF adjoining business banking office space.

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### LOCATION:

Ideally located in Downtown Boca Raton just South of Glades Road on Federal Highway. Only 2 blocks north of Mizner Park and all the energy that downtown Boca Raton has to offer. 980 N Federal Hwy has incredible visibility and easy access; it has been a core commercial property in Downtown Boca Raton for over 30 years.

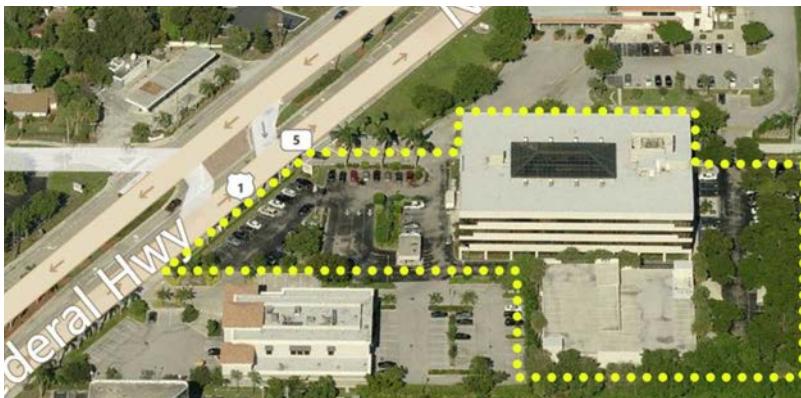
### AVAILABLE/PRICING:

#### FOR LEASE

2,000 - 3,500 Square Feet

\$45 NNN

\$11.00 operating expenses, net of electric.

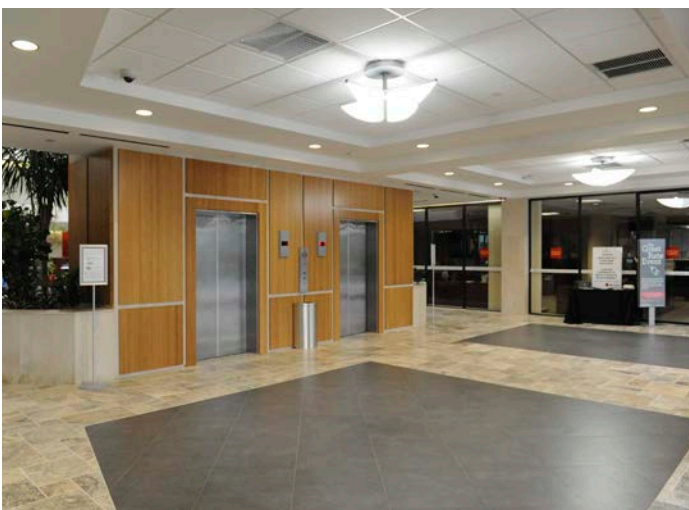
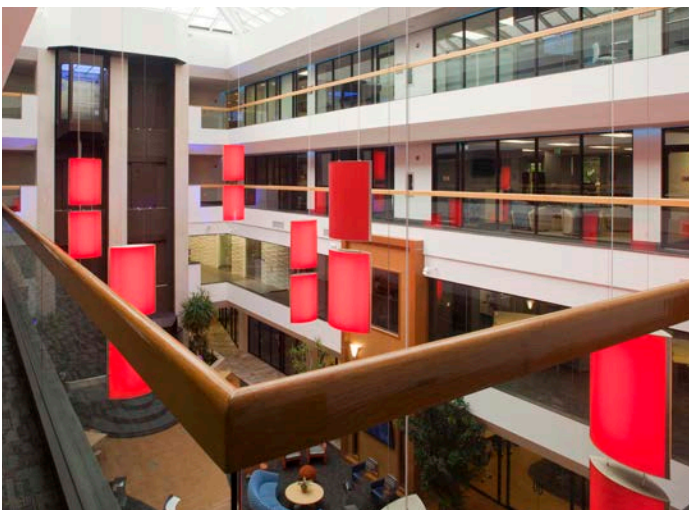


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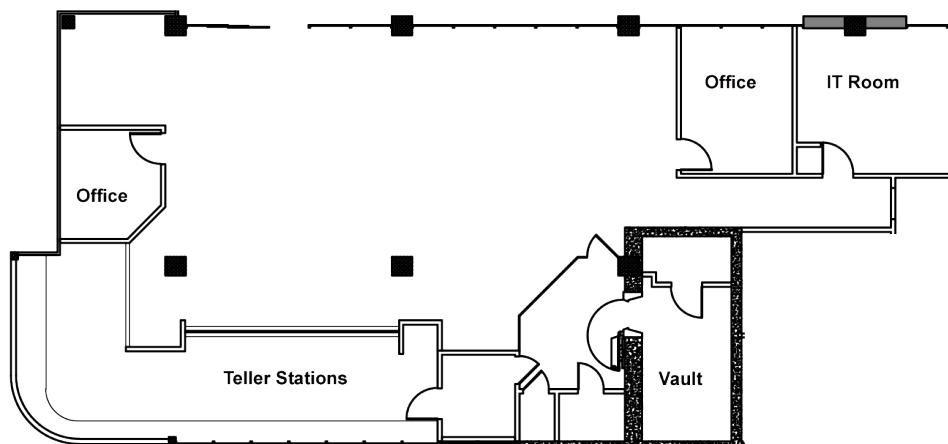


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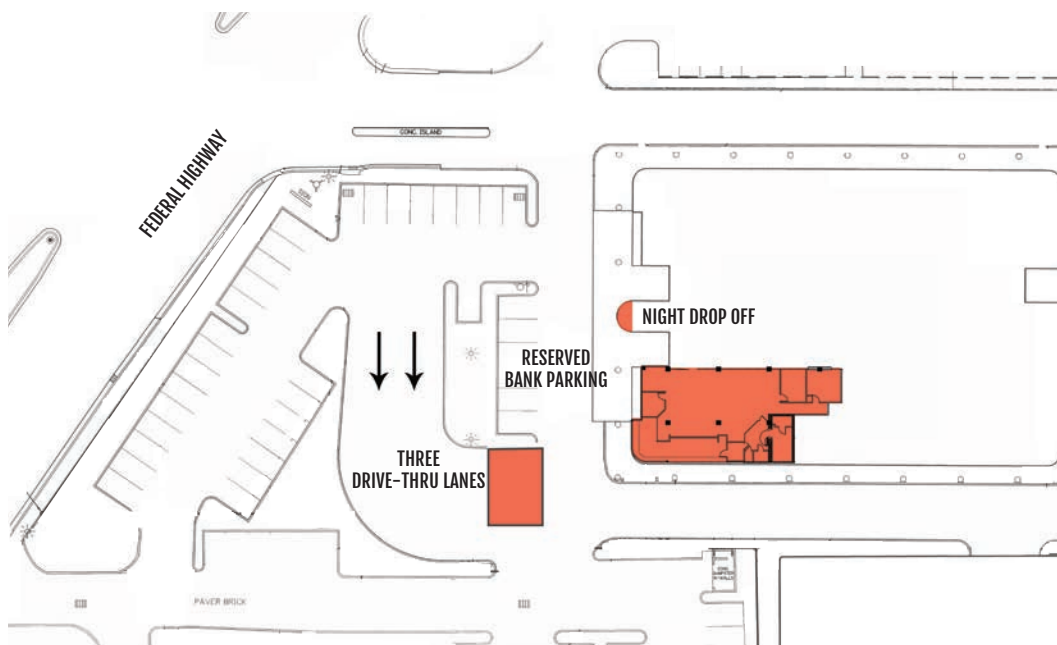
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## RETAIL SPACE

2,000 - 3,500 SF



## SITE PLAN



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